

INTRODUCED: February 26, 2024

AN ORDINANCE No. 2024-058

To authorize the special use of the property known as 207 West Franklin Street for the purpose of two multifamily dwellings containing an aggregate of up to 11 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 25 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 207 West Franklin Street, which is situated in a RO-3 Residential-Office District, desires to use such property for the purpose of two multifamily dwellings containing an aggregate of up to 11 dwelling units, which use, among other things, is not currently allowed by sections 30-428.6, concerning yards, and 30-428.8, concerning land area coverage, of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create

AYES: _____ 8 _____ NOES: _____ 0 _____ ABSTAIN: _____

ADOPTED: MAR 25 2024 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2020), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 207 West Franklin Street and identified as Tax Parcel No. W000-0146/004 in the 2024 records of the City Assessor, being more particularly shown on a plat entitled “Plat Showing Alta Survey on #207 W. Franklin Street in the City of Richmond, Virginia,” prepared by Harvey L. Parks, Inc., and dated August 4, 2021, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of two multifamily dwellings containing an aggregate of up to 11 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Renovation and Addition, 207 West Franklin Street, Richmond, VA 23220,” prepared by Johannas Design Group, dated March 3, 2023, and last revised October 19, 2023, hereinafter referred to, as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as two multifamily dwellings containing an aggregate of up to 11 dwelling units, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed four stories, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements shall be substantially as shown on the Plans, subject to the applicable regulations of Chapter 30, Article IX, Division 4 of the Code of the City of Richmond (2020), as amended.

(d) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2020), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

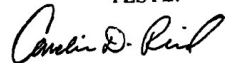
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

APPROVED AS TO FORM:

City Attorney's Office

A TRUE COPY:
TESTE:



City Clerk



City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.rva.gov

Master

File Number: Admin-2024-0013

File ID: Admin-2024-0013

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 01/04/2024

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 02/26/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2024-0013 Ordinance AATF, Admin-2024-0013 Application Documents

Enactment Number:

Contact:

Introduction Date:

Drafter: Alyson.Oliver@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	1/31/2024	Matthew Ebinger	Approve	2/2/2024
1	2	1/31/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	1/31/2024	Kevin Vonck	Approve	2/7/2024
1	4	1/31/2024	Alecia Blackwell - FYI	Notified - FYI	
1	5	1/31/2024	Sharon Ebert - FYI	Notified - FYI	
1	6	1/31/2024	Caitlin Sedano - FYI	Notified - FYI	
1	7	2/7/2024	Jeff Gray	Approve	2/2/2024
1	8	2/7/2024	Lincoln Saunders	Delegated	
Notes: Delegated: Out Of Office					
1	9	2/7/2024	Sabrina Joy-Hogg	Approve	2/9/2024
1	10	2/14/2024	Mayor Stoney	Approve	2/9/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2024-0013

City of Richmond
Intracity Correspondence

O&R Transmittal
DATE: January 15, 2024

TO: The Honorable Members of City Council
THROUGH: The Honorable Levar M. Stoney, Mayor (by request)
(This is no way reflects a recommendation on behalf of the Mayor)
THROUGH: J.E. Lincoln Saunders, Chief Administrative Officer
FROM: Kevin J. Vonck, Director of Planning & Development Review
RE: To authorize the special use of the property known as 207 West Franklin Street for the purpose of two multi-family dwellings, upon certain terms and conditions.
ORD. OR RES. No.

PURPOSE: The applicant is requesting a Special Use Permit to allow for a multifamily development containing up to eleven units at 207 West Franklin Street within an existing structure, an addition to the existing structure, and a new carriage house to the rear of the exiting structure.

BACKGROUND: The applicant is proposing to convert and existing two-and-a-half story structure at 207 West Franklin Street into a multifamily development by renovating and adding onto the structure, as well as constructing a new stand-alone carriage house to the rear. The existing structure, known as the T. Seddon Bruce House, was constructed ca. 1882-1185. Most recently, it has been used for office space but has sat vacant for more than three years.

The subject parcel is approximately 8,917 square feet (0.2 acres) and is located in the Monroe Ward neighborhood. The subject property is located within the RO-3 Residential Office District. While the use is permitted, some of the applicable standards including required yards and land area coverage cannot be met. The subject property is also located within the Two Hundred Block West Franklin Street City Old and Historic District. A Certificate of Appropriateness for this proposal was granted in April 2023 (COA-128344-2023).

The City's Richmond 300 Master Plan designates a future land use for the subject property as Downtown Mixed-Use, which is defined as "Central business district of the Richmond region features high-density development with office buildings, residential buildings, and a mix of complementary uses, including regional destinations in a highly-walkable urban environment."

COMMUNITY ENGAGEMENT: The Downtown Neighborhood Association was notified of this request; additional community notification will take place after introduction.

STRATEGIC INITATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Ordinance to be considered by the Planning Commission on February 20, 2024 (tentative)

FISCAL IMPACT: \$2,400 Application Fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: February 26, 2024

CITY COUNCIL PUBLIC HEARING DATE: March 25, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, March 19, 2024

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Survey, Map

STAFF:

Matthew J. Ebinger, Planning Supervisor, Land Use Administration (Room511), 646-6308
Alyson Oliver, Planner, Land Use Administration (Room 511), 646-3709



Application for **SPECIAL USE PERMIT**

Department of Planning and Development Review
Land Use Administration Division
900 E. Broad Street, Room 511
Richmond, Virginia 23219
(804) 646-6304
<http://www.richmond.gov/>

Application is hereby submitted for: (check one)

- special use permit, new**
- special use permit, plan amendment**
- special use permit, text only amendment**

Project Name/Location

Property Address: 207 West Franklin Street Date: 03/03/2023
 Parcel I.D. #: W0000146004 Fee: \$2,400
 Total area of affected site in acres: 0.205

(See **page 6** for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: RO-3 - Residential-Office

Richmond 300 Land Use Designation: Downtown Mixed Use

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Renovation of the existing building with an addition and constructing a new carriage house for a total of 11 units.

Existing Use: Office

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Nathan March

Company: Johannas Design Group
 Mailing Address: 1901 W Cary St
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 358-4993 Fax: ()
 Email: nathan@johannasdesign.com

Property Owner: 207 West Frankl inStreet Property LLC

If Business Entity, name and title of authorized signee: Alexander W Bowman

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 410 Pine Street, SE, Suite 300
 City: Vienna State: VA Zip Code: 22180
 Telephone: (703) 319-3940 Fax: ()
 Email: abowman@bowmangaskins.com

Property Owner Signature: Alexander W Bowman, Managing Member

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner, please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



JOHANNAS design group
1901 West Cary Street
Richmond Virginia 23220

P. 804.358.4993

F. 804.358.8211

W. johannasdesign.com

SUP Application Report for 207 West Franklin Street for a New Renovation and Addition

The T. Seddon Bruce House, 207 West Franklin Street, is a two-and-a-half-story, red brick structure built ca. 1882-1885 in an eclectic Queen Anne-Eastlake style. Having been most recently used commercially as an office for a law firm, the property had been vacant and unable to find a tenant for more than three years. After being on the market for more than two years, the building was purchased at auction by Alexander Bowman.

With previously deferred maintenance, the building has deteriorated. Having explored potential adaptive reuse concepts for office and multifamily, the former grand home is inefficient for typical multifamily use, and reusing the building in its current configuration is infeasible.

City records seem inaccurate, listing the building as having 13,060 square feet: 9600 square feet of living area plus 3460 square feet of basement. Our measurements and drawings of existing conditions contradict these figures yielding a gross area of approximately 10,250 square feet, with 5100 square feet of net rental in the living areas plus 2050 square feet of net basement area.

The property was for sale for an extended period during an aggressive real estate market. With no success for three years, the building has been marketed for rental at lower than VCU/Downtown market rates. We therefore studied dividing the house into apartments and, to sustain a renovated building, we seek to increase the overall square footage and change the current office to multifamily use.

The conversion of the use will require renovation of the existing building with an addition and constructing a new carriage house. The attached plans illustrate 11 units on the property. Eight of the units are located in the existing structure and addition, and three are in the new carriage house, which will also have a four-car garage.

The property is located in the 200 Block West Franklin Street National Historic District and the Two Hundred Block West Franklin Street City Old & Historic District, with an historic preservation easement with purview by the Virginia Department of Historic Resources (DHR). We have received Part 2 approval for the project. The property is also subject to Commission of Architecture Review approval.

Current Zoning

The zoning for Monroe Ward was recently revised to promote higher density development in the neighborhood. The 200 block of West Franklin Street retained its RO-3 zoning designation permitting high-rise development with height limits determined by an inclined-plane formula.

The intent of the RO-3... District is to encourage a high-quality, walkable urban neighborhood with a variety of office and residential uses. Commercial uses shall be clearly incidental to other primary uses, though welcoming to the general public. The district is intended to promote pedestrian traffic and reduce the effect of vehicular traffic... intended to enhance... an active urban environment.

The area across the alley was recently up-zoned to TOD-1 permitting high-rise construction up to 12 stories. The rear yard setback in TOD-1 across the alley is 20 feet and the height is limited based on an inclined-plane formula. This RO-3 property for multifamily requires side and rear yard setbacks of 15 feet minimum.

The intent of the TOD-1 district is to encourage dense, walkable transit-oriented development consistent with the objectives of the master plan and to promote enhancement of the character.... The district regulations are also intended to safeguard the character of adjoining properties....

The district regulations are intended to encourage redevelopment and place-making, including adaptive reuse of underutilized buildings, to create a high-quality urban realm. They are intended to improve streetscape character by providing continuity of building setbacks, to enhance public safety by encouraging an active pedestrian environment consistent with the mixed-use character of the district by providing for windows in building façades along street frontages, and to promote an environment that is safe for walking and biking.

Richmond 300 Master Plan

According to the Richmond 300 Master Plan, in Monroe Ward, a Priority Growth Node, *historic buildings are preserved and complemented by denser development on vacant lots that generate activity...and are connected to other Downtown districts via greenways, bike lanes, and transit.*

Objective 3.1-2

Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity. Reduce the demolition of historical buildings.

Reviewed by DHR and CAR, the project will preserve the existing historic structure, and will follow historic guidelines.

Objective 4.1

Create and preserve high-quality, distinctive, and well-designed neighborhoods and Nodes throughout the city.

The project will preserve the existing building supplemented with an addition and a new carriage house that respond to the historic character of this area and provide more housing in the city.

Objective 6.1

Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multimodal transportation options.

This building is located two blocks from the Arts District on the BRT (Bus Rapid Transit) and a bike lane along West Franklin Street. While it is also within walking distance to VCU and downtown nodes, this location has a 94 Walk Score.

This project seeks relief on side and rear yard setback requirements. As this property is within immediate proximity to TOD-1, we request that the parking not be required; this would be similar to the zoning across the alley as TOD-1 allows no parking for 1-16 units.

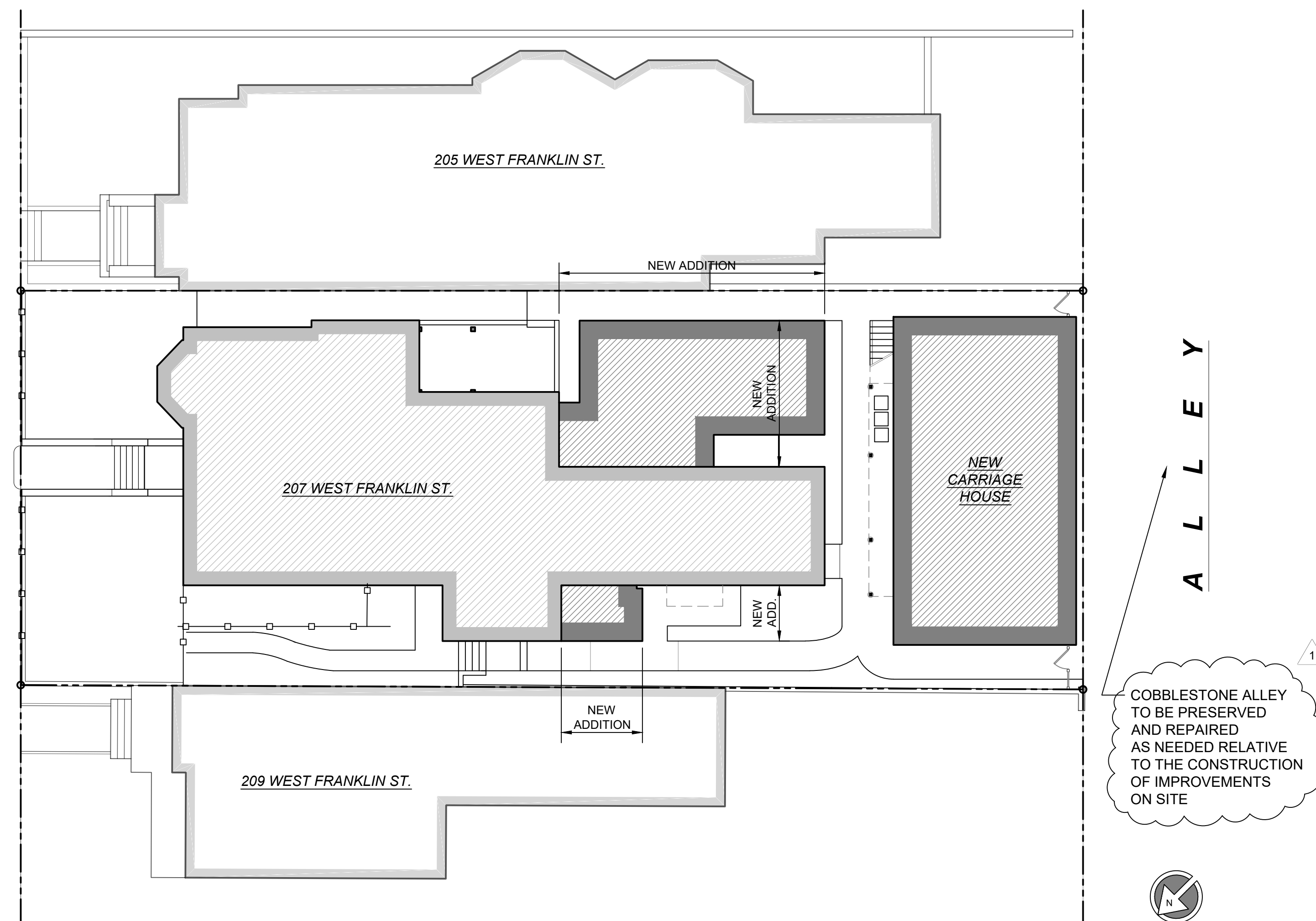
The proposed special use will not:

1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue concentration of population;
5. adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or
6. interfere with adequate light and air.

RENOVATION AND ADDITION

207 WEST FRANKLIN STREET
RICHMOND, VA 23220

WEST FRANKLIN ST.



SHEET INDEX

SUP 100	COVER AND SITE PLAN
SUP 101	EXISTING FLOOR PLANS
SUP 102	PROPOSED FLOOR PLANS
SUP 201	PROPOSED ELEVATIONS
SUP 202	PROPOSED ELEVATIONS

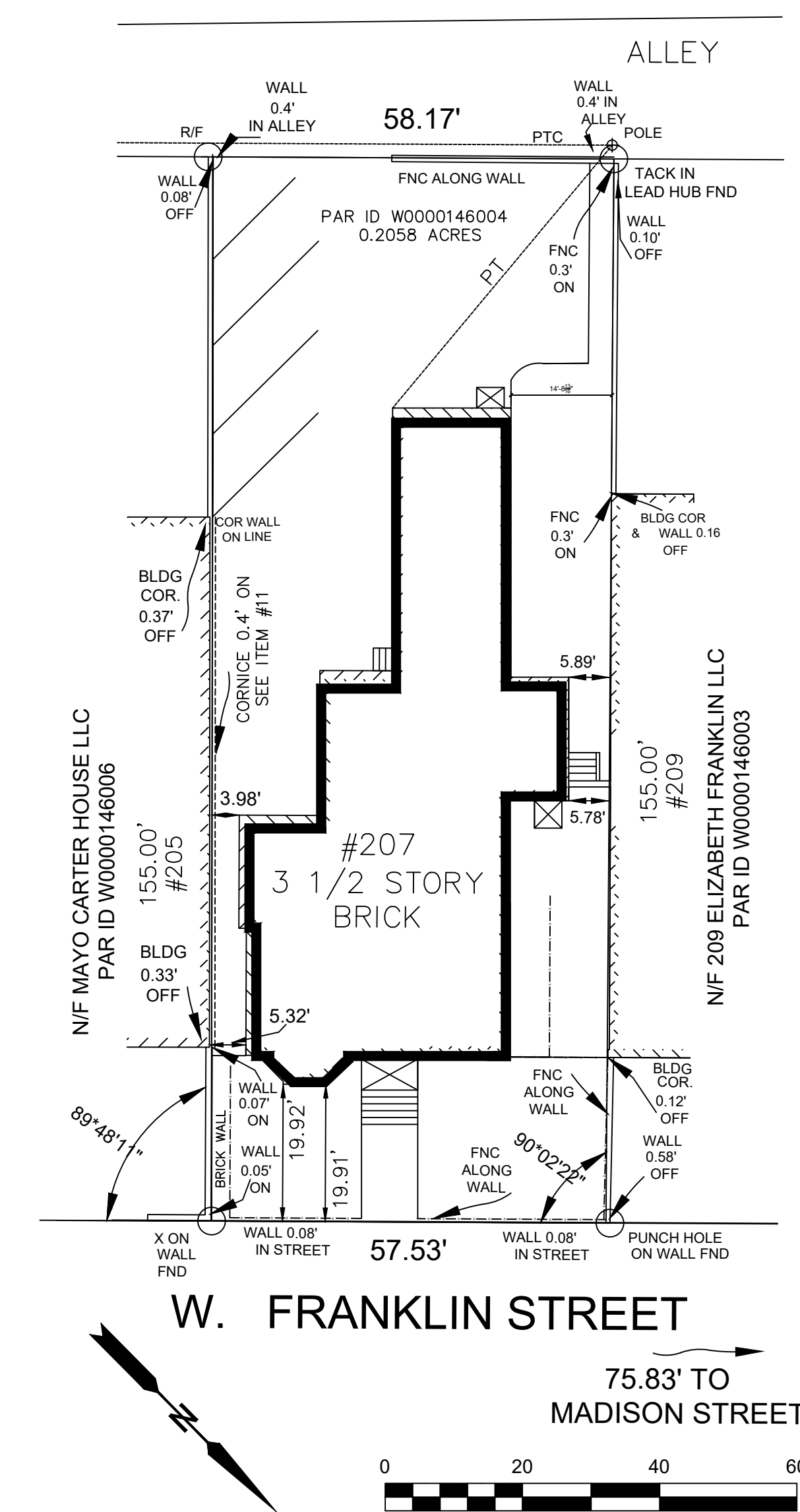
UNIT COUNT

UNIT #1:	1,451 NET SQUARE FEET
UNIT #2:	753 NET SQUARE FEET
UNIT #3:	948 NET SQUARE FEET
UNIT #4:	1,135 NET SQUARE FEET
UNIT #5:	704 NET SQUARE FEET
UNIT #6:	519 NET SQUARE FEET
UNIT #7:	538 NET SQUARE FEET
UNIT #8:	1,024 NET SQUARE FEET
UNIT #9:	1,581 NET SQUARE FEET
UNIT #10:	1,197 NET SQUARE FEET
UNIT #11:	1,514 NET SQUARE FEET

OPEN SPACE CALCULATION
4,569 / 11,364 = 0.40

SCOPE OF WORK

THE SCOPE OF WORK INCLUDES RENOVATION OF THE EXISTING BUILDING, A NEW REAR ADDITION, NEW PORCH ADDITIONS, AND A NEW CARRIAGE HOUSE BUILDING.
ALL WORK WILL BE IN ACCORDANCE WITH THE SECRETARY STANDARDS FOR HISTORIC REHABILITATION.



SEAL

P 804.358.4993
F 804.358.8211

REVISIONS
1 06.06.2023

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

SHEET TITLE
SITE PLAN

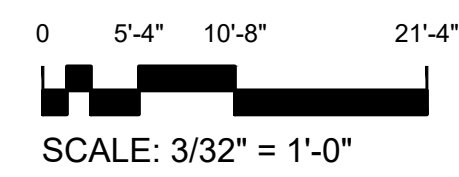
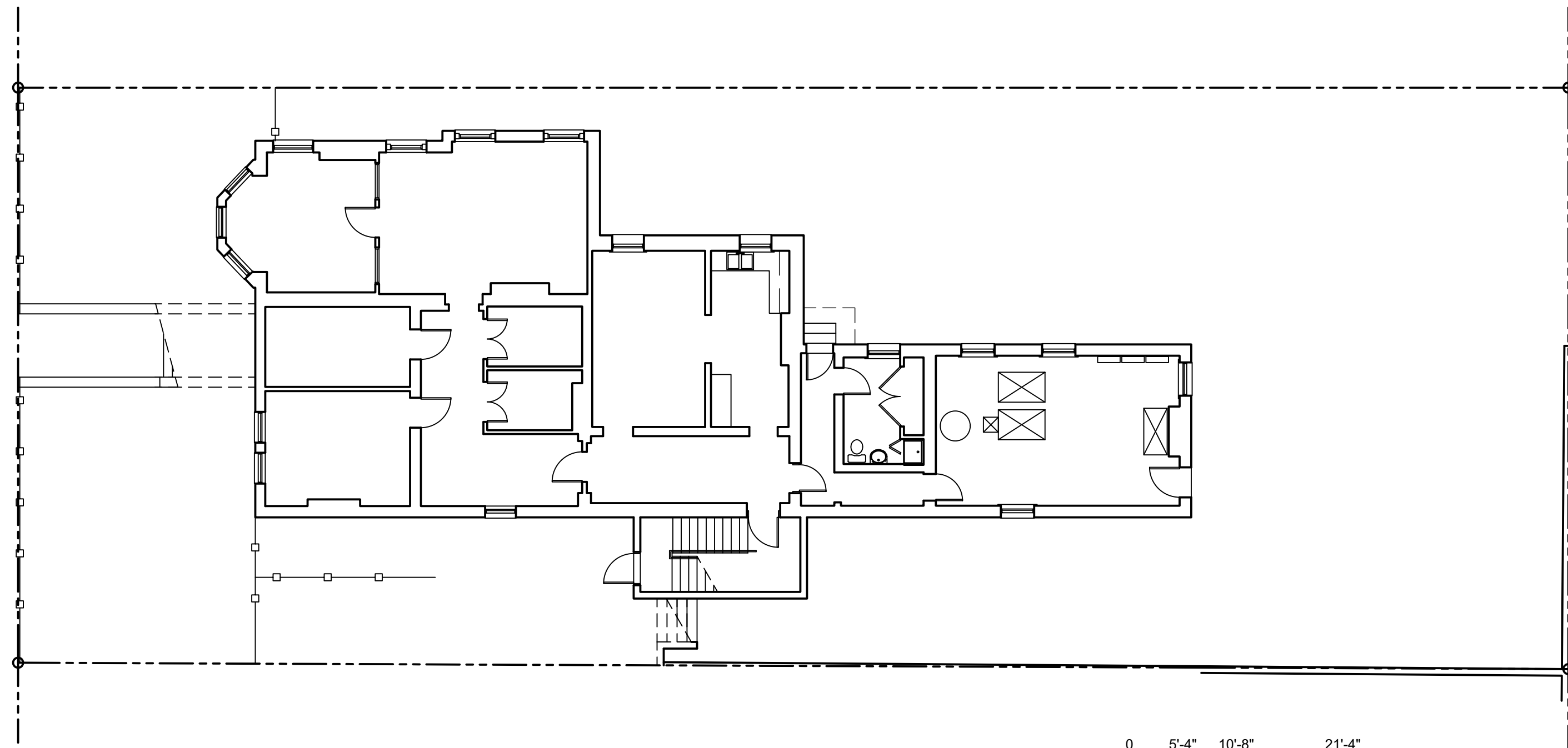
PROJECT NO.
2125

DATE
03.03.2023

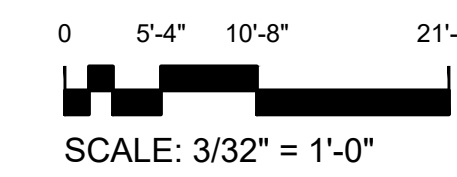
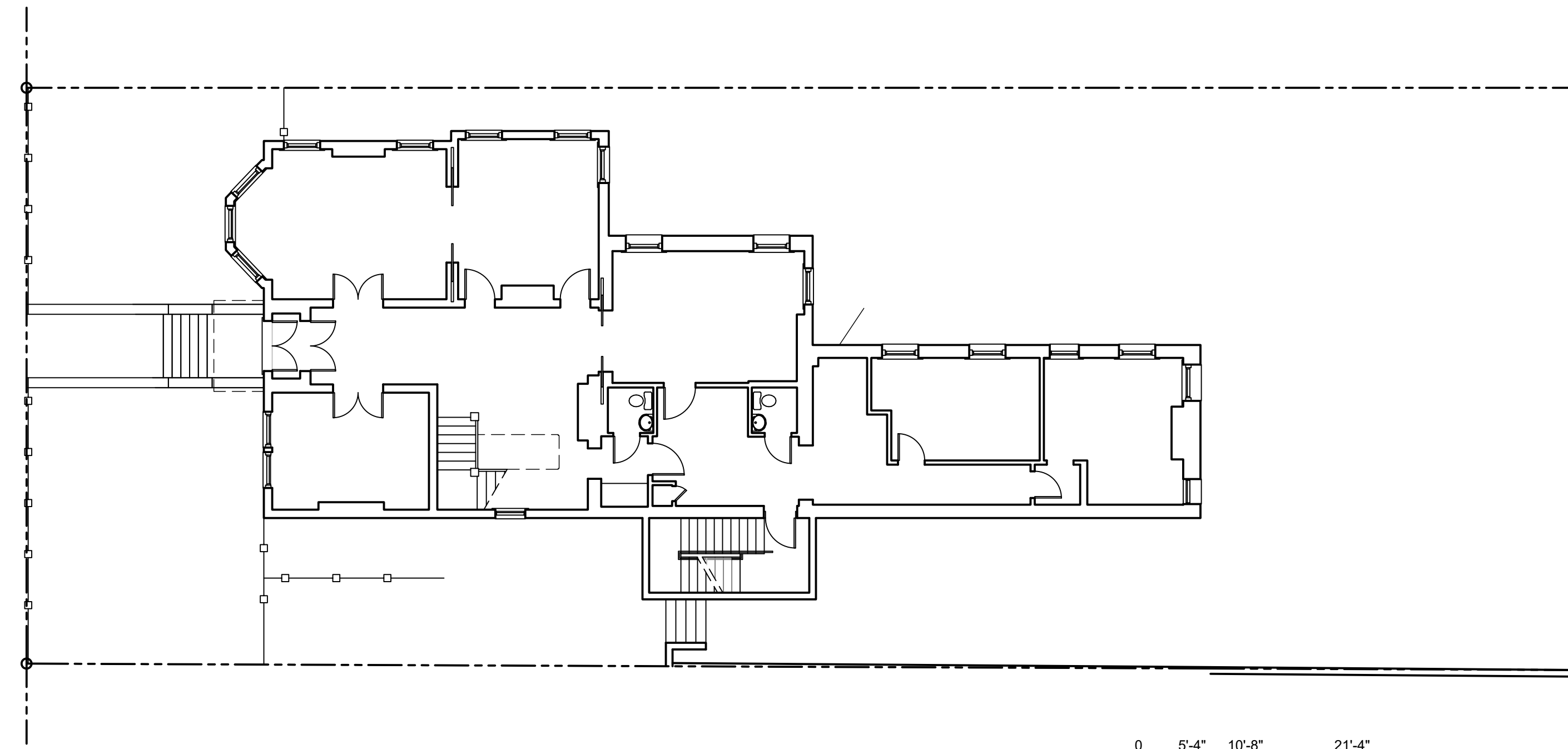
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SUP 100

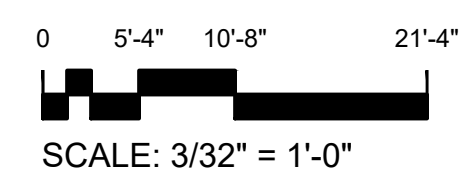
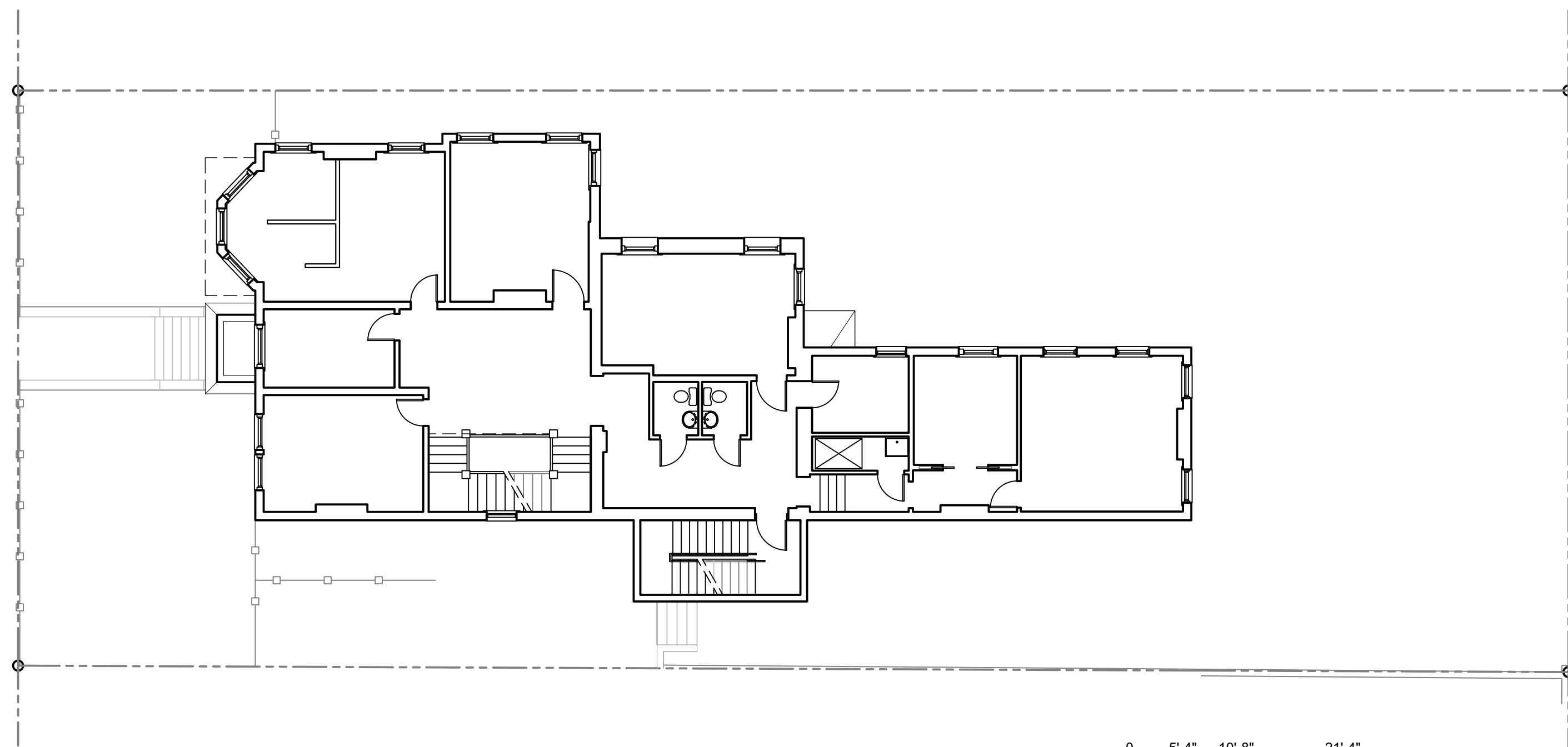
207 WEST FRANKLIN ST
RICHMOND, VA 23220



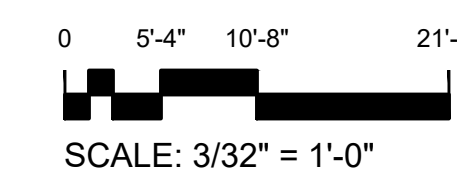
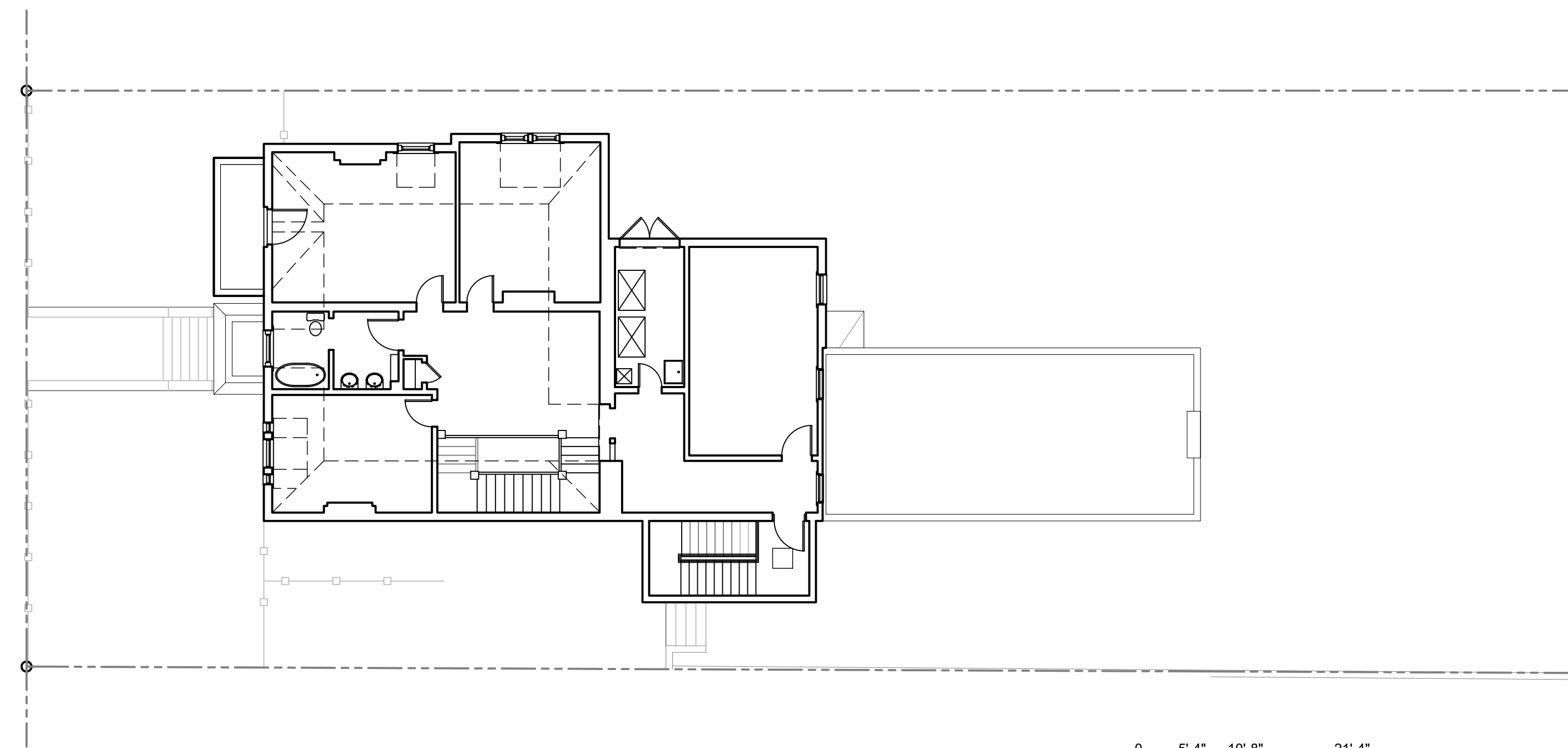
① EXISTING GROUND FLOOR PLAN
3/32" = 1'-0"



② EXISTING FIRST FLOOR PLAN
3/32" = 1'-0"



③ EXISTING SECOND FLOOR PLAN
3/32" = 1'-0"



④ EXISTING THIRD FLOOR PLAN
3/32" = 1'-0"

SEAL

P 804.358.4993
F 804.358.8211

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

207 WEST FRANKLIN ST
RICHMOND, VA 23220

SHEET TITLE

EXISTING PLANS

PROJECT NO.

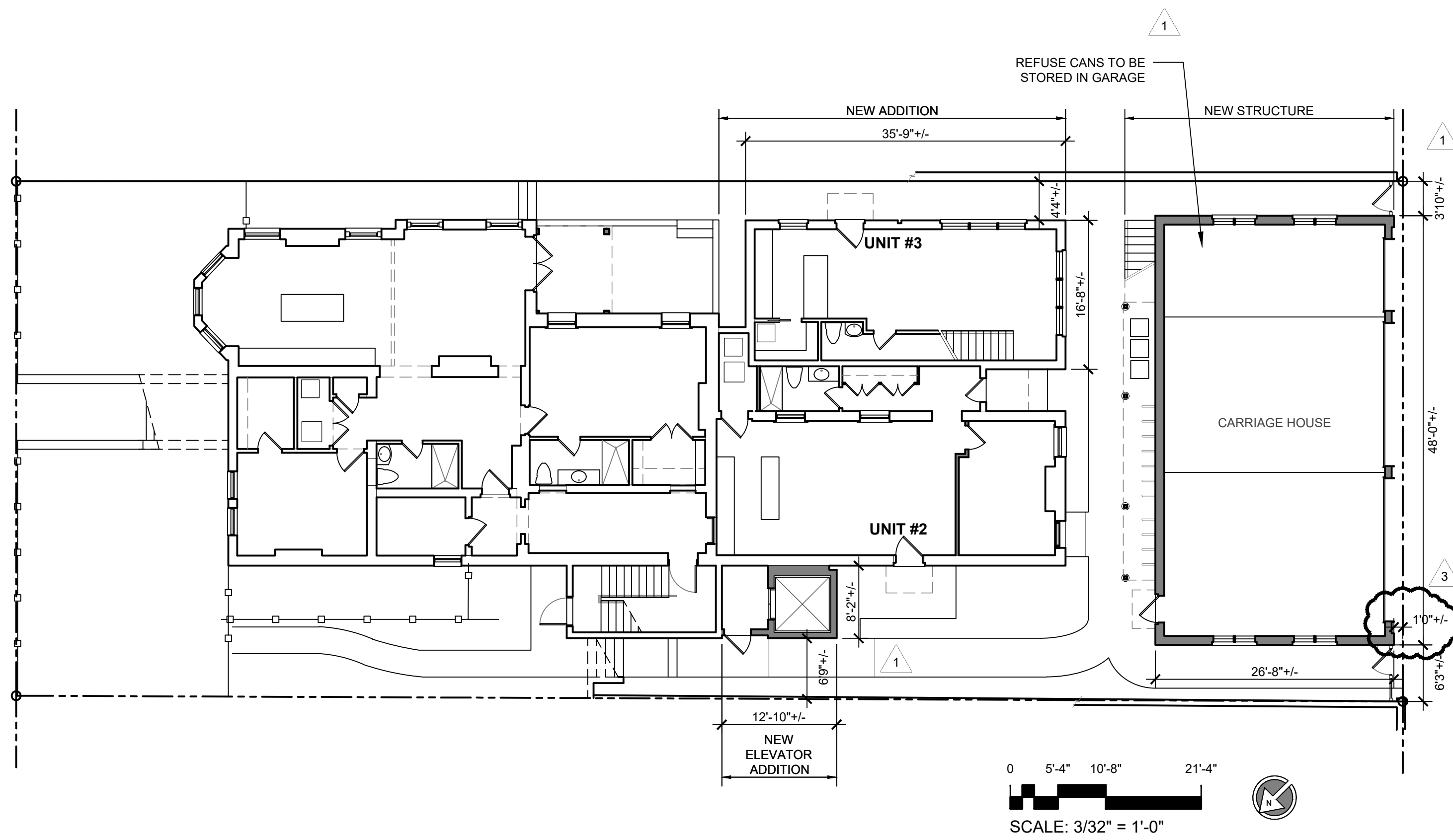
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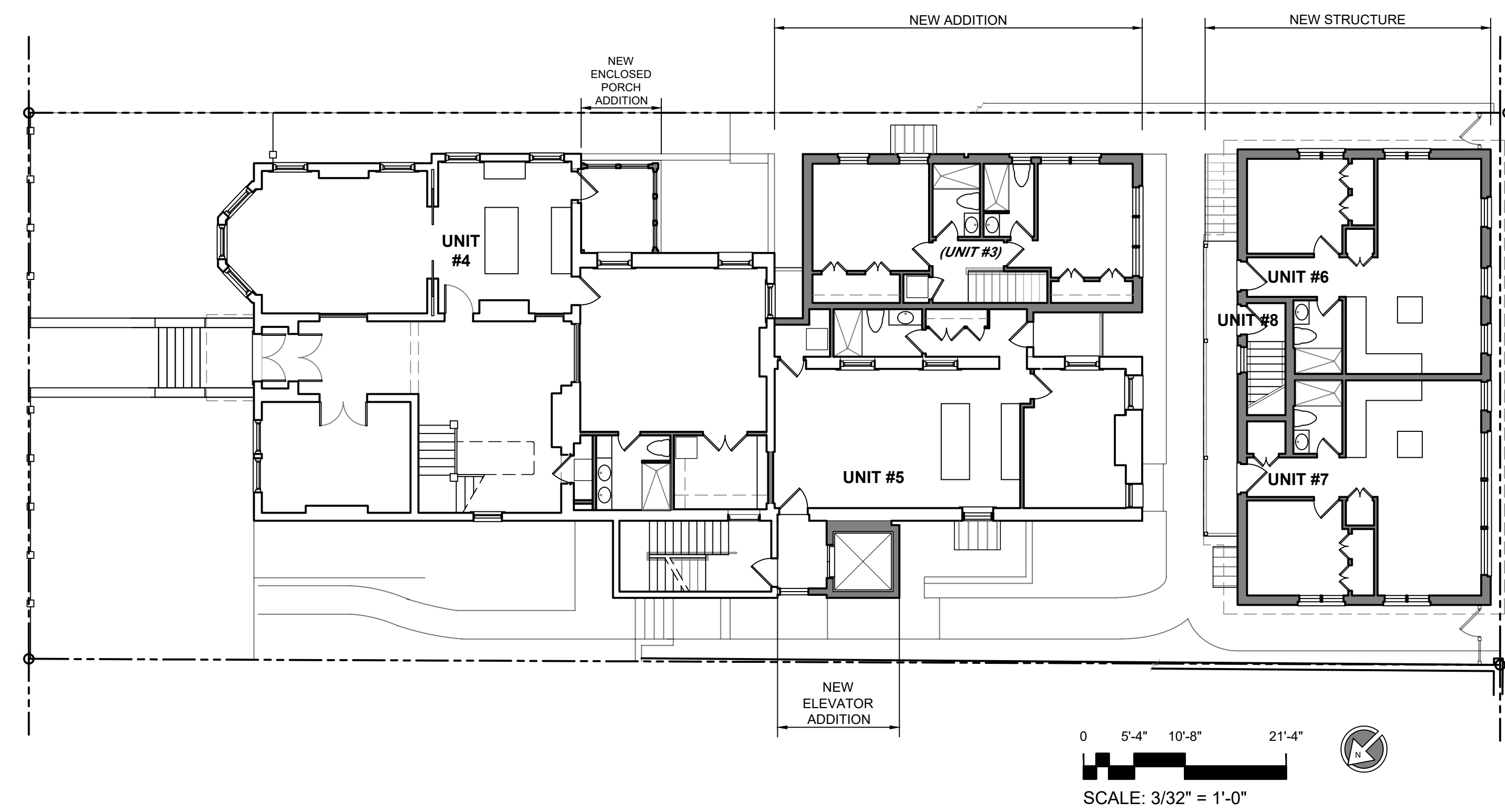
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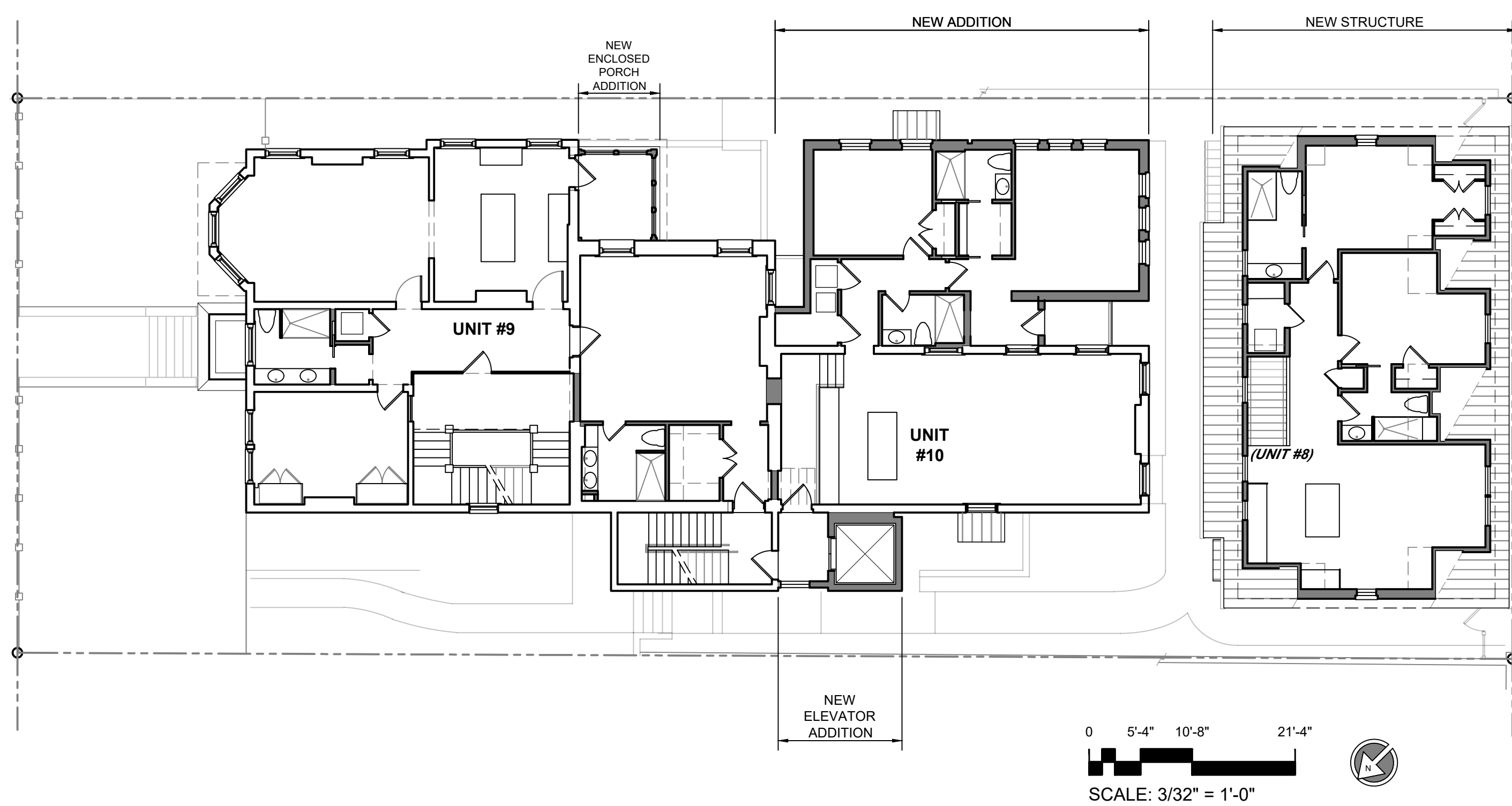
SUP 101



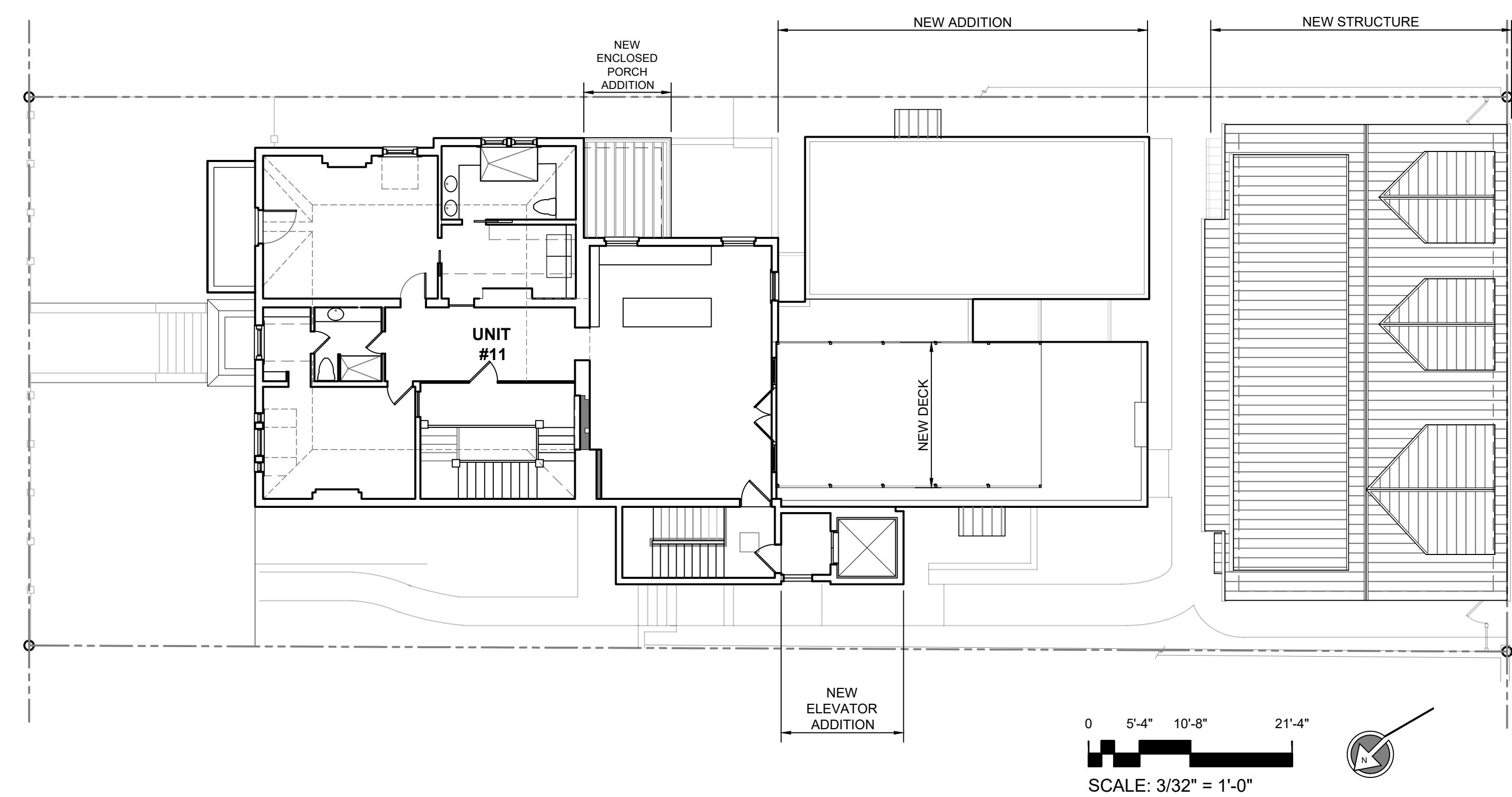
1 PROPOSED GROUND FLOOR PLAN
3/32" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
3/32" = 1'-0"



3 PROPOSED SECOND FLOOR PLAN
3/32" = 1'-0"



4 PROPOSED THIRD FLOOR PLAN
3/32" = 1'-0"

SEAL

P 804.358.4993
F 804.358.8211

REVISIONS

- 1 06.06.2023
- 2 08.04.2023
- 3 10.19.2023

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

207 WEST FRANKLIN ST
RICHMOND, VA 23220

SHEET TITLE

PROPOSED PLANS

PROJECT NO.

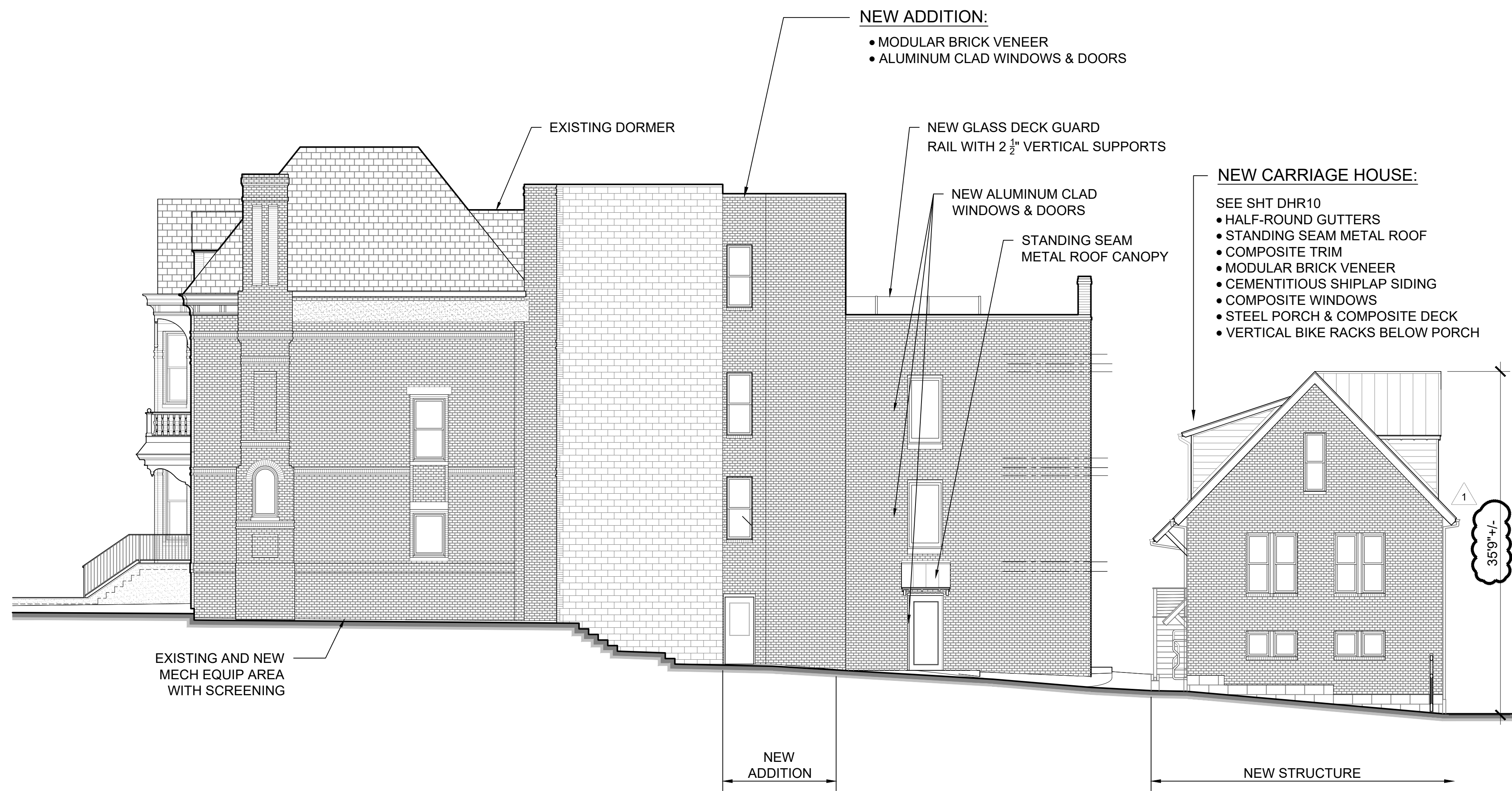
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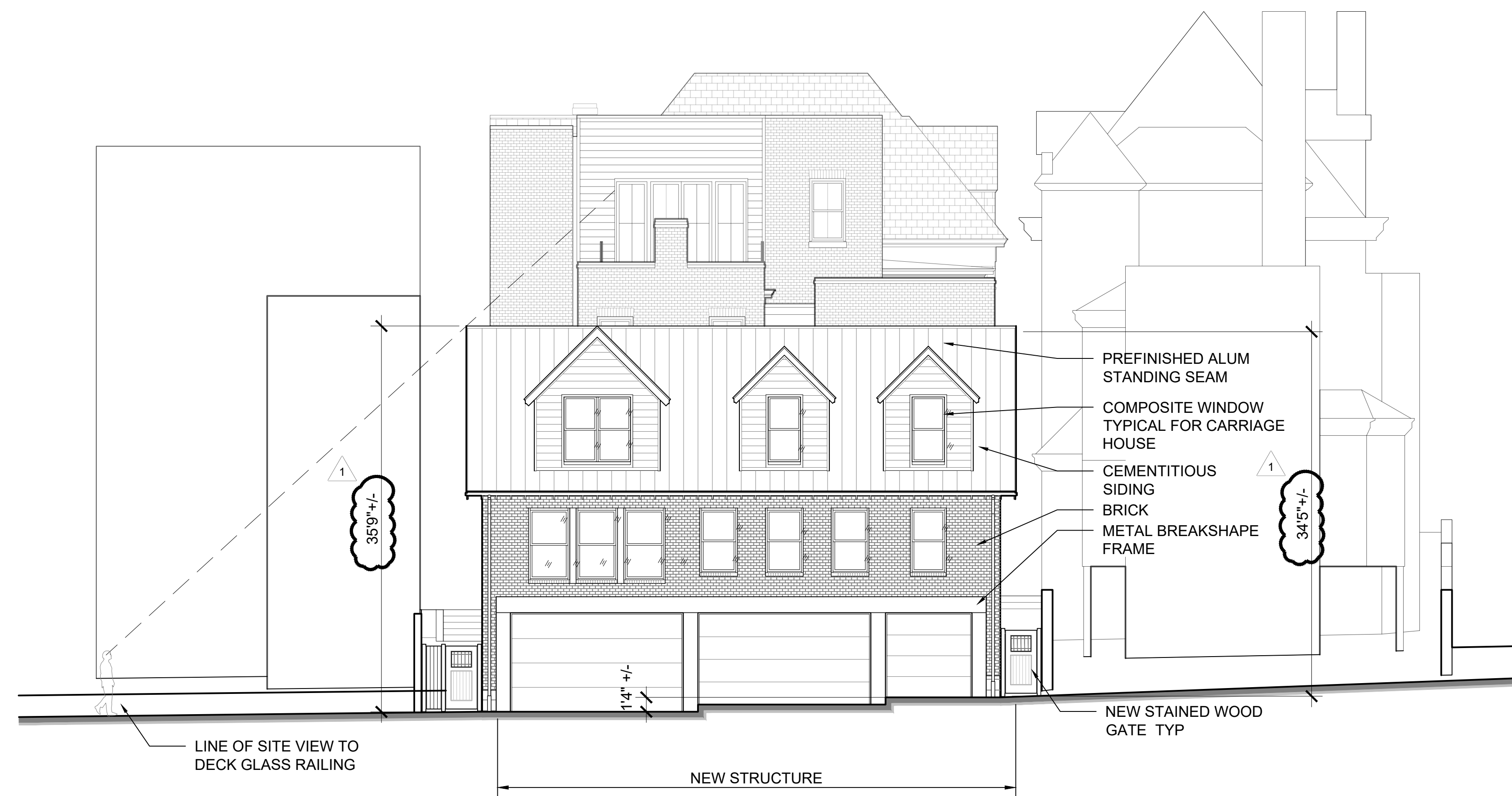
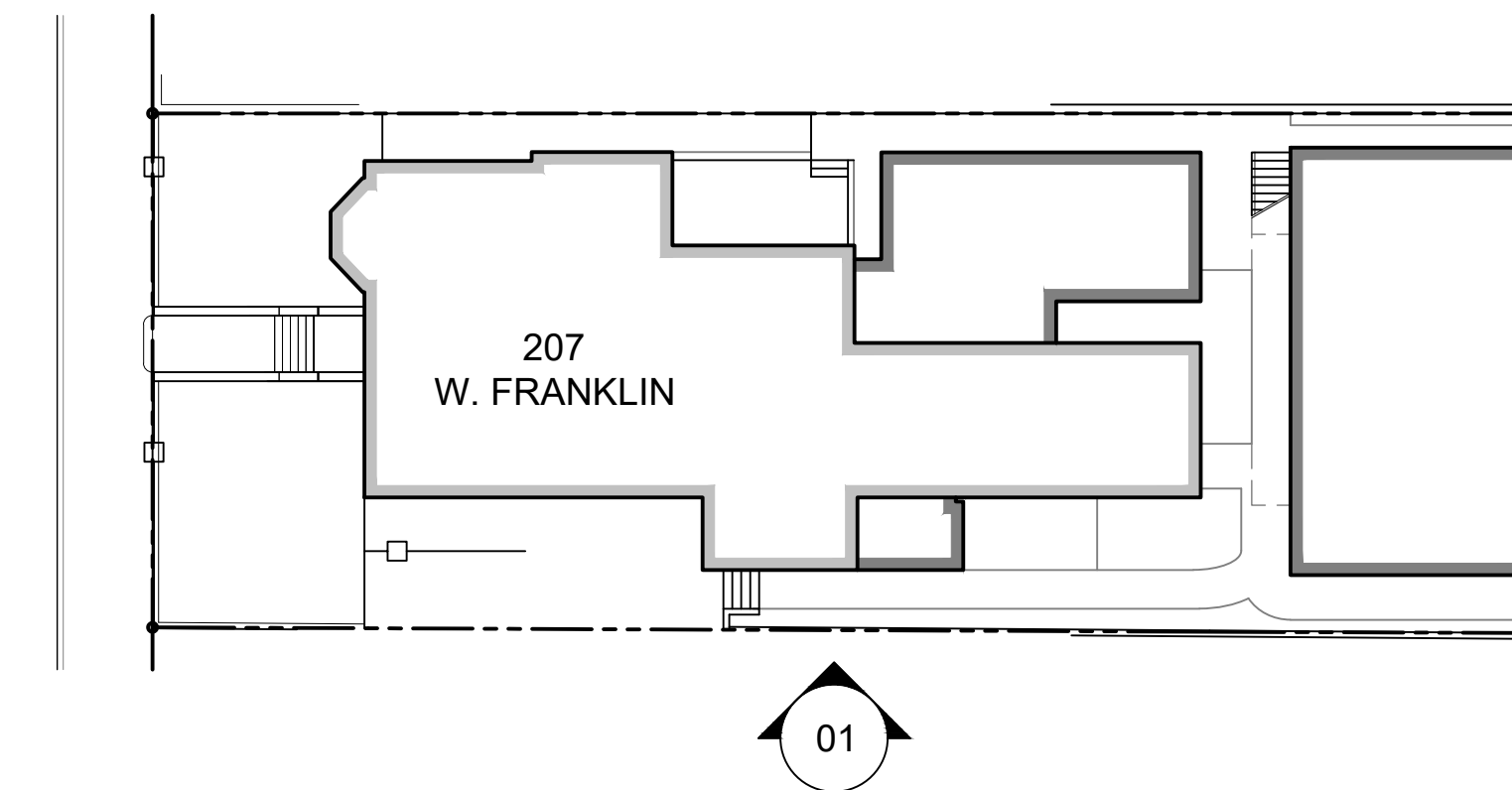
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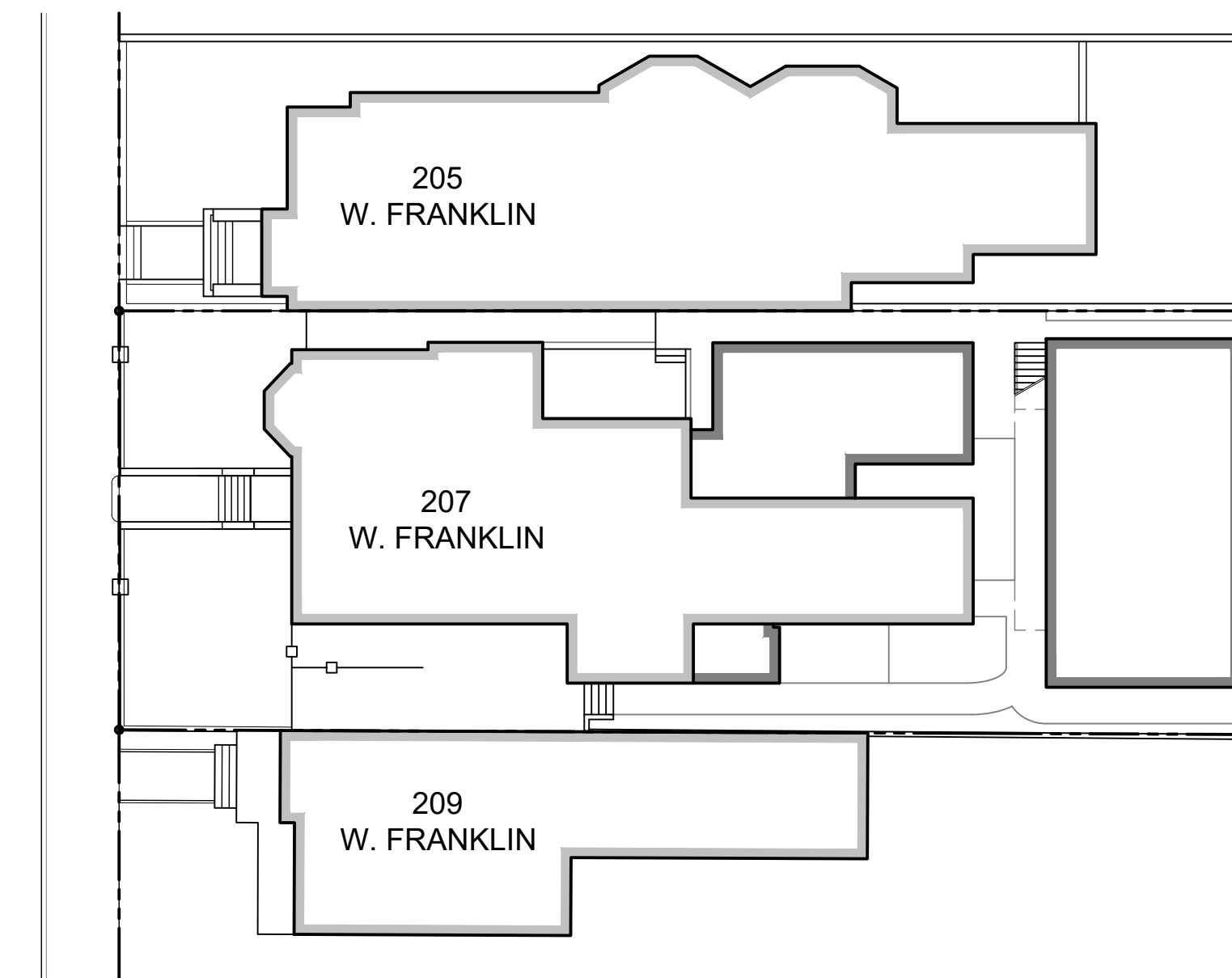
SUP 102



1 PROPOSED WEST ELEVATION
1/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
1/8" = 1'-0"



SEAL

P 804.358.4993
F 804.358.8211

1901 WEST CARY STREET RICHMOND, VA 23220

JOHANNAS DESIGN GROUP

REVISIONS
1 06.06.2023

207 WEST FRANKLIN ST
RICHMOND, VA 23220

SHEET TITLE

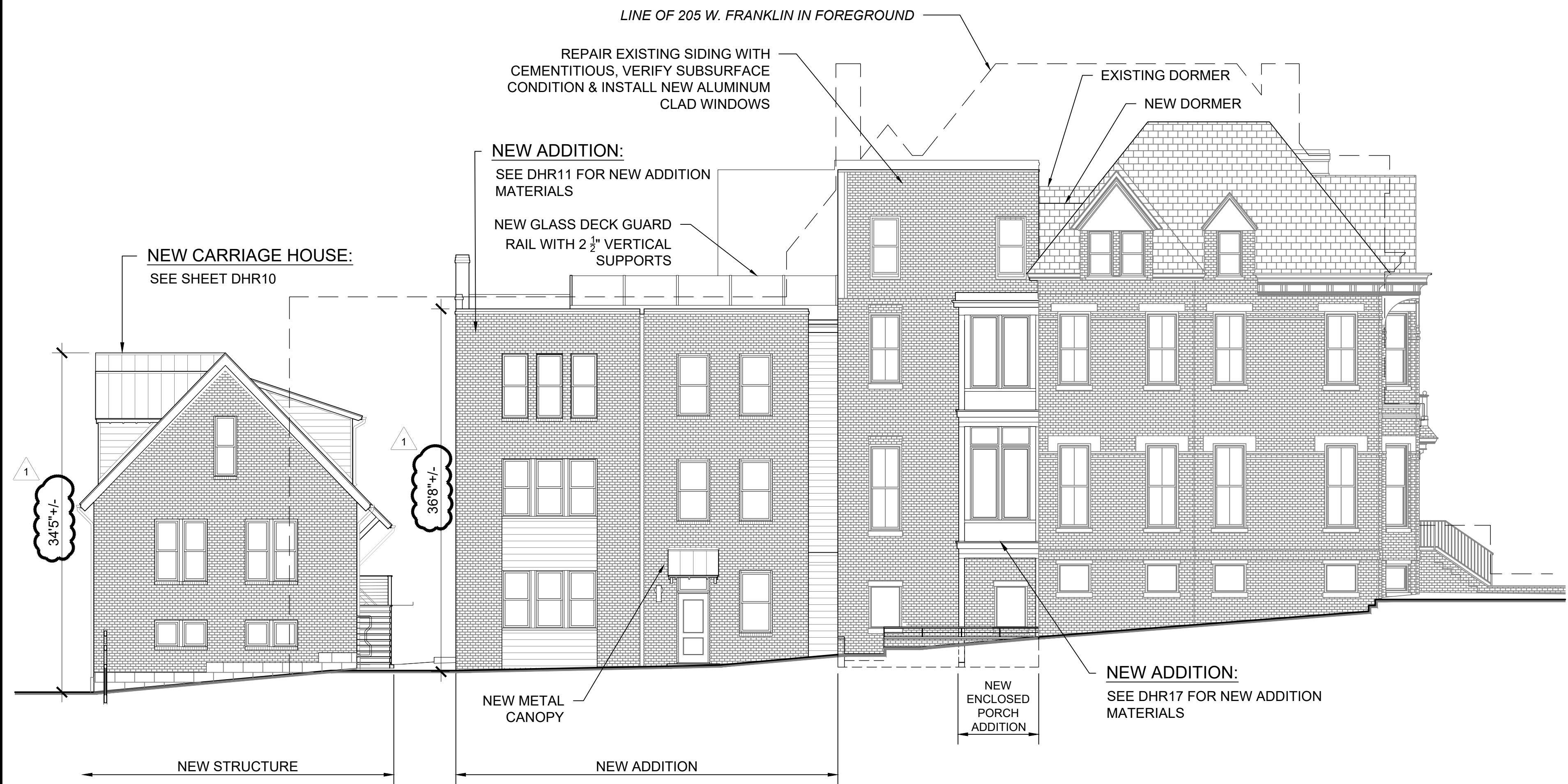
PROPOSED ELEVATIONS

PROJECT NO.
2125

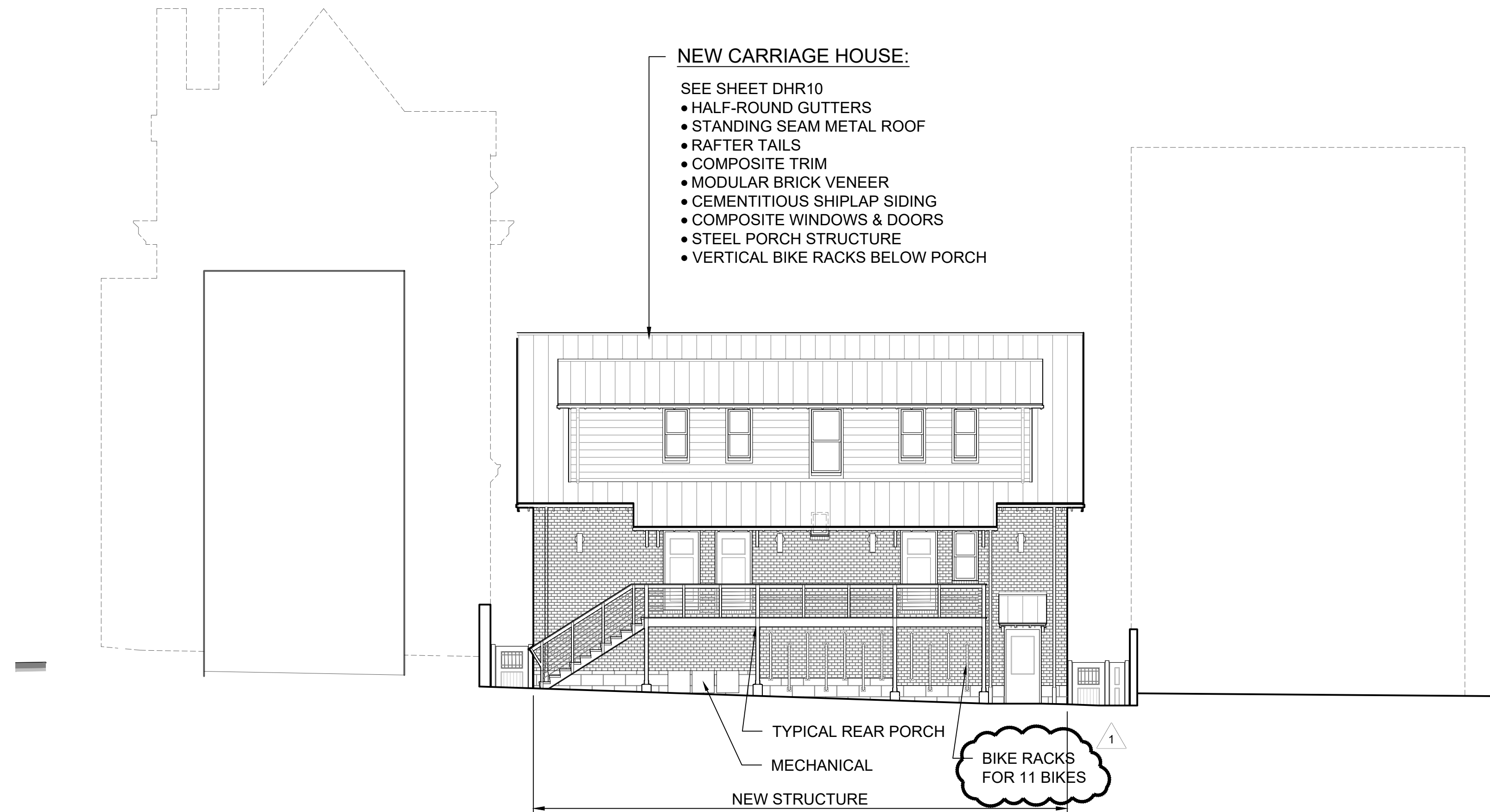
DATE
03.03.2023

SHEET NO.

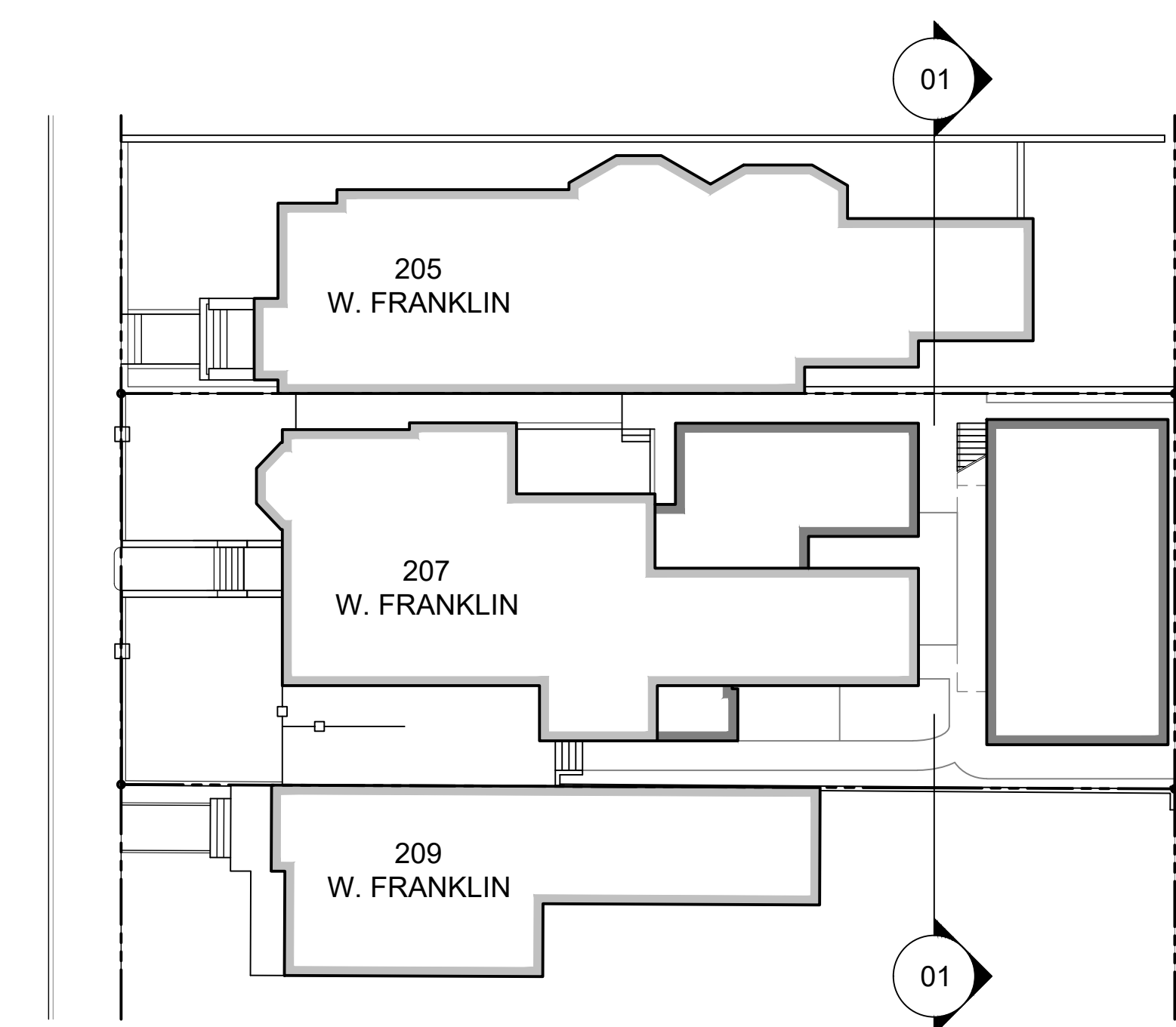
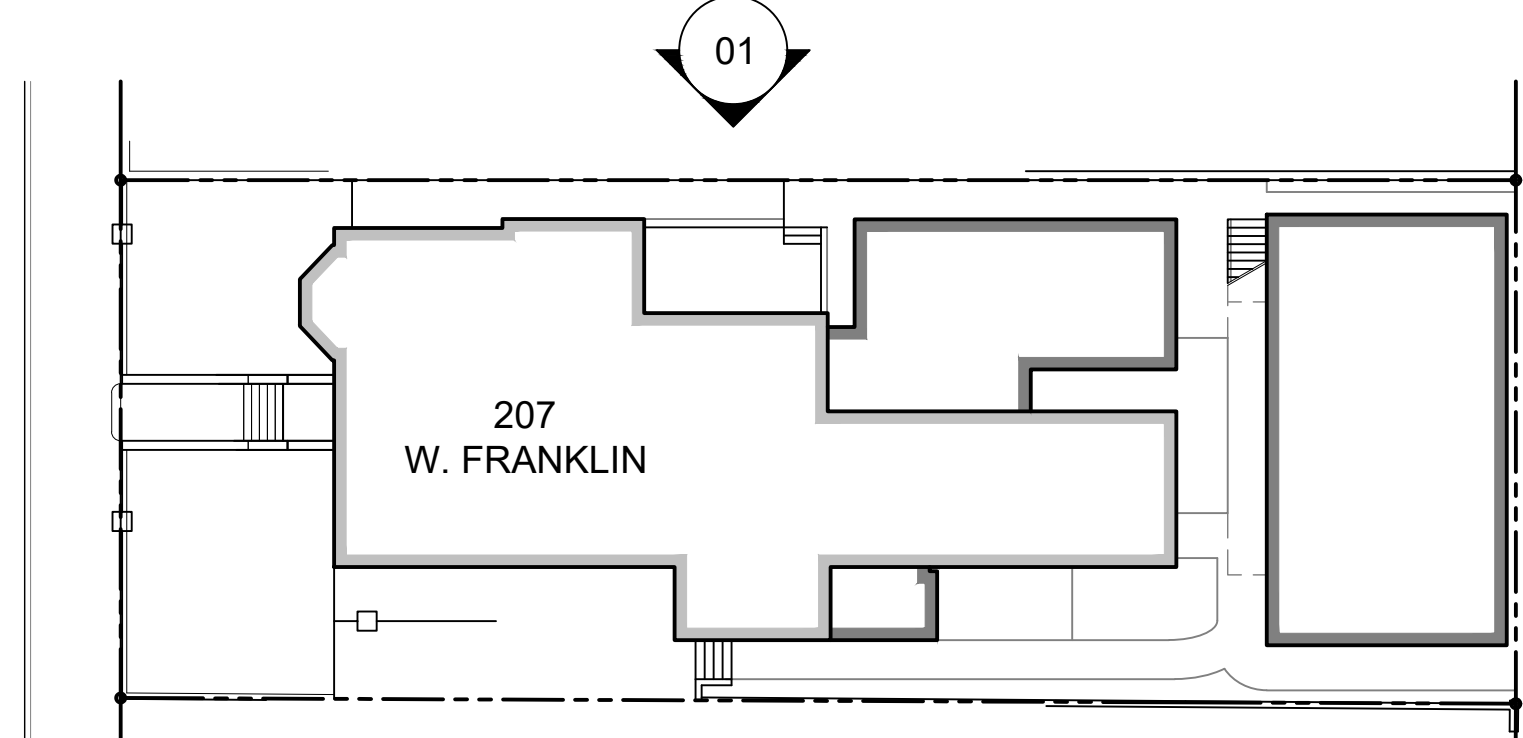
SUP 201



1 PROPOSED EAST ELEVATION
1/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/8" = 1'-0"



SEAL

REVISIONS
1 06.06.2023

PROJECT NO.
2125

DATE
03.03.2023

SHEET NO.
SUP 202

JOHANNAS DESIGN GROUP
 1901 WEST CARY STREET RICHMOND, VA 23220
 P 804.358.4993
 F 804.358.8211

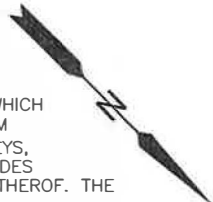
207 WEST FRANKLIN ST
 RICHMOND, VA 23220

SHEET TITLE
PROPOSED ELEVATIONS

ALTA/ACSM CERTIFICATION

TO ALEX BOWMAN AND
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-4,8,9,11(OBSERVED ONLY),13, & 14 OF TABLE A THEROF. THE FIELDWORK WAS COMPLETED ON AUGUST 3, 2021.



NOTES:

- 1 SUBJECT PARCEL: #207 W. FRANKLIN ST.
CITY PAR ID W0000146004
- 2 THIS PLAT WAS PREPARED WITH THE BENEFIT OF A TITLE BINDER PREPARED BY FIDELITY NATIONAL TITLE INS. CO. DATED 07-06-2021 WITH ORDER NO.43223VA-510-MMO-JKO
- 3 THIS PROPERTY IS IN H.U.D. DEFINED FLOOD HAZARD AREA. ZONE: X, AS SHOWN ON FIRM COMMUNITY PANEL #5101290037D, DATED 04/02/2009.

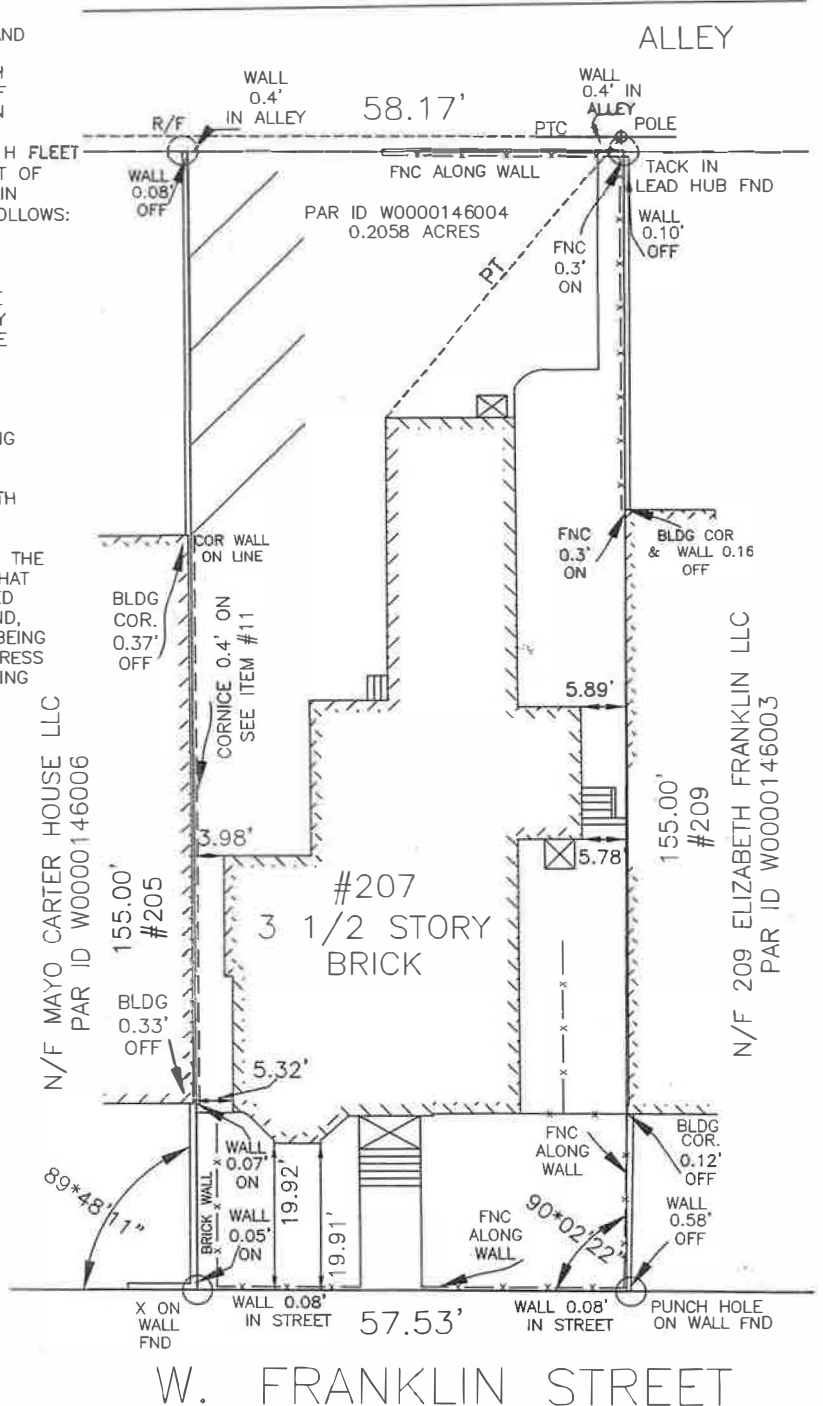
DATE: AUG. 3RD. 2021

Randy L. Olson
RANDY L. OLSON
REGISTRATION NUMBER 1628

TITLE COMMITMENT
ORDER NO.
43223VA-510-MMOJKO
EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RICHMOND, COMMONWEALTH OF VIRGINIA, AND IS DESCRIBED AS FOLLOWS:
ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND WITH IMPROVEMENTS THERON LYING AND BEING IN THE CITY OF RICHMOND, VIRGINIA, KNOWN AS NO. 207 WEST FRANKLIN STREET, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED, IN ACCORDANCE WITH A PLAT OF SURVEY BY CHAS. H FLEET & ASSOC., DATED DECEMBER 7, 1987 AND ENTITLED "PLAT OF PROPERTY SITUATED ON THE SOUTHERN LINE OF FRANKLIN STREET AND EAST OF MADISON STREET, RICHMOND, VA", AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTHERN LINE OF W. FRANKLIN STREET, SAID POINT BEING DISTANT 75.83 FEET FROM THE POINT OF INTERSECTION OF THE EASTERN LINE OF MADISON STREET WITH SOUTHERN LINE OF W. FRANKLIN STREET; THENCE RUNNING IN A EASTERLY DIRECTION ALONG AND FRONTING ON THE SOUTHERN LINE W. FRANKLIN STREET 57.53 FEET TO A POINT; THENCE IN A SOUTHERLY DIRECTION 155.0 FEET TO A POINT ON THE NORTHERN LINE OF AN ALLEY; THENCE IN A WESTERLY DIRECTION ALONG THE NORTHERN LINE OF SAID ALLEY 58.17 FEET TO A POINT, SAID POINT BEING DISTANT THERON 75.83 FEET IN A EASTERLY DIRECTION FROM THE EASTERN LINE OF MADISON STREET; THENCE IN A NORTHERNLY DIRECTION ALONG A LINE PARALLEL WITH THE EASTERN LINE OF MADISON STREET 155.0 FEET TO THE POINT AND PLACE OF BEGINNING.
TOGETHER WITH A NON-EXCLUSIVE RIGHT OF EASEMENT FOR THE BENEFIT OF THE AFORESAID PROPERTY AS CONTAINED IN THAT CERTAIN AGREEMENT DATED APRIL 27,1987 AND RECORDED IN THE CLERKS OFFICE, CIRCUIT COURT, CITY OF RICHMOND, VIRGINIA, IN DEED BOOK 123, PAGE 1395, SAID EASEMENT BEING FOR SIX PARKING SPACES AND RIGHTS OF INGRESS AND EGRESS TO SAID SPACES FROM A PUBLIC STREET OR ALLEY ABUTTING THE LOT LOCATED AT 206-210 WEST MAIN STREET.

- TITLE COMMITMENT ORDER
NO. 432234A-510-MMO-JKO
SCHEDULE B
PART II EXCEPTIONS
ITEMS: 1 THRU 6 ARE
NOT SURVEY ITEMS
#7 SEE PLAT IN DB 331 PG 10
8&9&10 ARE NOT SURVEY ITEMS
11 ENCR. & PARTY WALL AGREEMENT
W/ #205 DB 722 PG 835
12: THERE ARE ASSIGNED SPACES
ON PARCEL AS SHOWN ON
PLAT IN DB 123 PG 1416
13: THERE IS STILL A DWELLING AT
#212 W MAIN. THE PARCELS EAST
OF #212 ARE PARKING LOTS
14: # 201 & #203 W. FRANKLIN ST. IS
A PARKING LOT



W. FRANKLIN STREET
75.83' TO
MADISON STREET

HARVEY L. PARKS, INC.
4508 W. HUNDRED ROAD
CHESTER, VA.
PHONE: 804-748-8641
EMAIL: SURVEYS@HARVEYPARKS.COM

DATE: AUGUST 4, 2021 SCALE: 1"=20'
DRAWN BY: H.T.J.
CHECKED BY: R.L.O.
F.BK.: 637, PG. 37 63737.dwg

PLAT SHOWING ALTA SURVEY ON
#207 W. FRANKLIN STREET
IN THE CITY OF
RICHMOND, VIRGINIA

