

INTRODUCED: April 8, 2019

AN ORDINANCE No. 2019-113

To authorize the special use of the property known as 2915 West Leigh Street for the purpose of an outdoor dining area, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 13 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 2915 West Leigh Street, which is situated in a TOD-1 Transit-Oriented Nodal District, desires to use such property without a side yard of not less than 20 feet in width where a side lot line abuts property in a residential district, which, among other things, is not currently allowed by section 30-457.5(2) of the Code of the City of Richmond (2015), as amended, for purposes including an outdoor dining area outside a completely enclosed building and used for the service or accommodation of patrons that is situated within 100 feet of any property in any residential district, which, among other things, is not currently allowed by section 30-457.2(25)(a) of the Code of the City of Richmond (2015), as amended;

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 13 2019 REJECTED: _____ STRICKEN: _____

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), 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 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 (2015), 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 2915 West Leigh Street and identified as Tax Parcel No. N000-1592/016 in the 2019 records of the City Assessor, being more particularly described on a survey entitled “ALTA / ACSM Land Title Survey of 2915-2919 West Leigh Street, City of Richmond, Virginia,” prepared by Balzer and Associates, Inc., and dated August 31, 2005, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of an outdoor dining area, substantially as shown on the plans entitled “Modifications To: 2915 - 2919 W. Leigh Street, Richmond, Virginia,” prepared by Michael Pellis Architecture, and dated April 4, 2018, 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 an outdoor dining area, substantially as shown on the Plans.

(b) The hours of operation of the Special Use shall be limited to 7:00 a.m. through 11:00 p.m., daily.

(c) A privacy screen shall be installed along the western perimeter of the outdoor dining area that shall screen the Special Use from view by adjacent residential uses, substantially as shown on the Plans. At the Owner's request, the Director of Planning and Development Review may approve a privacy screen that is not shown on the Plans but that is otherwise consistent with this ordinance and the Code of the City of Richmond (2015), as amended.

(d) No live entertainment, recorded audio or video, or amplified public address system shall be allowed with the Special Use.

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

(f) No more than 32 persons may occupy the outdoor dining area at a time, provided that such a limit does not exceed the maximum capacity allowed by the Virginia Uniform Statewide Building Code.

(g) No fewer than two covered trash containers shall be provided in the outdoor dining area.

§ 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 (2015), 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 (2015), 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 (2015), 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 (2015), 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.

City of Richmond

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

Item Request

File Number: PRE.2019.078

O & R REQUEST

4-8670
MAR 13 2019

Office of the
Chief Administrative Officer

O & R Request

RECEIVED
EDITION: 1

MAR 29 2019

DATE: March 12, 2019

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor.)

OFFICE OF CITY ATTORNEY
J.J. 3/29/19

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 2915 West Leigh Street to authorize outdoor dining, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 2915 West Leigh Street to authorize outdoor dining, upon certain terms and conditions.

REASON: The applicant is proposing outdoor dining at the front of the building on the subject property. Section 30-457.2 (25)a. of the Zoning Ordinance states that "No deck, patio, terrace or other area outside a completely enclosed building and used for the service or accommodation of patrons shall be situated within 100 feet of any R district." The proposed outdoor dining area is located within 100 feet of property located within the R-7 Single-and-Two Family Urban Residential District. Also, Section 30-457.5(2) states that where a side lot line abuts or is situated across an alley from property in an R district there shall be a side yard of not less than 20 feet in width. A special use permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its May 6, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property, known as 2915 West Leigh Street, is comprised of approximately .198 acres and is located on the block between North Boulevard and Altamont Avenue.

The Pulse Corridor Plan designates the subject property for Industrial Mixed Use land use. “Industrial Mixed use areas are traditionally industrial areas that are transitioning to mixed use due to their proximity to growing neighborhoods, but still retain industrial uses...Primary Uses [include] industrial, multi-family residential, office, retail, and personal service [uses] (p. XII).

More specifically, the subject property is within the Cleveland Station Area. According to the Pulse Plan, the Cleveland Station vision is as follows: the “area unifies two vibrant, distinct, pedestrian oriented neighborhoods by maximizing the potential of under-utilized parcels and supporting new forms of development that are walkable, dense, and mixed use. Scott’s Addition continues its evolution as a mixed use neighborhood, and W. Broad Street transforms into a high quality urban avenue that is safe to cross, while becoming a destination in its own right for residential, office, retail and compatible entertainment uses.” Also, “the Industrial Mixed Uses in Scott’s Addition accommodate the emerging residential, office, and retail uses alongside the established and emerging light industrial uses” (p. 54).

The subject property is located in the TOD-1 Transit Oriented Nodal District. 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 of this development along principal corridors, at key gateways, and at nodes of high activity located near transit service, bicycle infrastructure, and pedestrian-friendly streetscapes. The district regulations are also intended to safeguard the character of adjoining properties by only being applied in areas that meet the criteria above, with buffering by setbacks and screening or transitional districts to lower intensity residential areas.

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 facades along street frontages, and to promote an environment that is safe for walking and biking.

Properties to the north, south and east of the subject property are also located in the TOD-1 District. Properties adjacent to the west are zoned R-7 Single and Two-Family Urban Residential. A mix of residential and commercial uses are located in the neighborhood.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City’s budget for this or future fiscal years.

FISCAL IMPLICATIONS: None.

BUDGET AMENDMENT NECESSARY: None.

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 8, 2019

CITY COUNCIL PUBLIC HEARING DATE: May 13, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission,
May 6, 2019.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: David Watson, Senior Planner
Land Use Administration, 804-646-6304



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.richmondgov.com/>

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: 2915 West Leigh Street Date: January 3, 2019
 Tax Map #: N 0001592016 Fee: \$2,400.00
 Total area of affected site in acres: ~1,000 square feet or 0.023 AC

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

Zoning

Current Zoning: TOD-1

Existing Use: Currently being repurposed from industrial warehouse use

Proposed Use

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

See applicants report attached
 Existing Use: same as above

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Doug Albertson
 Company: Leigh Street LLC
 Mailing Address: 1735 Arlington Road
 City: Richmond State: VA Zip Code: 23230
 Telephone: (804) 400-6716 Fax: ()
 Email: albertson100@gmail.com

Property Owner: [Signature]
 If Business Entity, name and title of authorized signee: owner/managing member

(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: 1735 Arlington Road
 City: Richmond State: VA Zip Code: 23230
 Telephone: () same as above Fax: ()
 Email: same as above

Property Owner Signature: [Signature]

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)

Leigh Street, LLC

January 3, 2018

Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, Room 511
Richmond, Virginia 23219

RE: Special Use Permit Application for 2915 West Leigh Street

Dear Special Use Permit Reviewer:

I am making a significant investment in the referenced property that will enhance the neighborhood and exactly meet the intent of the TOD-1 zoning designation. These improvements include adding an attractive balcony to the second floor for the use of offices on the second floor and to provide walk-up a covered dining/outdoor eating space on the ground floor that is inviting to pedestrian traffic.

It should be noted that prior to the rezoning of the Scott's Addition area last year, residential properties and business, including restaurants and manufacturing, coexisted side by side with no issues. Only because of the rezoning to TOD-1, and specifically because during that rezoning process residential houses were zoned R7, no outdoor dining is permitted within 100 feet of any residential property

Because of the above, I am applying for a Special Use Permit for 2915 West Leigh Street that will allow for a restaurant, café, market, food-related tenant or any other tenant to use the first-floor patio space in front of the property for outdoor dining and related uses. This is completely within the objectives of the TOD-1 designation and is supported by the Scotts Addition Boulevard Association.

It should be noted that a zoning variance request to allow outdoor dining and related uses was applied for and approved August 2018 for use associated with a market. This restriction for use only for a market does not meet the intent of the TOD-1 zoning for the area and is overly restrictive and greatly reduces the marketability of the property. As it turns out, during the variance process, a well-suited restaurant tenant wished to lease the space in lieu of a market. In conversations with the zoning board as how to reduce the restrictive nature of the variance, they advised that a special use permit would be more appropriate to address the use in the TOD-1 district.

Attached to this letter and application is an Applicant's report indicating how this proposed special use permit will comply and be compatible with the City's Master Plan and the intent of the TOD-1 District.

Respectfully,



Doug Albertson

Applicant's Report for the Special Use Permit Application for 2915 West Leigh Street

Description of the proposed Special Use Permit:

The proposed Special Use Permit (SUP) is to allow for a restaurant, café, market, food-related tenant or any tenant to use the first-floor patio space in front of the property for outdoor dining and related uses. This would include the ability of the tenant user to temporarily enclose this patio space to protect it from the elements and allow for its use during the winter months if desired.

The patio footprint shall cover an area of 1,000 square feet extending horizontally along the entire Leigh Street frontage of the property.

Impact of the SUP on employee number, vehicular traffic and hours of operation:

The anticipated increase in the number of employees created by this SUP will be consistent with the number a food-service operation such as a restaurant, café, market or any other tenant would have if it leased an additional 1,000 square feet of indoor space. Additionally, the anticipated increase in vehicular traffic created by this SUP will be similar to the amount of vehicular traffic created by a food-service operation or tenant leasing an additional 1,000 square feet of indoor space. The notion of adding 1,000 sf of usable space to this property and the surrounding area is negligible in light of the significant square footage being created by multiple ground-up developments in Scott's Addition.

There is no specific vehicular impact as this is a TOD-1 district.

The hours of operation and use of the area shall be 6 AM to 12 PM.

Proposed SUP Compatibility with the surrounding area:

The proposed SUP promotes the characteristics the TOD-1 district aims to encourage. This SUP will enhance the walkability and urban character of the Scott's Addition area as well as complement similar restaurants and service-related businesses in the near vicinity. These businesses include Buzz and Ned's, Fat Dragon and Buskey Cider across from the property.

As the neighboring residences adjacent to 2915 West Leigh have prompted this SUP application, the following are proposed to decrease the effect on these residential neighbors:

1. Hours of operation will be limited to 6 AM to 12 PM
2. A vegetative privacy screen or equivalent will be used on the western end of the patio area under the balcony to provide separation from the residence located at 2921 West Leigh Street
3. Live bands, public address systems or loud music are not proposed as a use for this patio area.

As mixed-use zoning and property developments are implemented to encourage pedestrian traffic, walkability, density and an urban feel to those areas in Richmond, 2915 West Leigh when coupled with the neighboring residences introduces a corridor of mixed uses. It can

be reasonably expected that this will enhance the direction of increased density and pedestrian walkability in this area of Scott's Addition.

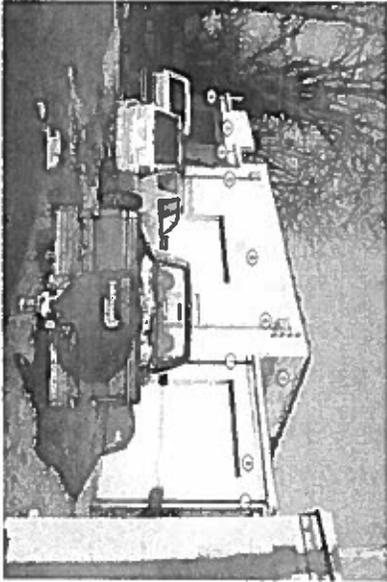
Working with the Scott's Addition Boulevard Association green initiative group, the SUP includes removal of excess old concrete driveways and concrete and the planting of trees and grass between the roadway and the sidewalk.

Proposed SUP compliance with and consideration of City Charter conditions:

1. **The proposed SUP will not be detrimental to the safety, health, morals, and general welfare of the community involved.** Regarding safety and vehicle traffic, the patio area is buffered by its distance from the road. The use of the patio space will not impact the general welfare of the community as it will not host live music or events that could disturb neighboring property owners and tenants. The effect on the health and morals of the community will be negligible and instead will complement the goals of the TOD-1 district and more specifically the direction of the Scott's Addition area.
2. **The proposed SUP will not create congestion in the streets, roads, alleys and other public ways and places in the area involved.** While the presence of a patio as an amenity for the property may increase patronage, the patio's effect on congestion in public ways should be negligible. If anything, this amenity should promote further the pedestrian-focused environment of the TOD-1 District and complement the district's intent to encourage urban walkability. Furthermore, the use is not vehicle-related and in turn should not impact vehicle congestion or increase it.
3. **The proposed SUP will not create hazards from fire, panic and other dangers.** Safety codes will be followed to ensure that the use and/or construction of the patio will not create fire hazards, panic and other danger.
4. **The proposed SUP will not tend to cause overcrowding of the land and an undue concentration of population.** Like item 2 above, the impact on the existing population should be negligible. Additionally, as mentioned in item 2, this amenity should promote further the pedestrian-focused environment of the TOD-1 District and complement the district's intent to encourage urban walkability as well as increase density.
5. **The proposed SUP will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or public requirements, conveniences and improvements.** The effect of the SUP on these aspects will be negligible. On the other hand, the SUP will be an improvement and convenience which will complement the intent of the TOD-1 District.
6. **The proposed SUP will not interfere with adequate light and air.** The proposed SUP shall have no impact on the light and air. While the SUP would allow for the serving and/or consuming of food in the outdoor area considered, the odor should

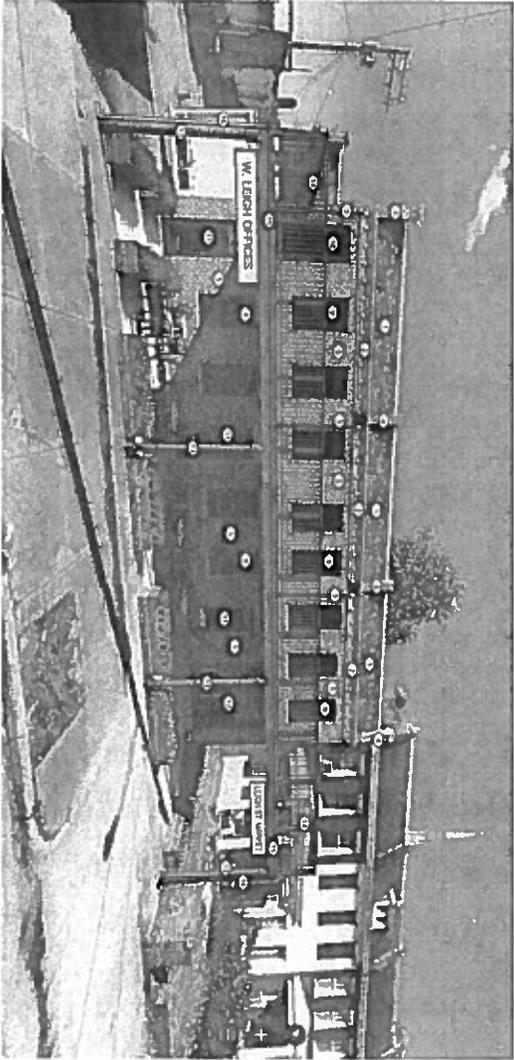
not be such as to be offensive to the public or neighbors. The preparation and cooking of food is not part of the proposed SUP as it will occur, if applicable, within the confines of the building.

In addition, working with the Scott's Addition Boulevard Association green initiative group, the SUP includes removal of excess old concrete driveways and concrete and the planting of trees and grass between the roadway and the sidewalk.



REAR ELEVATION 2

N.T.S.



FRONT ELEVATION 1

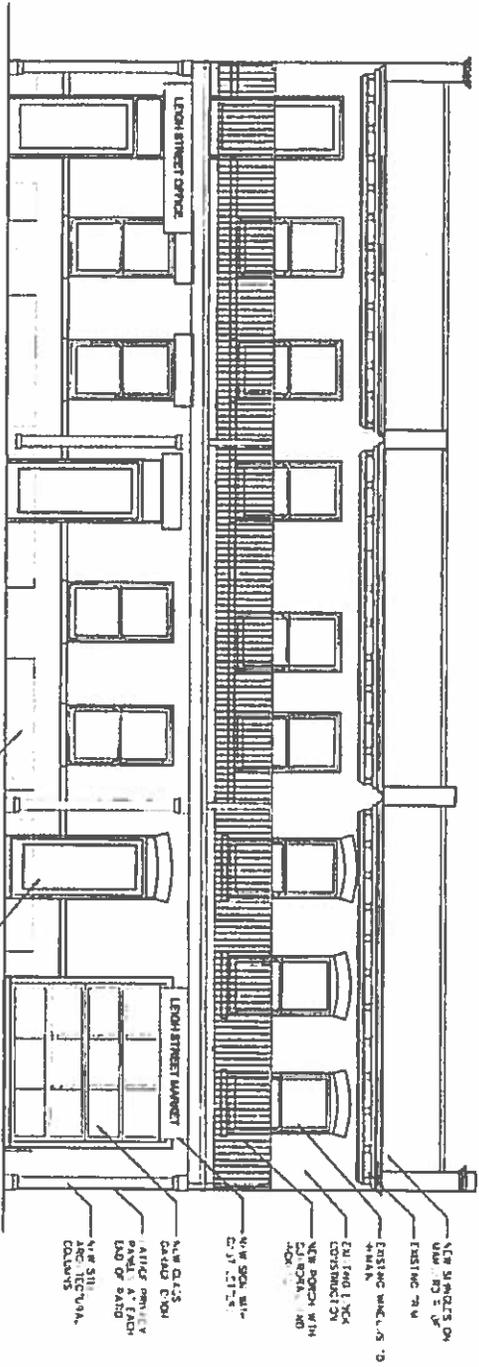
N.T.S.

ELEVATION KEY NOTES

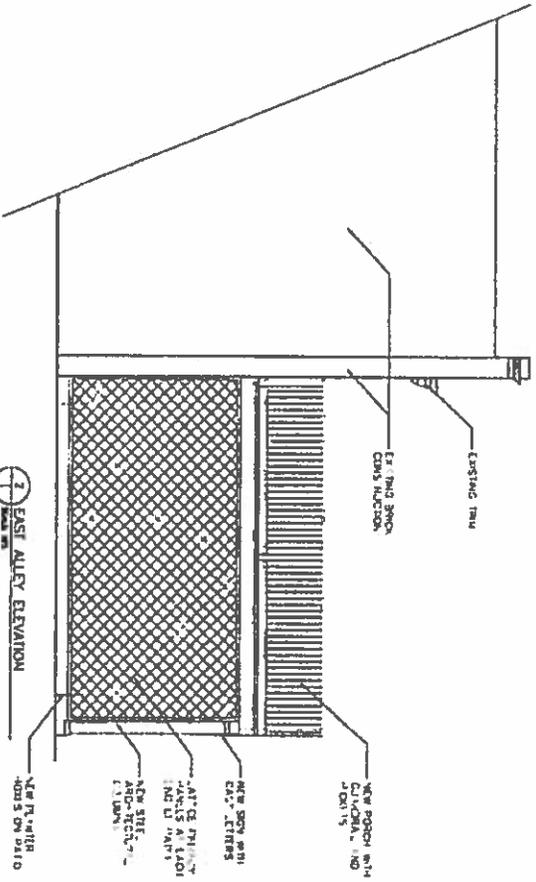
- 1) REFERENCE TO ELEVATION KEY NOTES SHALL BE TO THE DRAWING SHEET.
- 2) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 3) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 4) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 5) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 6) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY EFFICIENCY CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 7) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 8) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 9) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.
- 10) ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL CONSTRUCTION STANDARDS AND ALL APPLICABLE LOCAL ORDINANCES.

THIS DOCUMENT IS THE PROPERTY OF MICHAEL PELLIS ARCHITECTURE. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MICHAEL PELLIS ARCHITECTURE.

<p>PROJ. 001</p> <p>MODIFICATIONS TO</p> <p>2915 - 2919 W LEIGH STREET RICHMOND VIRGINIA</p> <p>OWNER</p> <p>LEIGH STREET LLC</p> <p>1795 ARLINGTON ROAD RICHMOND VIRGINIA 23230</p>	<p>ELEVATIONS</p>	<p>REVISIONS</p> <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION												
		NO.	DATE	DESCRIPTION													
<p>PHD</p> <p>DATE: 1.2018</p> <p>A2.0</p>	<p>MICHAEL PELLIS ARCHITECTURE</p>																

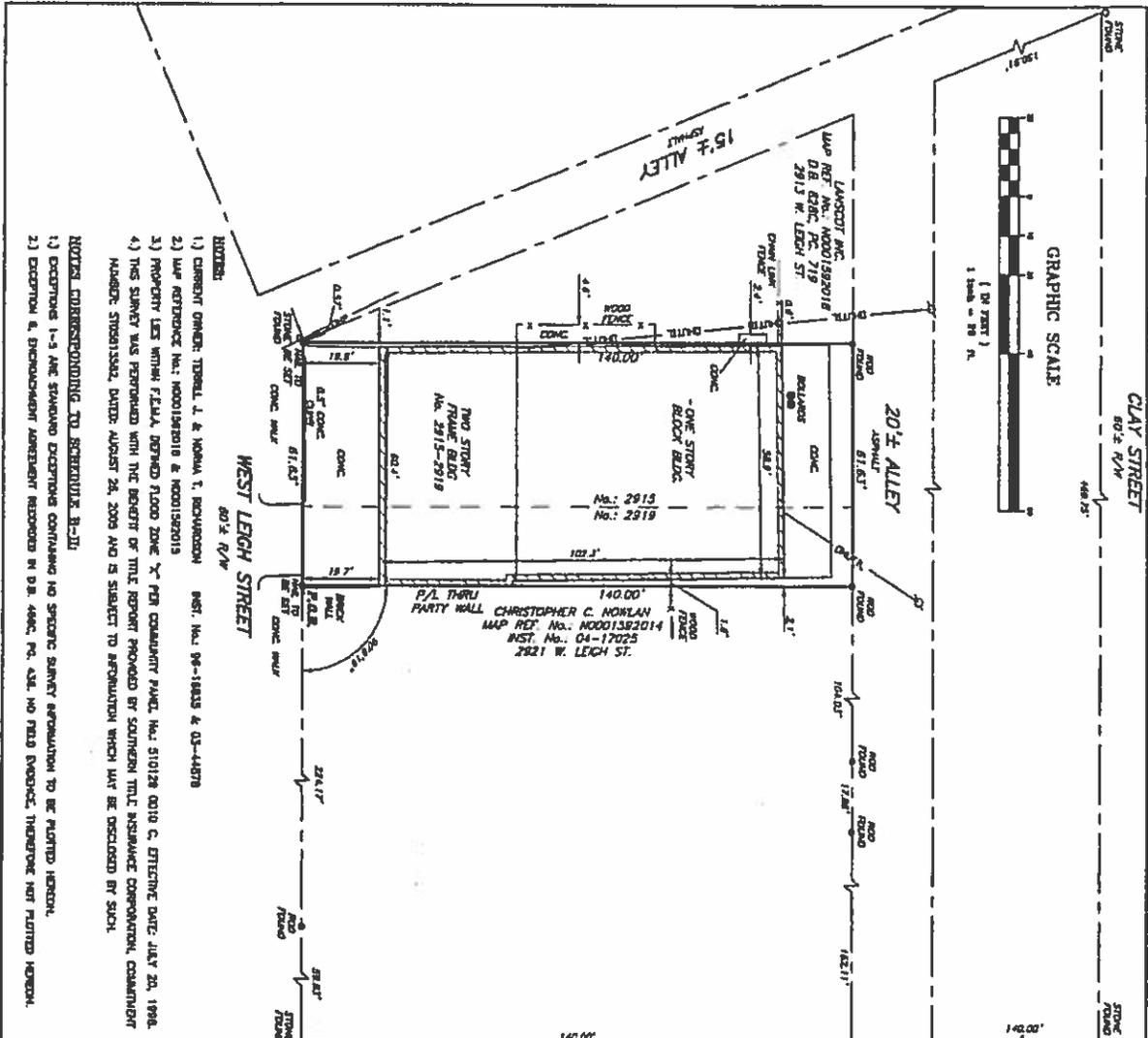


LEIGH STREET ELEVATION



EAST ALLEY ELEVATION

2915 LEIGH STREET



NOTES CORRESPONDING TO SCHEDULE B-II

- 1) EXCEPTING 1-3 A/C STAKEWORK CONTAINING NO SPECIFIC SURVEY INFORMATION TO BE PLATTED HEREON.
- 2) EXCEPTING & BENCHMARK AGREEMENT RECORDED IN D.E. 4466, P.C. 542, NO FIELD EVIDENCE, THEREFORE NOT PLATTED HEREON.

NOTES:

- 1) CURRENT OWNERS: TERRELL J. & NORMA T. RICHMOND
- 2) MAP REFERENCE NO.: N0001992018 & N0001992019
- 3) PROPERTY LIES WITHIN FLOOD ZONE 'X' PER COMMUNITY FLOOD MAP NO. 510128 0010 C, EFFECTIVE DATE: JULY 20, 1998.
- 4) THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF THE REPORT PROVIDED BY SOUTHERN TITLE ASSURANCE CORPORATION, COMMINGT HANOVER STREET/135A2, DATED AUGUST 28, 2005 AND IS SUBJECT TO REFORMATION WHICH MAY BE DECIDED BY SUCH.

WEST LEIGH STREET
60' ± R/W

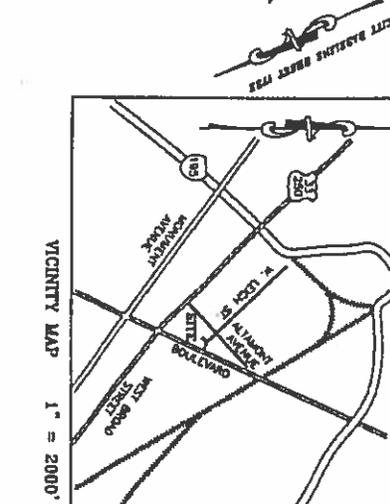
CLAY STREET
60' ± R/W

15 1/2 ALLEY

20 1/2 ALLEY

ALTAMONT AVENUE
60' ± R/W

CITY BOUNDARY NORTH 1928



LEGAL DESCRIPTION:

2018-2019 West Leigh Street BEGINS at a nail to be set along the South line of West Leigh Street, said nail being 284.00 feet from the South line of West Leigh Street and the East line of Altamont Avenue; thence continuing along and fronting on the South line of West Leigh Street 61.63 feet; thence running back easterly between parallel lines, said lines being parallel with the East line of Altamont Street, 140.00 feet to a 20 1/2 side alley in the rear, said parcel containing 8,628 square feet or 0.198 acres of land.

ALTA Certification

To: Southern Title Insurance Corporation, Metairie, LA; Sun Trust Bank and Terrell J. and Norma T. Richmond, the surveyors and owners as their interest may appear.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSU and NSPS in 1989, and include items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Surveyor: Terrell J. Richmond, L.S.
License No.: 1456-B
Date: August 31, 2005

SCALE
1" = 2000'

ALTA/ACSM
LAND TITLE SURVEY

DATE
AUG. 31, 2005

DEPT.
05

1 OF 1

304 No. H-5500287

DEPT. 05

1 OF 1