



# Commission for Architectural Review Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-7550  
[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



## Property (location of work)

Address: 2712 E. Franklin St.

Historic District: St. John's Church

## Applicant Information ☐ Billing Contact

Name: David Clinger

Email: clingerdesign@gmail.com

Phone: 804-683-5718

Company: Clinger Design & Planning

Mailing Address: 300 W. Franklin St., #1507W  
Richmond, VA 23220

Applicant Type: ☐ Owner ☐ Agent ☐ Lessee

☒ Architect ☐ Contractor ☐ Other (specify): \_\_\_\_\_

## Owner Information ☒ Billing Contact

☐ Same as Applicant

Name: Eugene Yemofio

Email: lionsheart.properties@gmail.com

Phone: 804-433-7338

Company: Lionsheart Properties

Mailing Address: 2017 Lindsey Gabriel Dr.  
Henrico, VA 23231

**\*\*Owner must sign at the bottom of this page\*\***

## Project Information

Project Type: ☐ Alteration ☐ Demolition ☒ New Construction (Conceptual Review Required)

Description (attach additional sheets if needed):

(See "CAR Narrative" attachment)

## Acknowledgement of Responsibility

**Compliance:** If granted, you agree to comply with all conditions of the certificate of appropriateness (COA). Revisions to approved work require staff review and may require a new application and approval from the Commission of Architectural Review (CAR). Failure to comply with the conditions of the COA may result in project delays or legal action. The COA is valid for one (1) year and may be extended for an additional year, upon written request and payment of associated fee.

**Requirements:** A complete application includes all applicable information requested on checklists available on the CAR website to provide a complete and accurate description of existing and proposed conditions, as well as payments of the application fee. Applications proposing major new construction, including additions, should meet with staff to review the application and requirements prior to submitting an application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Zoning Requirements:** Prior to Commission review, it is the responsibility of the applicant to determine if zoning approval is required and application materials should be prepared in compliance with zoning.

Signature of Owner

Date 5/26/2022

# DAVID M. CLINGER, JR.

300 West Franklin Street, 1507W Richmond, Virginia 23220

804.683.5718

clingerdesign@gmail.com

27 May 2022

## Project Description

### **Proposed Garage, 2712 E. Franklin Street**

The property owner, Lionsheart Properties, LLC., seeks to construct a new detached garage at the rear of the property. The proposed garage would contain a partial second floor "loft" space which the owner hopes to use as non-commercial office space.

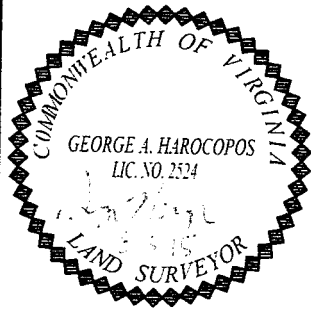
The proposed garage would be 20 feet wide by 25 feet deep. With approval from the neighbors at 2710 E. Franklin, the proposed garage will abut to the existing garage at 2710. On the alley side will be a 16 foot wide garage door. A pedestrian entrance will be located on the 25 foot east side. The "loft" level will contain two partial dormer windows facing the alley.

The intended exterior material shall be brick, proposed to be similar to the aforementioned adjacent garage. The garage door would also be similar to the adjacent garage. All windows shall be 36'X45" (or closest size based on manufacturer selected), wood-clad double hung with 6 over 6 grid pattern. Roofing is intended to be Dimensional style asphalt of CAR approved color.

This is to certify that on 6/5/15  
I made an accurate field survey of the known premises  
shown hereon; that all improvements known or visible  
are shown hereon; that there are no encroachments by  
improvements either from adjoining premises, or from  
subject premises upon adjoining premises, other than  
shown hereon.

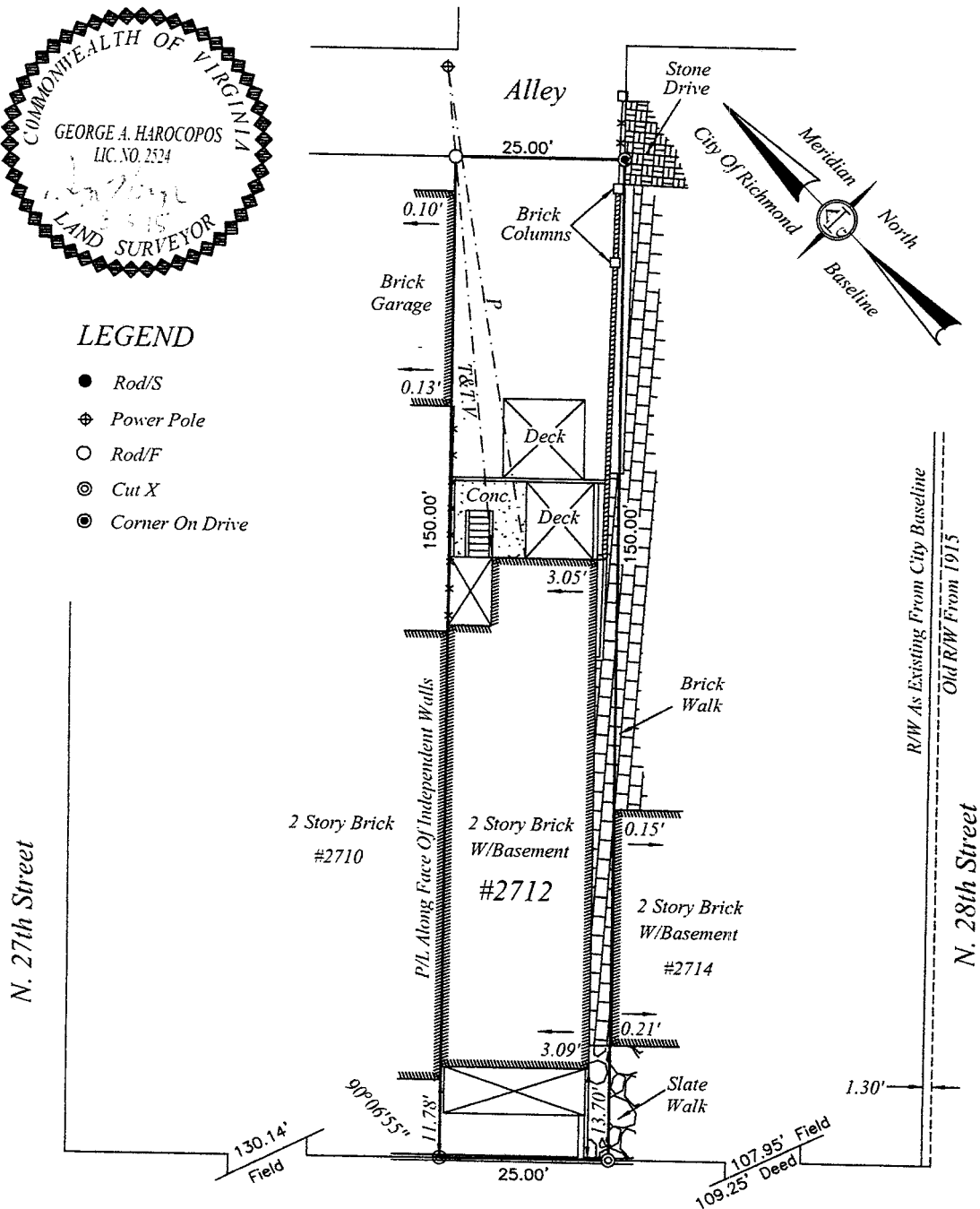
NOTE: THIS LOT APPEARS  
TO BE IN FEMA FLOOD ZONE  
X AS SHOWN ON HUD  
COMMUNITY PANEL NUMBERS  
5101290043E

NOTE:  
This survey has been prepared without  
the benefit of a title report and does  
not therefore necessarily indicate all  
encumbrances on the property.



### LEGEND

- Rod/S
- ⊕ Power Pole
- Rod/F
- ⊙ Cut X
- ⊙ Corner On Drive

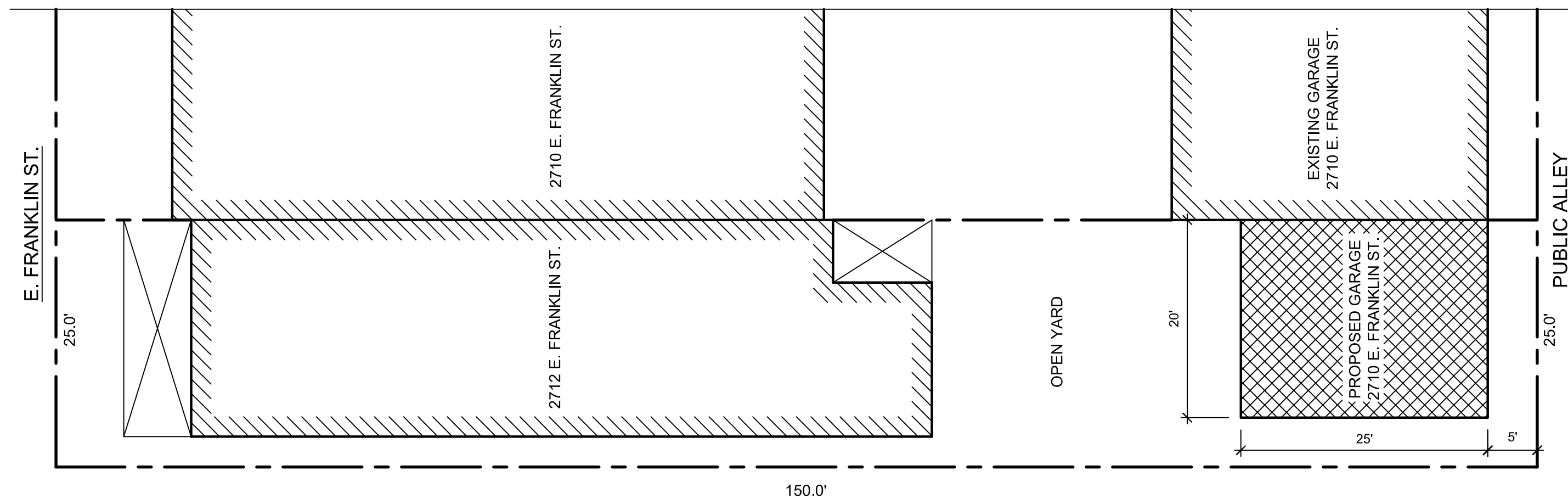


## E. FRANKLIN STREET

SURVEY OF  
LOT AND IMPROVEMENTS THEREON LOCATED AT  
# 2712 E. FRANKLIN STREET  
RICHMOND, VIRGINIA

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
USE OF THE CONVEYANCE TO  
M.H.Libby LLC

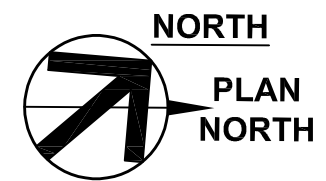
JN 44645  
A. G. HAROCOPOS & ASSOCIATES, P.C.  
CERTIFIED LAND SURVEYOR AND CONSULTANT  
4920 E. MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA. 23112  
Office 804 744 2630 FAX 804 744 2632  
E-MAIL AGHAROCOPOS@VERIZON.NET  
Scale 1"=20' Date 6/5/15 Drawn by GAH



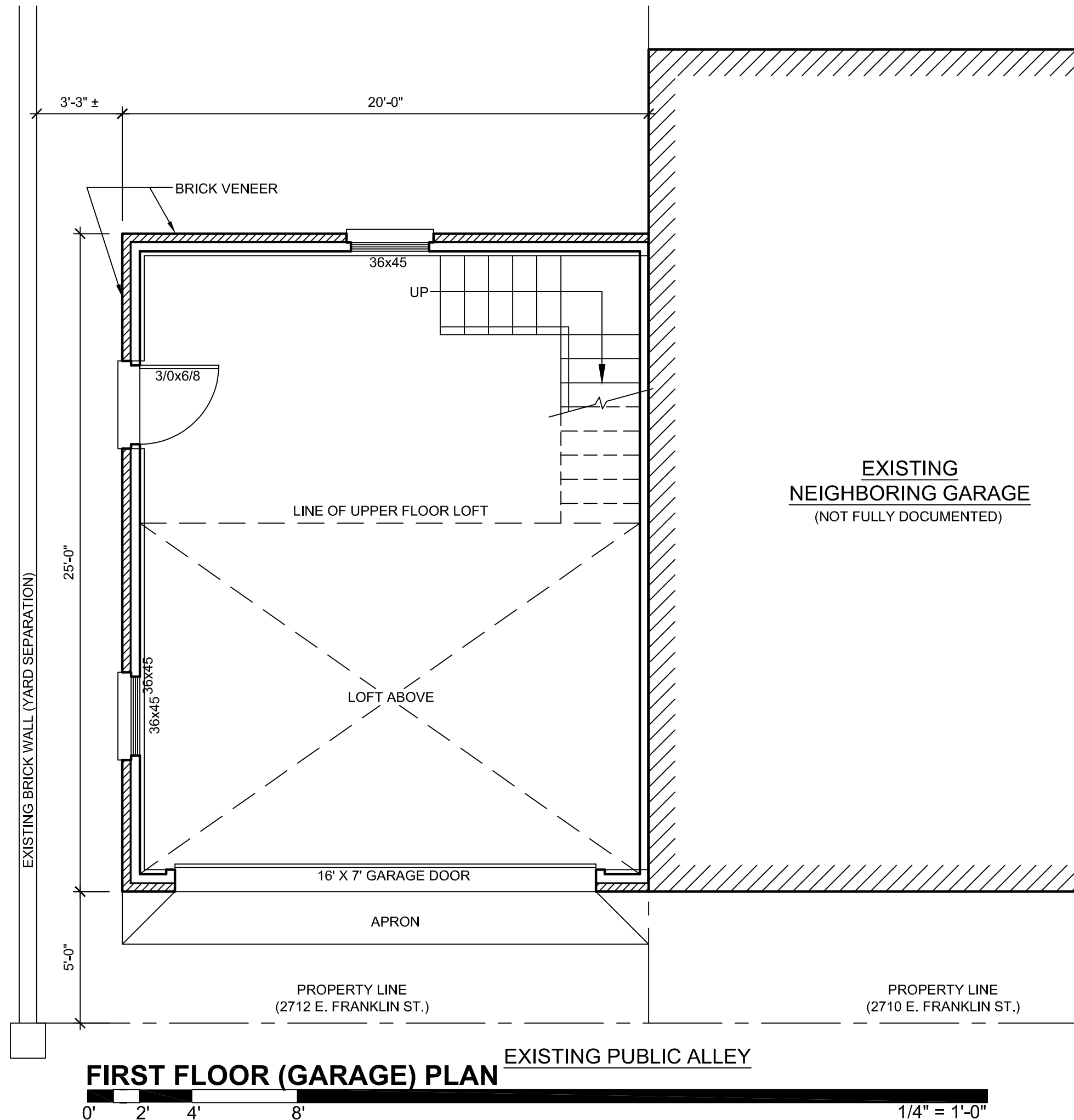
## PLAT PLAN

NOTE: INFORMATION SHOWN ON THIS PLAT AND USED TO PREPARE THIS PLAT WAS TAKEN FROM SURVEY PLAT PREPARED BY A.G. HAROCOPOS & ASSOCIATES, P.C. DATED 6/5/15.

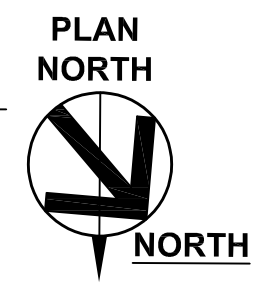
3/32" = 1'-0"



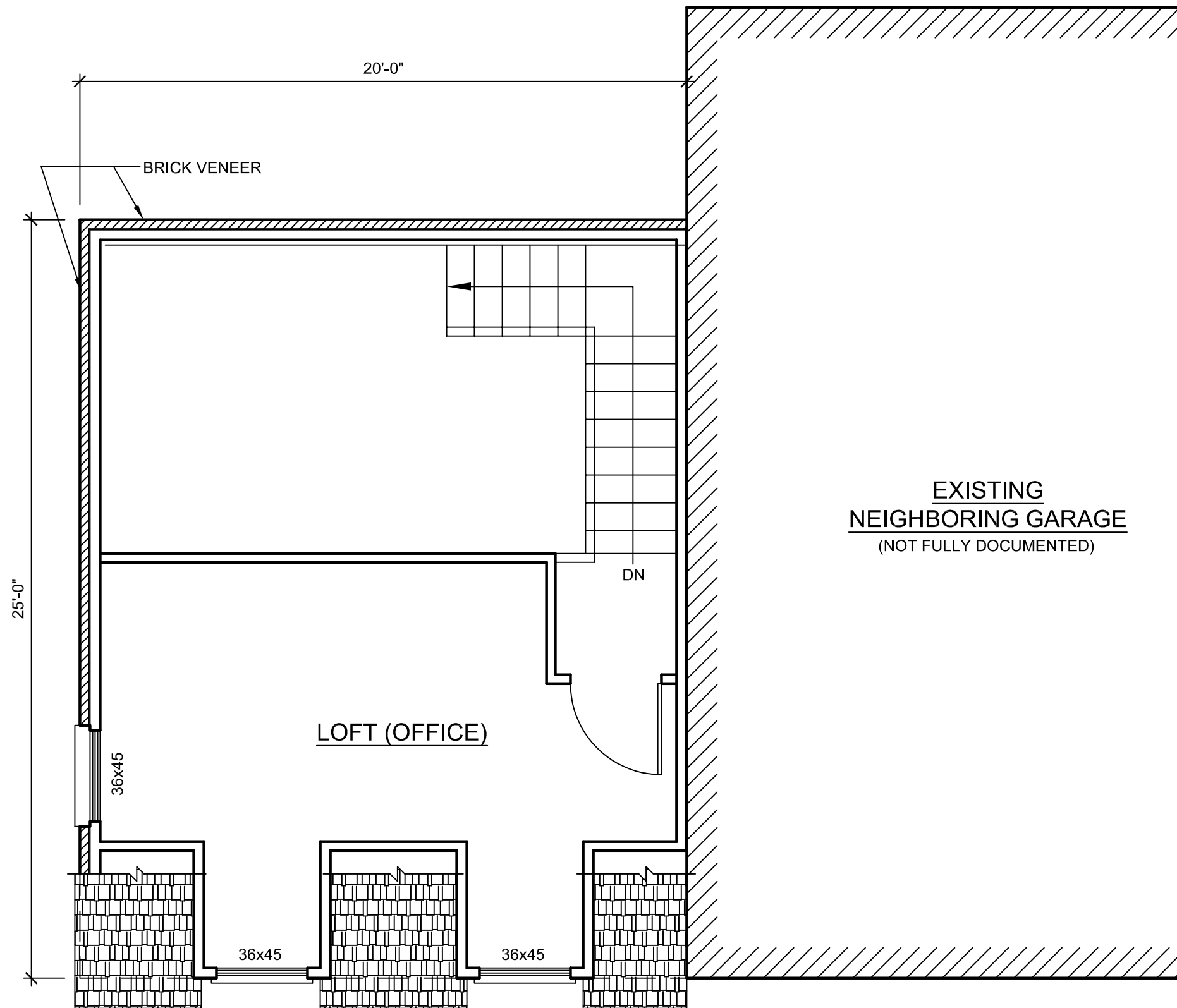
Proposed Garage at  
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OWNER: Lionsheart Properties, LLC



EXISTING  
NEIGHBORING GARAGE  
(NOT FULLY DOCUMENTED)



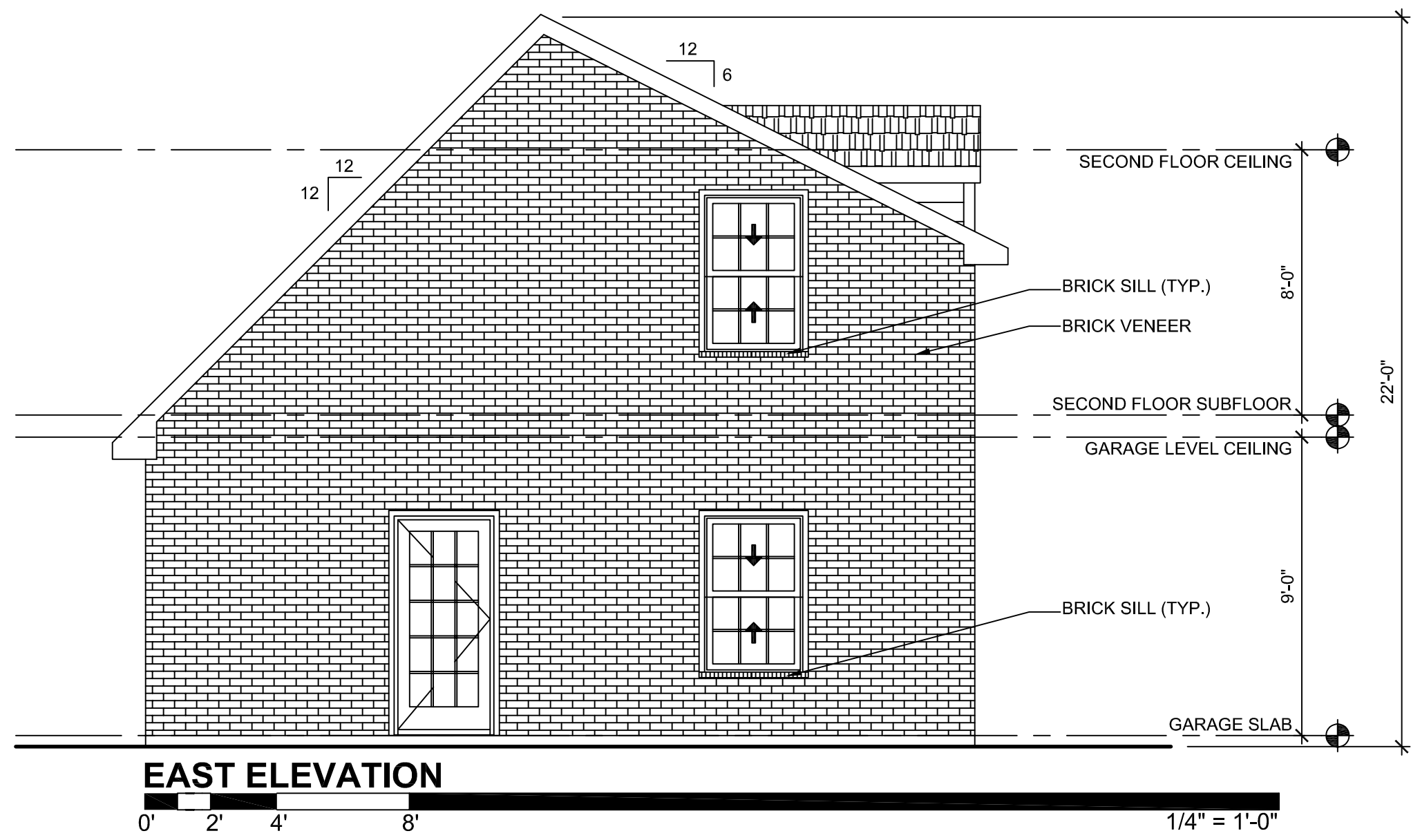
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**SECOND FLOOR (LOFT) PLAN**

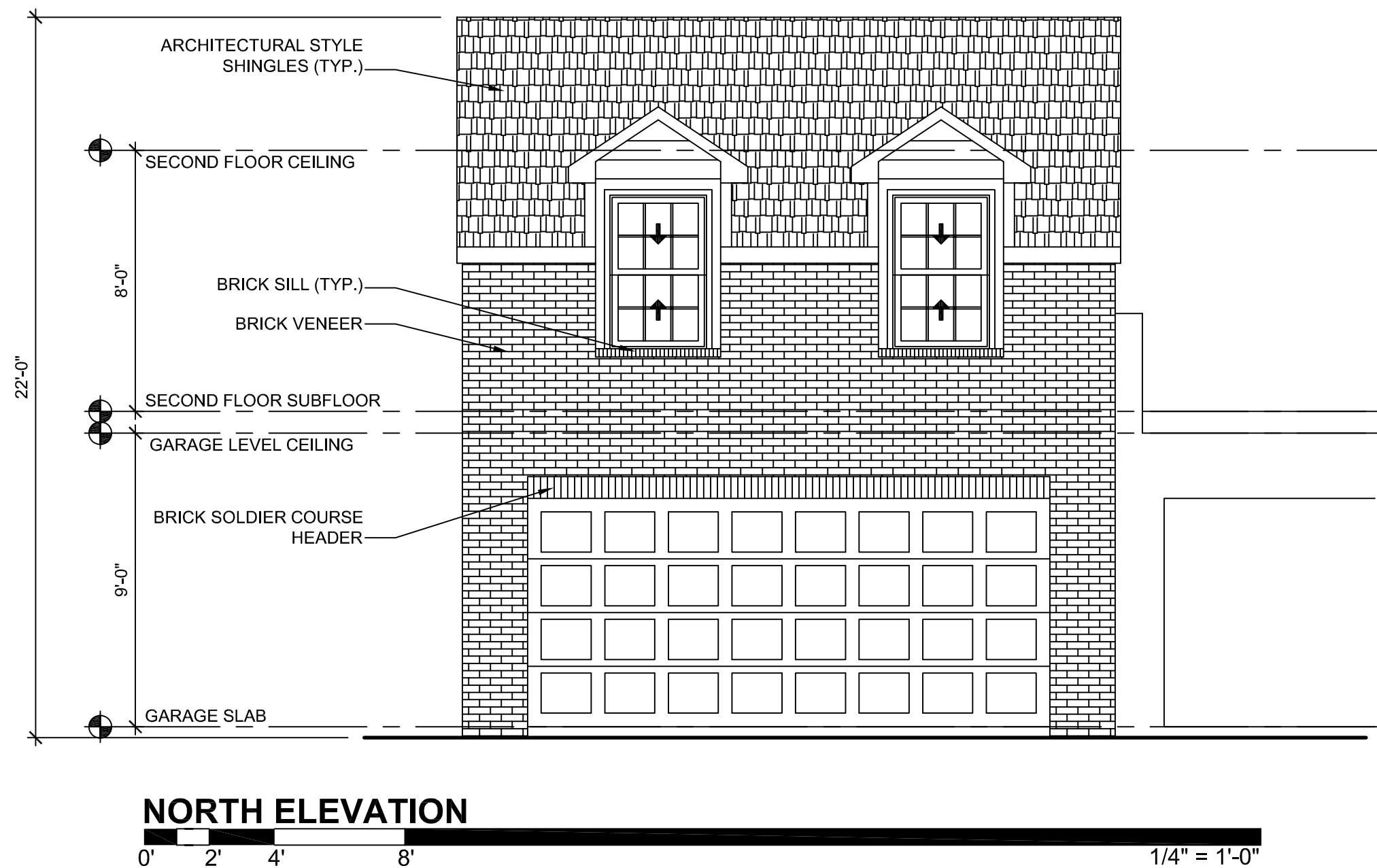


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DATE: 5/27/22

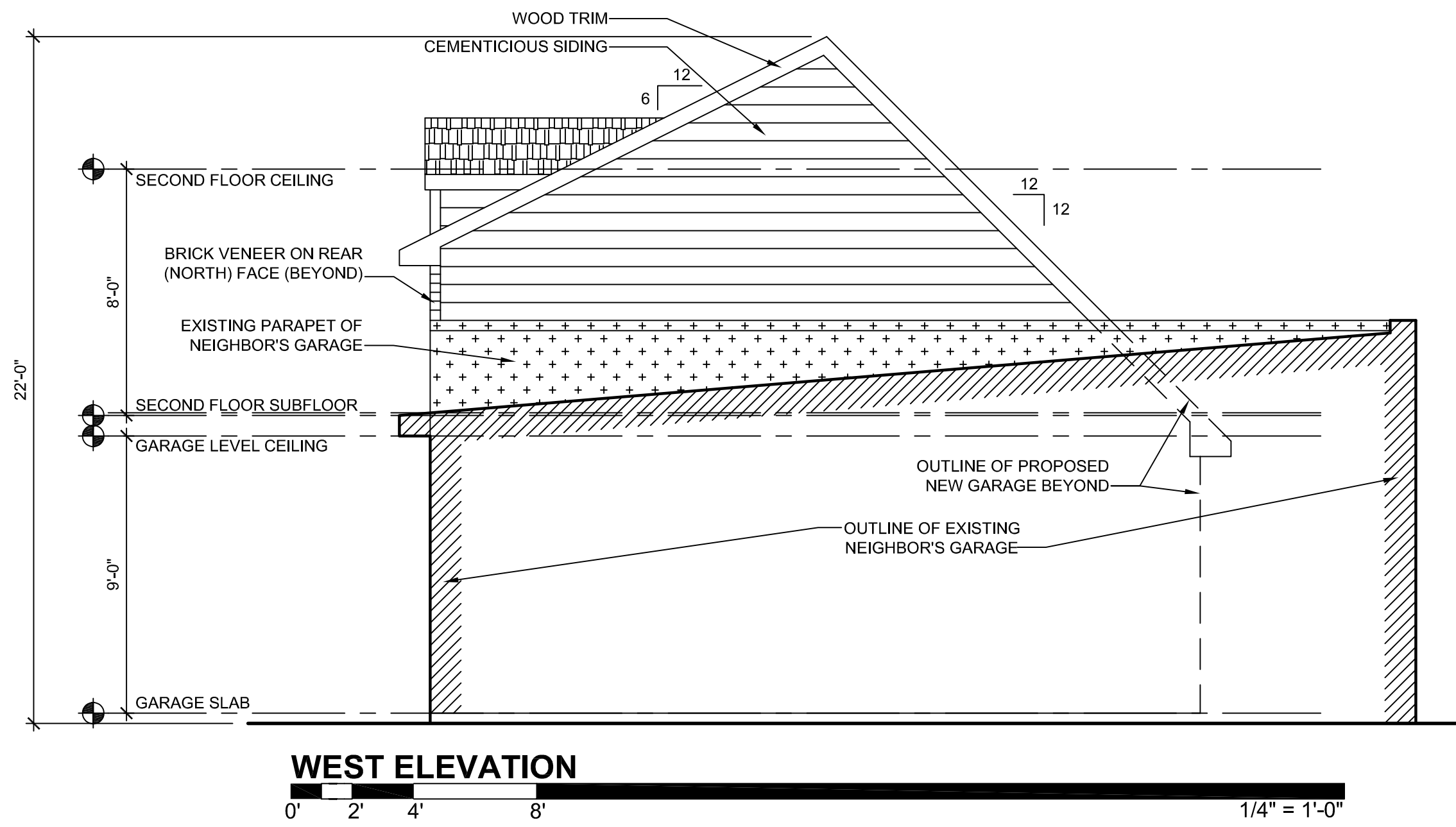


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**A-5**  
ELEVATION

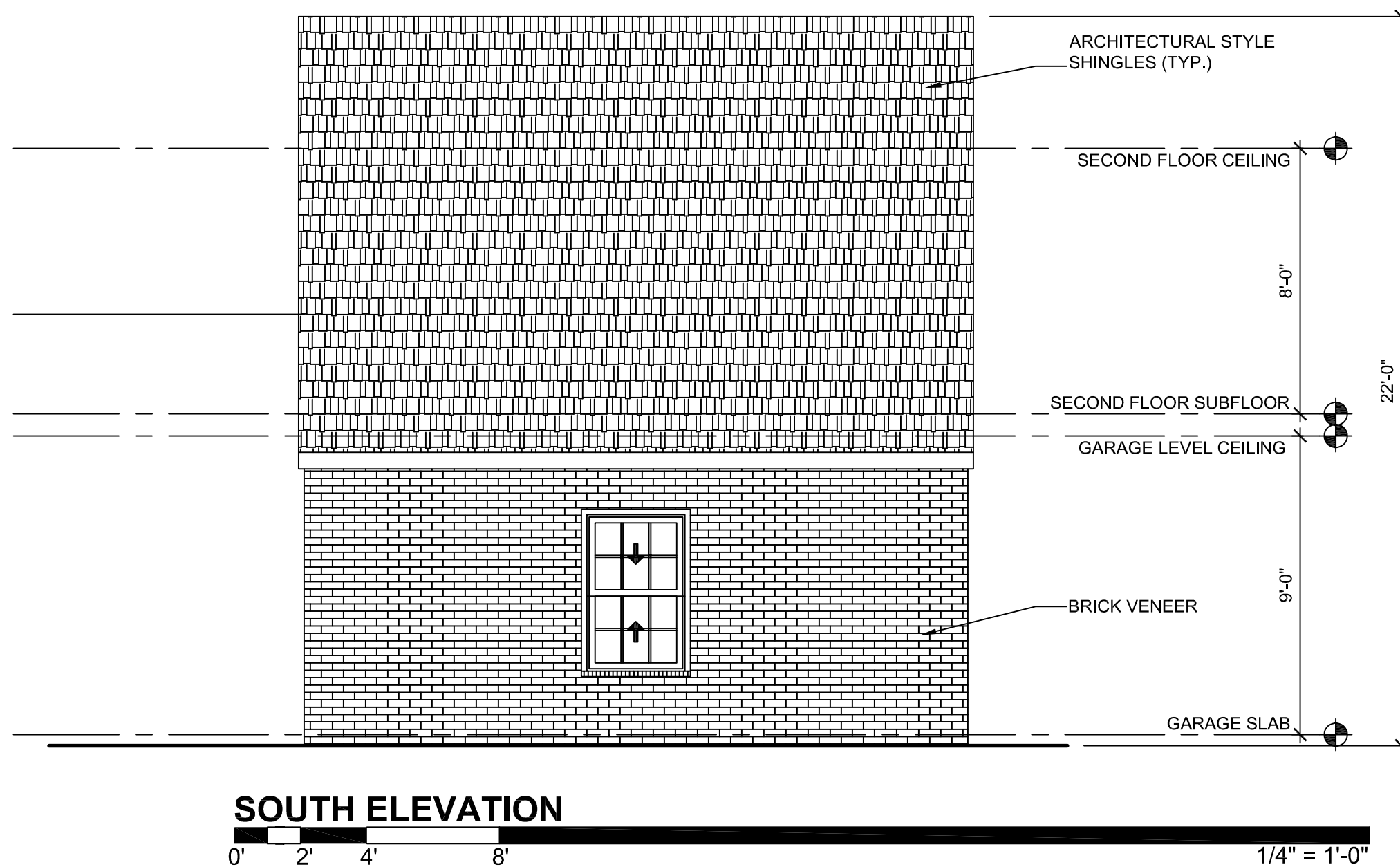




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**A-6**  
ELEVATION



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**A-7**  
ELEVATION