



Legislation Text

File #: RES. 2025-R035, **Version:** 1

To reverse the decision of the Commission of Architectural Review denying an application for a certificate of appropriateness for the property located at 2201 Venable Street in the city of Richmond, regarding construction of a three-story, detached single-family dwelling, by fully approving such application. (7th District)

WHEREAS, on January 28, 2025, the Commission of Architectural Review denied an application identified as Certificate of Appropriateness Application No. COA-160010-2024 and dated January 14, 2025, for approval of plans, if modified to satisfy certain staff conditions, for the construction of a three-story, detached single-family dwelling on the property located at 2201 Venable Street, which is situated within the Union Hill Old and Historic District; and

WHEREAS, on February 11, 2025, pursuant to section 30-930.8 of the Code of the City of Richmond (2020), as amended, the owner of the property located at 2201 Venable Street filed an appeal with the City Clerk asking that the Council reverse the Commission of Architectural Review's decision denying approval of the application identified as Certificate of Appropriateness Application No. COA-160010-2024 to instead grant approval of Certificate of Appropriateness Application No. COA-160010-2024; and

WHEREAS, pursuant to section 30-930.8 of the Code of the City of Richmond (2020), as amended, the Council may reverse or modify the decision appealed, in whole or in part, by resolution when it is satisfied that the decision of the Commission of Architectural Review is in error; and

WHEREAS, the Council, in accordance with Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended, is satisfied, in consideration of the evidence before it and contrary to the decision of the Commission of Architectural Review, that the aforementioned plans, if modified to satisfy certain staff conditions, to construct a three-story, detached single-family dwelling on the property located at 2201 Venable Street, would be architecturally compatible with the buildings, structures, sites and general character of the Union Hill Old and Historic District;

NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF RICHMOND:

That the Council hereby reverses the decision of the Commission of Architectural Review denying plans, to be modified to satisfy certain staff conditions, described in Certificate of Appropriateness Application No. COA-160010-2024, attached hereto and made a part hereof, for the construction of a three-story, detached single-family dwelling at the property located at 2201 Venable Street by fully approving such plans, if modified to satisfy staff conditions set forth in underlined text in the Commission of Architectural Review Staff Report attached hereto, which conditions, hereinafter referred to as the “Staff Conditions,” are made a part hereof.

BE IT FURTHER RESOLVED:

That the Council hereby directs that a Certificate of Appropriateness sufficient to show the Council’s full approval of plans, if modified to satisfy the Staff Conditions, described in Certificate of Appropriateness Application No. COA-160010-2024 for the construction of a three-story, detached single-family dwelling at the property located at 2201 Venable Street, be issued to the owner of the property located at 2201 Venable Street.

DATE: July 31, 2025

TO: The Honorable Members of City Council

THROUGH: Cynthia Newbille, President and 7th District Councilmember

THROUGH: RJ Warren, Council Chief of Staff

THROUGH: Will Perkins, Senior Legislative Services Manager

FROM: Steven Taylor, Council Policy Analyst

RE: Reversing the Decision of the Commission of Architectural Review - regarding the property at 2201 Venable Street (CAR Application No. COA-160010-2024).

CNL - 2025 - 0016

PURPOSE:

Reversing the January 28, 2025, decision by the Commission of Architectural Review (CAR) to deny a certificate of appropriateness for the property at for the construction of a detached, single-family dwelling unit at 2201 Venable Street.

BACKGROUND:

The owner/owner's representative of the property at 2201 Venable Street, has filed an appeal with City Council requesting that the denial of his request for a certificate of appropriateness to construct a home, by CAR be reversed. A timely appeal, with all necessary fees, was filed with the City Clerk on February 3, 2025.

FISCAL IMPACT: None.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: September 8, 2025

CITY COUNCIL PUBLIC HEARING DATE: September 22, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Land Use

AFFECTED AGENCIES: City Council, PDR. CAR

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: CAR Decision, Appeal of Applicant

STAFF: Steven Taylor, Council Policy Analyst, (804-646-2780)