



# Commission for Architectural Review

## Application for Certificate of Appropriateness

900 E. Broad Street, Room 510  
Richmond, VA 23219 | (804)-646-6569  
[www.rva.gov/planning-development-review/commission-architectural-review](http://www.rva.gov/planning-development-review/commission-architectural-review)



### Property (location of work)

Address: 2610 East Grace Street

Historic District: St. John's Church

### Applicant Information ☒ Billing Contact

Name: Ken and Jean Schwarz

Email: kdschwarz@gmail.com

Phone: 703 489-1750

Company: \_\_\_\_\_

Mailing Address: 2610 E Grace St

Richmond, VA 23223

Applicant Type: ☒ Owner ☐ Agent ☐ Lessee

☐ Architect ☐ Contractor

Other (specify): \_\_\_\_\_

### Owner Information ☒ Billing Contact

☒ Same as Applicant

Name: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

### Project Information

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

Project Description (attach additional sheets if needed):

Construct new detached garage.

### 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 an application materials should be prepared in compliance with zoning.

Signature of Owner

Ken Schwarz

Date

7/15/22

# 2610 East Grace Street

## Garage Permit Plans

### Owner

Jean Stassi Harrell & Kenneth Schwarz  
2610 East Grace Street  
Richmond, VA 23223

### Engineer

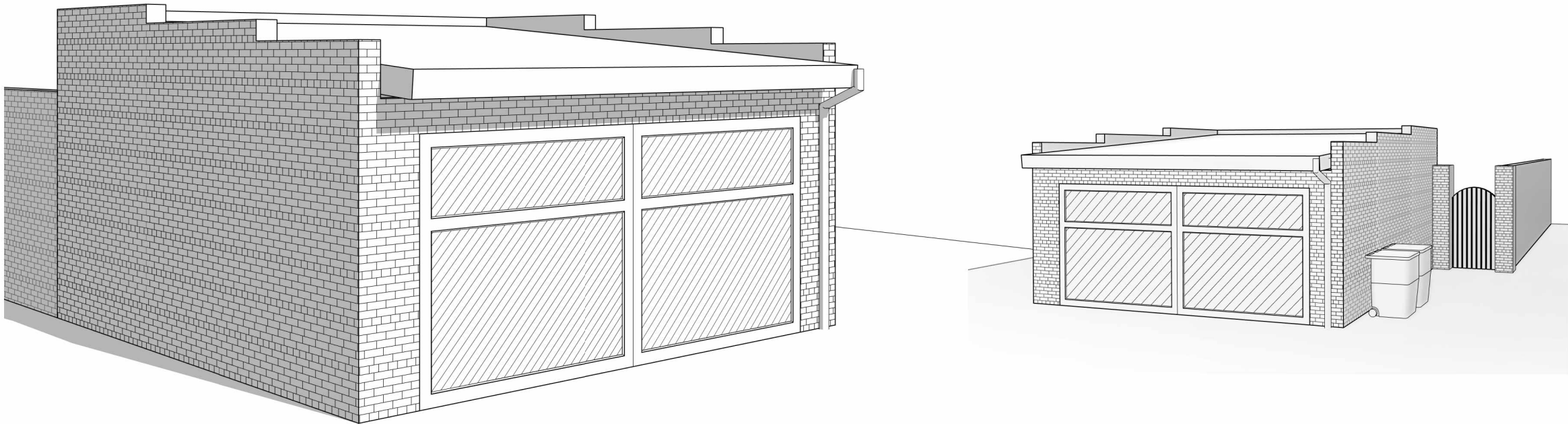
Obsidian, Inc.  
Charles R. Field, P.E.  
417 North 22nd Street  
Richmond, VA 23223  
804.647.1589  
obsidianrva@gmail.com

### Property Information

Parcel ID E0000438020  
Zoning R-6  
Use Residential  
Setbacks Front Yard = 15 feet  
Side Yard = 5 feet  
Rear Yard = 5 feet  
Lot Coverage < 55%

### Table of Contents – CAR

- CAR 1 Title Sheet
- CAR 2 Survey Plat
- CAR 3 Site Plan
- CAR 4 Plans
- CAR 5 Elevations
- CAR 6 Perspective Renderings



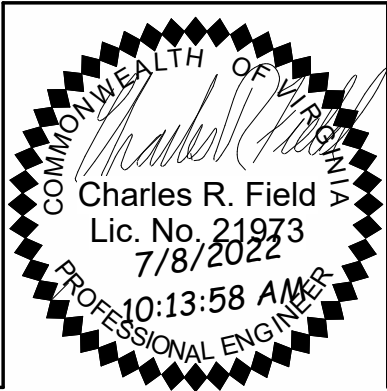
### Scope of Work

Scope of work will generally consist of the construction of a new garage in accordance with these plans and the Virginia Residential Code, 2015.

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804.647.1589  
obsidianrva@gmail.com

**Title Sheet**  
2610 East Grace Street – Garage Plans  
Kenneth & Jean Schwarz  
rev. 07/07/2022  
September 1, 2021

CAR 1



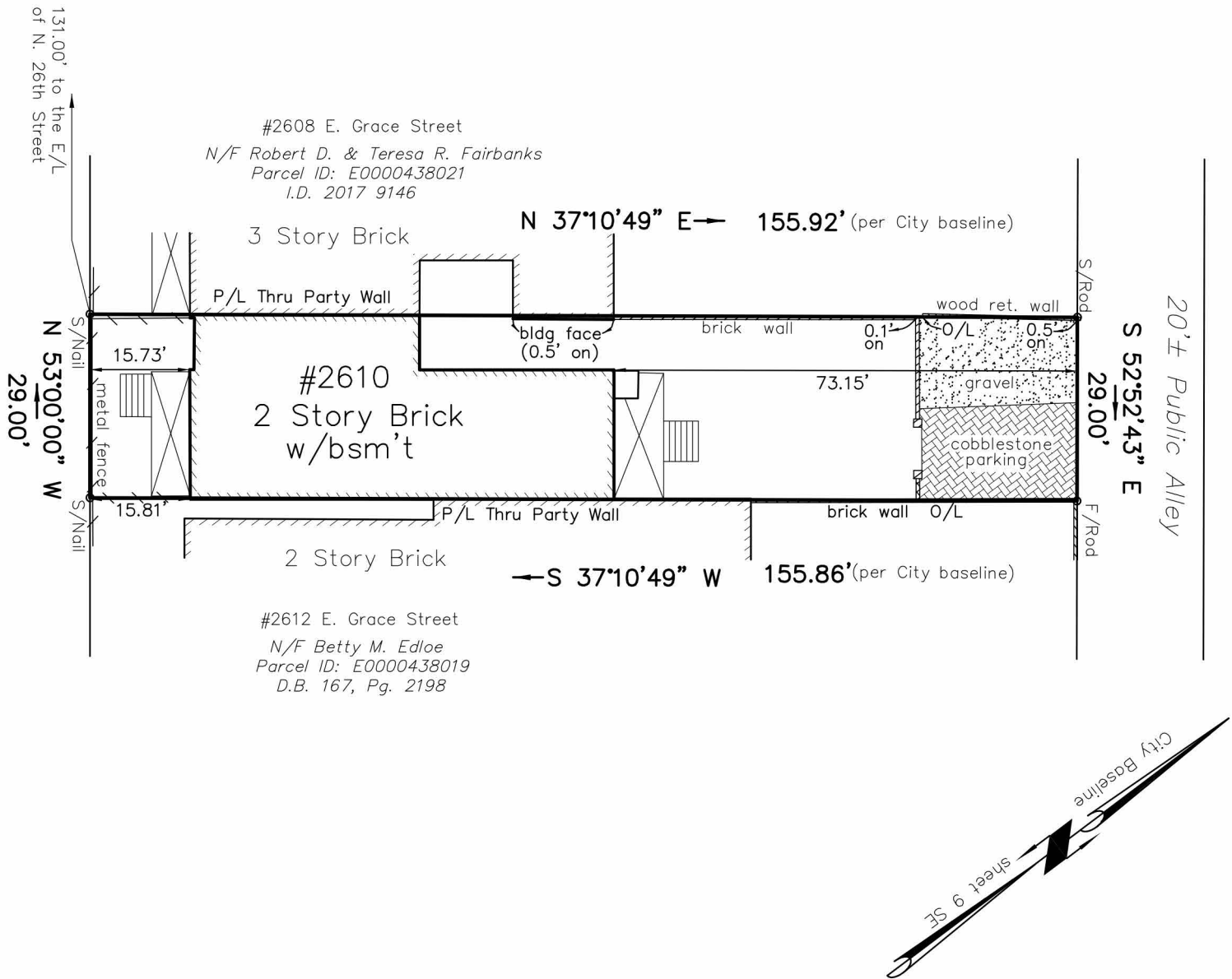
Print plans at 11" x 17",  
Tabloid



Purchasers: Ken & Jeanie Schwarz  
Current Owner: Debra Melisi  
Parcel ID: E0000438020  
I.D. 2015 21704

Note: Bearings protracted from City  
Baseline sheet 9 SE.

Note: Utilities attach underground.

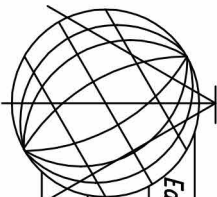


This is to certify that on 02/19/20 I made an accurate field survey of the premises shown hereon that all improvements and easements known or visible are shown hereon, that there are no encroachments by improvements either from adjoining premises or from subject premises upon adjoining premises other than shown hereon. THIS PLAT WAS MADE WITHOUT THE BENEFIT OF A TITLE SURVEY OR REPORT.

FLOOD INSURANCE NOTE: By graphics plotting only, this property is in ZONE X.

of the Flood Insurance Rate Map, Community Panel No. 510129 0043E effective date of 07/16/14. Exact designations can only be determined by an Elevation Certificate. Based on the above information, this property IS NOT in a Special Flood Hazard Area.

Survey and Plat of  
The Property Known as  
#2610 E. Grace Street in  
the City of Richmond, VA



Edwards, Kretz, Lohr & Associates, PLLC  
Land Surveyors-Planners  
Virginia-North Carolina  
4914 Radford Avenue, Suite 206  
Richmond, Virginia, 23230  
Phone (804) 673-9666  
Fax (804) 673-9990

Scale: 1"=25'  
Drawn: TCJ  
Job: 1057-20

Date: 02/24/20  
Checked: CEM



### Obsidian, Inc.

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obsidianrva@gmail.com

### Survey Plat

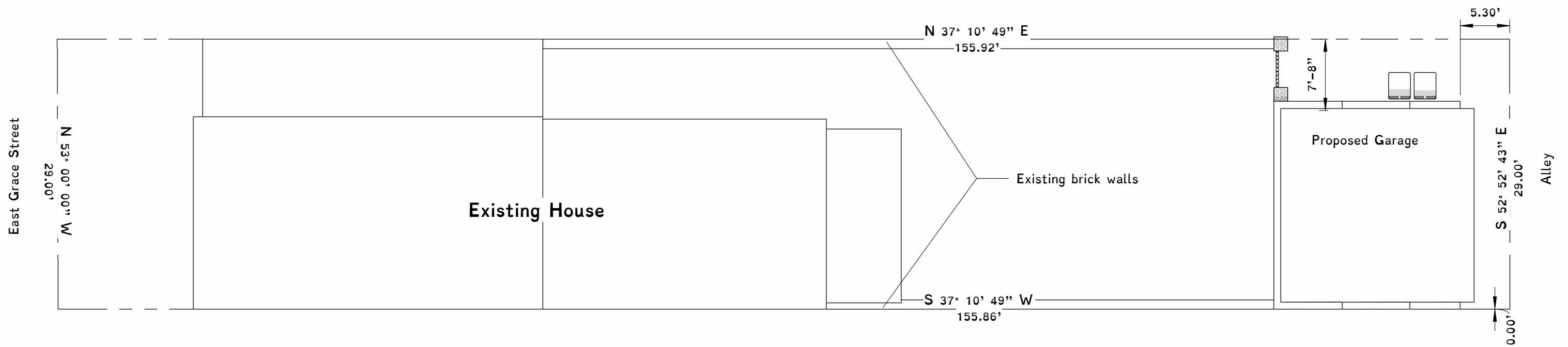
2610 East Grace Street - Garage Plans  
Kenneth & Jean Schwarz

rev. 07/07/2022  
September 1, 2021

CAR 2

Rev.	Date	Description
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Print plans at 11" x 17",  
Tabloid



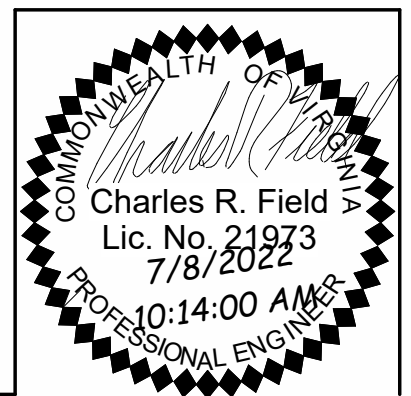
1 **CAR - Site Plan**  
3/32" = 1'-0"

Rev.	Date	Description
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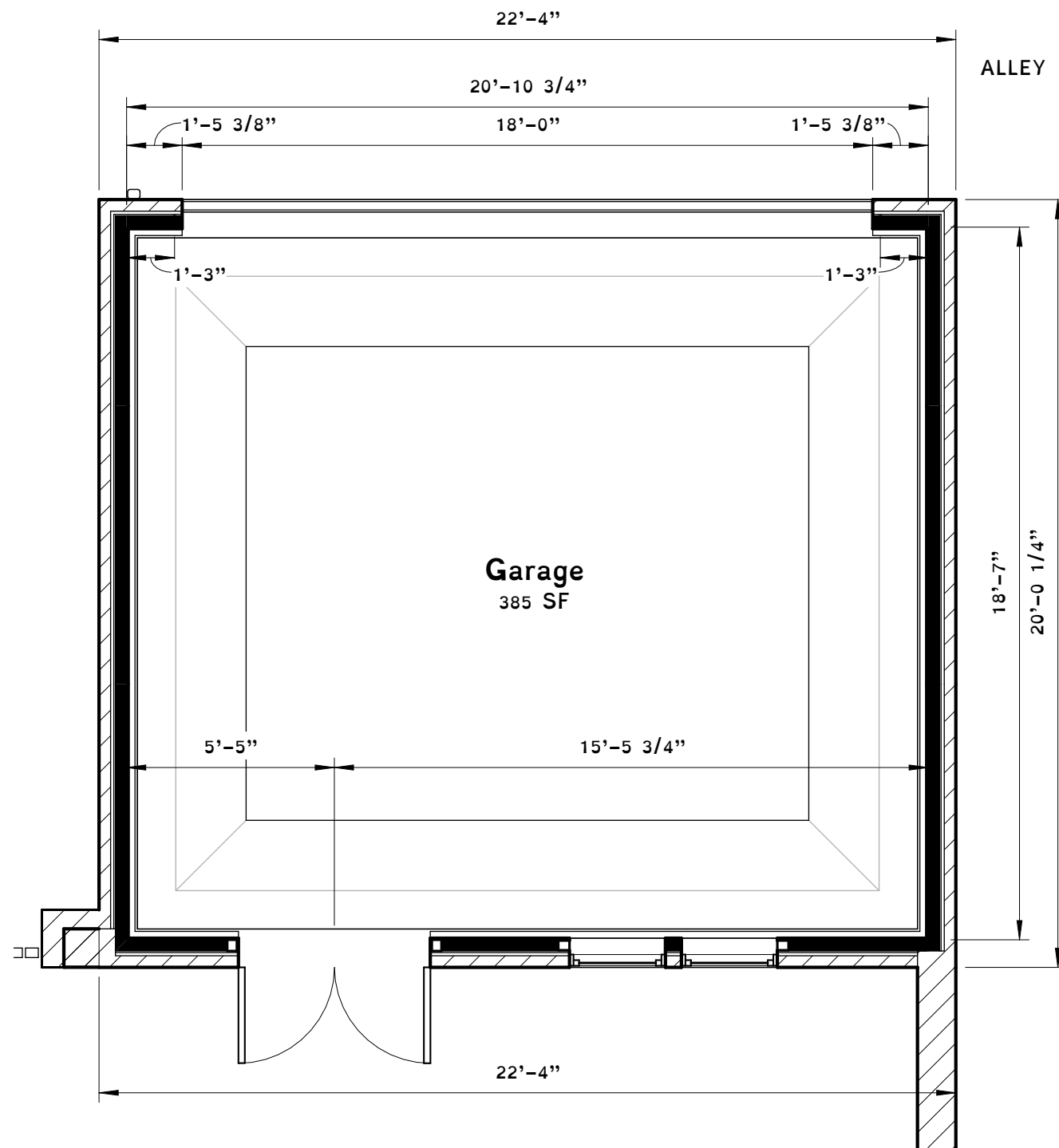
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**Site Plan**  
**2610 East Grace Street - Garage Plans**  
**Kenneth & Jean Schwarz**  
rev. 07/07/2022  
September 1, 2021

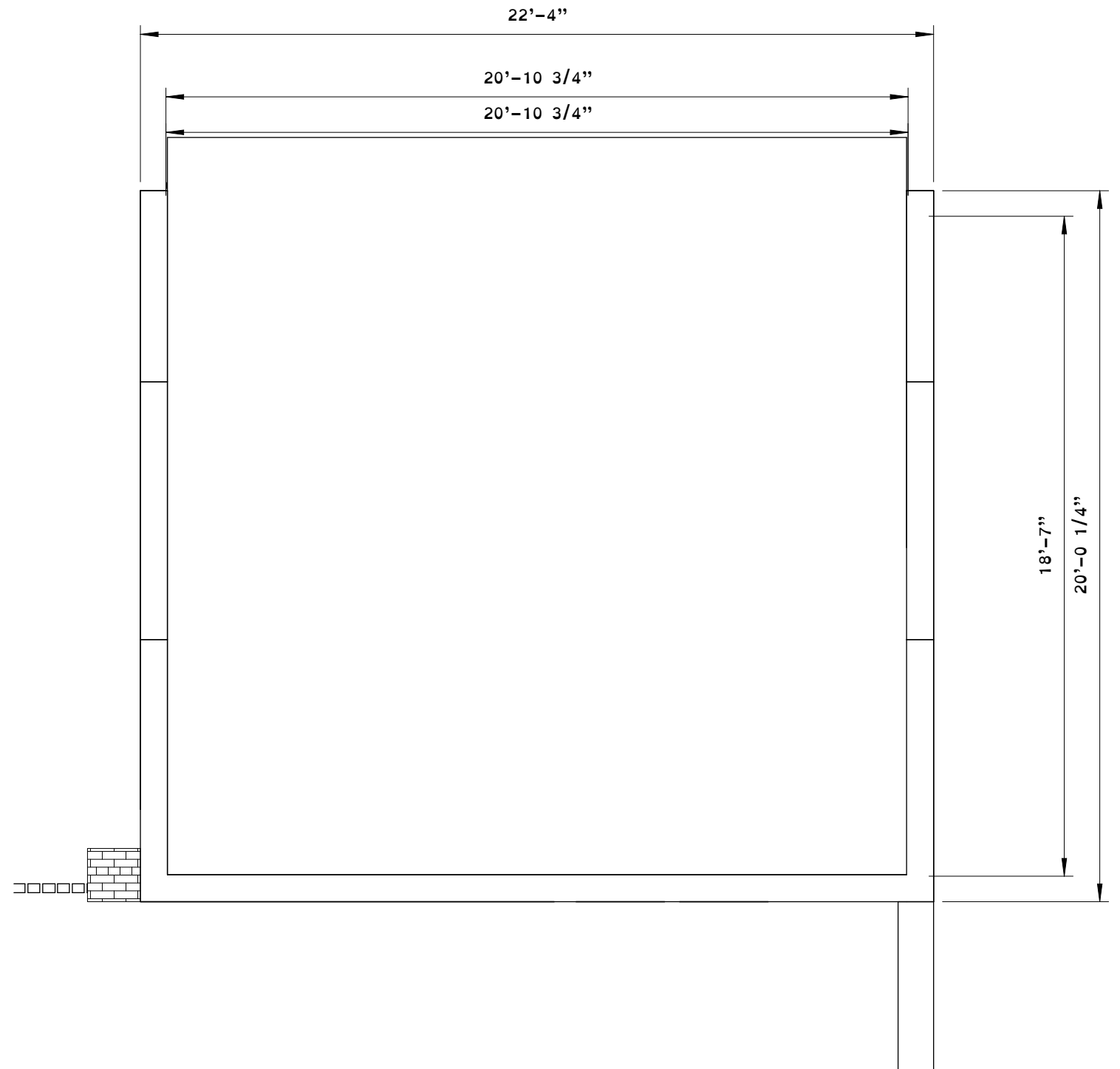
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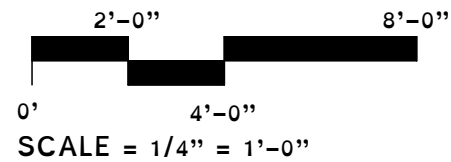
Print plans at 11" x 17",  
Tabloid



1 1st Floor - Proposed  
1/4" = 1'-0"



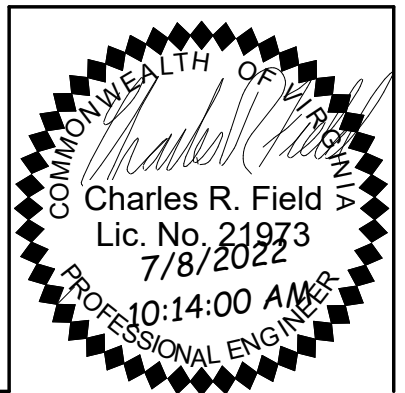
2 2nd Floor - Proposed  
1/4" = 1'-0"



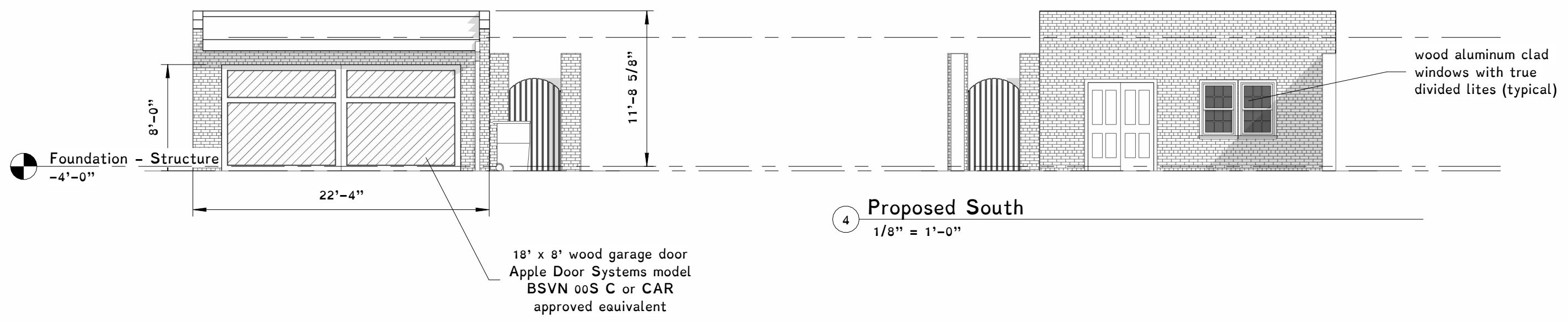
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**Plans**  
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CAR 4

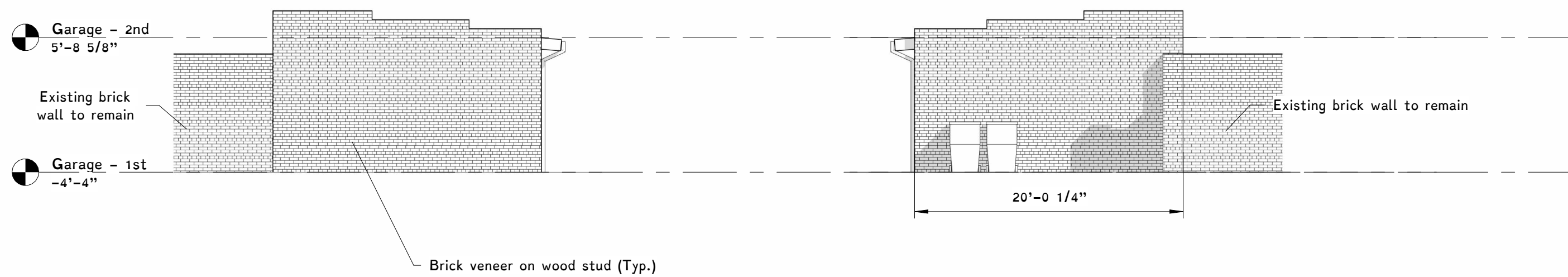


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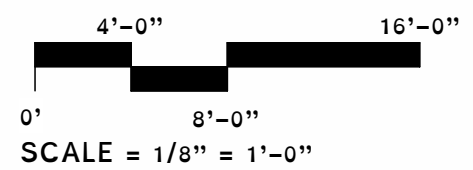
4 Proposed South  
1/8" = 1'-0"

2 Proposed North  
1/8" = 1'-0"



1 Proposed East  
1/8" = 1'-0"

3 Proposed West  
1/8" = 1'-0"

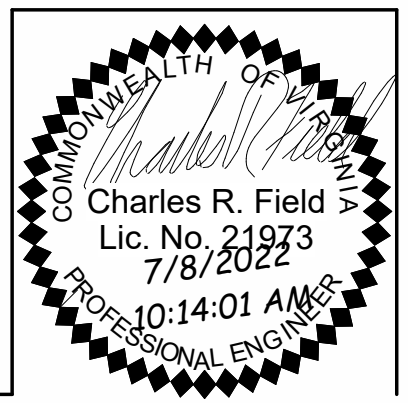


Rev.	Date	Description

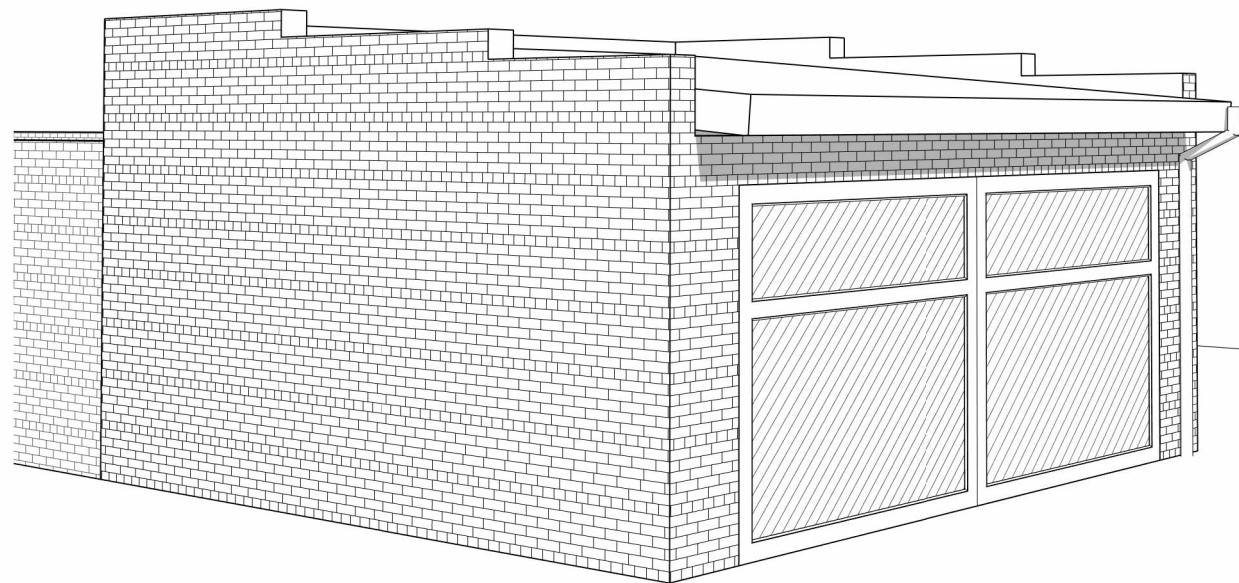
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**Elevations**  
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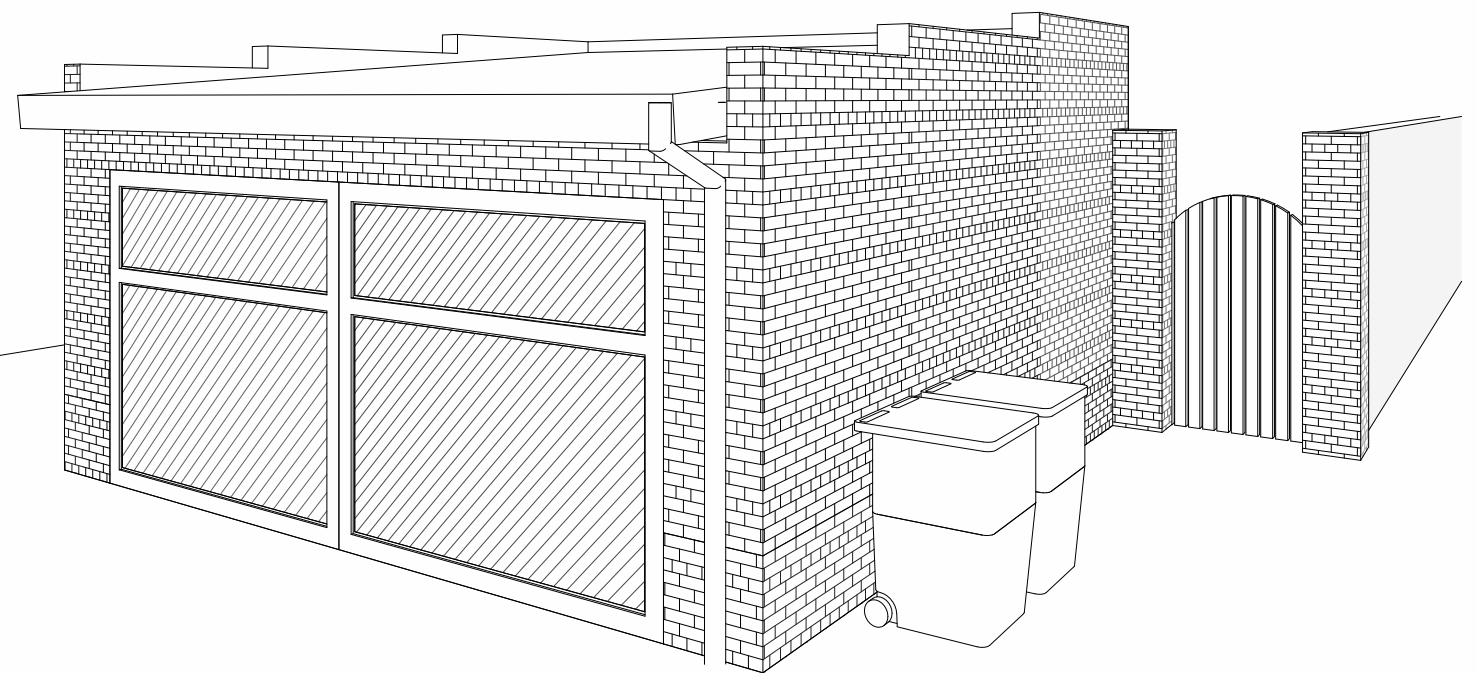
CAR 5







1 Rear Alley View



2 3D View 4

Print plans at 11" x 17",  
Tabloid

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**Perspective Renderings**  
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CAR 6

