



Staff Report
City of Richmond, Virginia



Commission of Architectural Review

1. COA-112863-2022	Final Review	Meeting Date: 6/28/2022
Applicant/Petitioner	James Pociluyko	
Project Description	Construct a rear shed.	
Project Location		
Address: 1843 W. Grace St.		
Historic District: West Grace Street		
High-Level Details: <ul style="list-style-type: none"> The applicant proposes to install a 6' by 8' prefabricated garden shed to the rear of an existing dwelling. The roof of the shed is anticipated to be visible above the rear privacy fence. Modifications to the existing deck are proposed to make room for the shed, which will not be visible from the public right-of-way and are, therefore, not subject to CAR review. 		
Staff Recommendation	Approval, with Conditions	
Staff Contact	Alyson Oliver, alyson.oliver@RVA.gov , 804-646-3709	
Previous Reviews	None.	
Conditions for Approval	Staff recommends approval with the following conditions: <ul style="list-style-type: none"> Final paint color specifications be submitted to staff for administrative review and approval 	

Staff Analysis

Guideline Reference	Reference Text	Analysis
New Construction, Residential Outbuildings, pg. 55	<p><i>1. Outbuildings, including garages, sheds, gazebos and other auxiliary structures, should be compatible with the design of the primary building on the site, including roof slope and materials selection.</i></p> <p><i>2. Newly constructed outbuildings such as detached garages or tool sheds should respect the siting, massing, roof profiles, materials and colors of existing outbuildings in the neighborhood.</i></p> <p><i>3. New outbuildings should be smaller than the main residence and be located to the rear and/or side of the property to emphasize that they are secondary structures.</i></p> <p><i>4. Prefabricated yard structures are discouraged. Screening will be considered as a mitigating factor for the installation of these structures. However, prefabricated structures will still be reviewed for compatibility using the criteria developed in this section.</i></p>	<p>The applicant proposes to construct a prefabricated wood shed in the rear yard of a house constructed ca. 1910.</p> <p>The shed will be smaller than the main structure and located in the rear. The rear yard is surrounded by a 7'2" wooden privacy fence; however, the 8.5' tall shed will be partially visible from the rear alley. The shed features a simple form and a metal roof. It will be painted to meet the specifications of the paint palette set forth in the <i>Guidelines</i>. <u>Staff requests that final paint color specifications be submitted to staff for administrative review and approval.</u></p> <p>Since the shed is generally well-screened from the public right-of-way and is subordinate to the main structure, <u>staff recommends approval of the application</u></p>