

INTRODUCED: February 26, 2024

AN ORDINANCE No. 2024-059

To authorize the special use of the property known as 1103 West Franklin Street for the purpose of a four-unit multifamily building with an accessory dwelling unit, 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 1103 West Franklin Street, which is situated in a R-6 Single-Family Residential District, desires to use such property for the purpose of a four-unit multifamily building with an accessory dwelling unit, which use, among other things, is not currently allowed by sections 30-412.1, concerning permitted principal uses, and 30-412.2, concerning permitted accessory uses and structures, 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 25 2024 REJECTED: _____ STRICKEN: _____

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 (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 1103 West Franklin Street and identified as Tax Parcel No. W000-0531/014 in the 2023 records of the City Assessor, being more particularly as shown on a survey entitled “Plat Showing Improvements on No. 1103 W. Franklin Street in the City of Richmond, Virginia.,” prepared by McKnight & Associates, P.C., and dated December 15, 1995, 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 a four-unit multifamily building with an accessory dwelling unit, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Renovation of Carriage House at 1103 W Franklin St, Richmond, VA 23220,” prepared by Johannas Design Group, dated February 3, 2023, and last revised February 27, 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 a four-unit multifamily building with an accessory dwelling unit, substantially as shown on the Plans.

(b) No less than one off-street parking space shall be required for the Special Use, substantially as shown on the Plans.

(c) The height of the accessory dwelling unit shall not exceed two stories, substantially as shown on the Plans.

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

(e) Resident bicycle storage shall be provided, substantially as shown on the Plans.

§ 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.

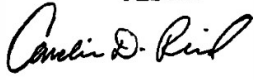
§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

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-2023-1817

File ID: Admin-2023-1817

Type: Request for Ordinance or Resolution

Status: Regular Agenda

Version: 1

Reference:

In Control: City Clerk Waiting Room

Department:

Cost:

File Created: 10/23/2023

Subject:

Final Action:

Title:

Internal Notes:

Code Sections:

Agenda Date: 01/08/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: Admin-2023-1817 - O&R Transmittal Memo,
Admin-2023-1817 - Application Documents, Scanned
SUP - 1103 W. Franklin St..pdf

Enactment Number:

Contact:

Introduction Date:

Drafter: Matthew.Ebinger@richmondgov.com

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	12/14/2023	Jonathan Brown	Approve	12/18/2023
1	2	12/14/2023	Kris Daniel-Thiem - FYI	Notified - FYI	
1	3	12/14/2023	Kevin Vonck	Approve	12/21/2023
1	4	12/14/2023	Alecia Blackwell - FYI	Notified - FYI	
1	5	12/14/2023	Sharon Ebert - FYI	Notified - FYI	
1	6	12/14/2023	Caitlin Sedano - FYI	Notified - FYI	
1	7	12/21/2023	Jeff Gray	Approve	12/18/2023
1	8	12/21/2023	Lincoln Saunders	Approve	12/25/2023
1	9	1/2/2024	Mayor Stoney	Approve	12/25/2023

History of Legislative File

Master Continued (Admin-2023-1817)

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
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Text of Legislative File Admin-2023-1817

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 24, 2023

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 1103 West Franklin Street, for the purpose of a four-unit multifamily building with an accessory dwelling unit, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: The applicant is requesting authorization to convert an existing, two-story garage into an accessory dwelling unit that would be accessory to an existing four-unit multifamily dwelling within an R-6 Single-Family Attached Residential District. A Special Use Permit is needed for this authorization.

BACKGROUND: The property is located in the Fan neighborhood on West Franklin Street between North Harrison and North Lombardy Streets. The property is currently a 4,320 sq. ft. (.09 acre) improved parcel of land, with a 3-story, 5,487 sq. ft. building, and a two-story, 528 sq. ft. detached garage, constructed in 1920. The City's Richmond 300 Master Plan designates a future land use for the subject property as Neighborhood Mixed Use, which is defined as "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets. Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses:

Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government. (p. 56)

The current zoning for this property is R-6 Single-Family Attached Residential District. All adjacent and nearby properties are located primarily within the same R 6 zone. The area is generally multi-family residential, with some neighborhood commercial and institutional uses present in the vicinity. The proposed density of the parcel is 6 units upon .09 acres, or 66 units per acre.

COMMUNITY ENGAGEMENT: The Fan Area Business Alliance was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan; Will be considered by Planning Commission on January 30, 2024 (tentative)

FISCAL IMPACT: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 8, 2024

CITY COUNCIL PUBLIC HEARING DATE: February 12, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

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, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511) 646-5734

Matthew Ebinger, Planning Supervisor, Land Use Administration (Room 511) 646-6308



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: 1103 West Franklin Street
Tax Map #: W0000531014 Fee: _____
Total area of affected site in acres: 0.099

Date: 12-13-2022

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

Zoning

Current Zoning: R-6 Residential (single family attached)

Existing Use: 4-Unit Apt Bldg w/ detached Carriage House

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Renovation of existing Carriage House to provide single living unit above garage.

Existing Use: Unoccupied.

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: David Johannes

Company: Johannes Design Group
Mailing Address: 1901 West Cary Street
City: Richmond State: VA Zip Code: 23223
Telephone: (804) 358-4993 Fax: (804) 358-8211
Email: dave@johannesdesign.com

Property Owner: 1103 Franklin LLC

If Business Entity, name and title of authorized signee: Jim Hammill, Owner

(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: 10910 Forest Gate Place
City: Glenn Dale State: MD Zip Code: 20769
Telephone: (301) 792-8707 Fax: ()
Email: jhammill1@verizon.net

Property Owner Signature:

James B. Hammill

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
1103 West Franklin Street
for Renovation of the Carriage House

The ca.1920 single-family residence at 1103 W. Franklin Street is a four-unit multifamily apartment. At the southern end of the property, a detached carriage house was likely built at the same time as the main structure, as both appear on the 1924 Sanborn Map. The Sanborn also shows accessory buildings of similar scale and material lining the alley at neighboring properties.

The existing brick and timber carriage house is located along the northwest and southwest property lines. The two-story building is 1,056 square feet per city records. Currently a storage space, this proposal seeks to reinstate a second floor dwelling unit and to reconfigure the garage. The owner is applying for a Special Use Permit to accommodate the proposed living unit.

The property is within the West Franklin Street City Old & Historic District. The project has already been submitted and approved by the Commission of Architecture Review.

Current Zoning

The zoning for 1103 W. Franklin Street is R-6, single-family attached residential. Within this zoning, buildings in the immediate vicinity are a mix of three-story multi- and single-family structures, plus some with small neighborhood commercial uses.

Richmond 300 Master Plan

The Richmond 300 Master Plan Future Land Use Map designates this area as Neighborhood Mixed Use:

Goal 14: “Preserve, expand, and create mixed income communities, by preserving existing housing units and developing new ones—both renter- and owner occupied—throughout the city.”

The project will preserve the existing carriage house and add another rental unit to the area.

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.”

Located close to the VCU/VUU stop on the BRT (Bus Rapid Transit) and in easy walking distance to VCU and Broad Street, this address has a 96 Walk Score.

Objective 14.1: “Increase city-wide awareness of the importance of integrating housing at all income levels into every residential neighborhood so every household has housing choice throughout the city.”

This is an opportunity for a new high-quality housing unit that will add to the variety of housing stock in the neighborhood.

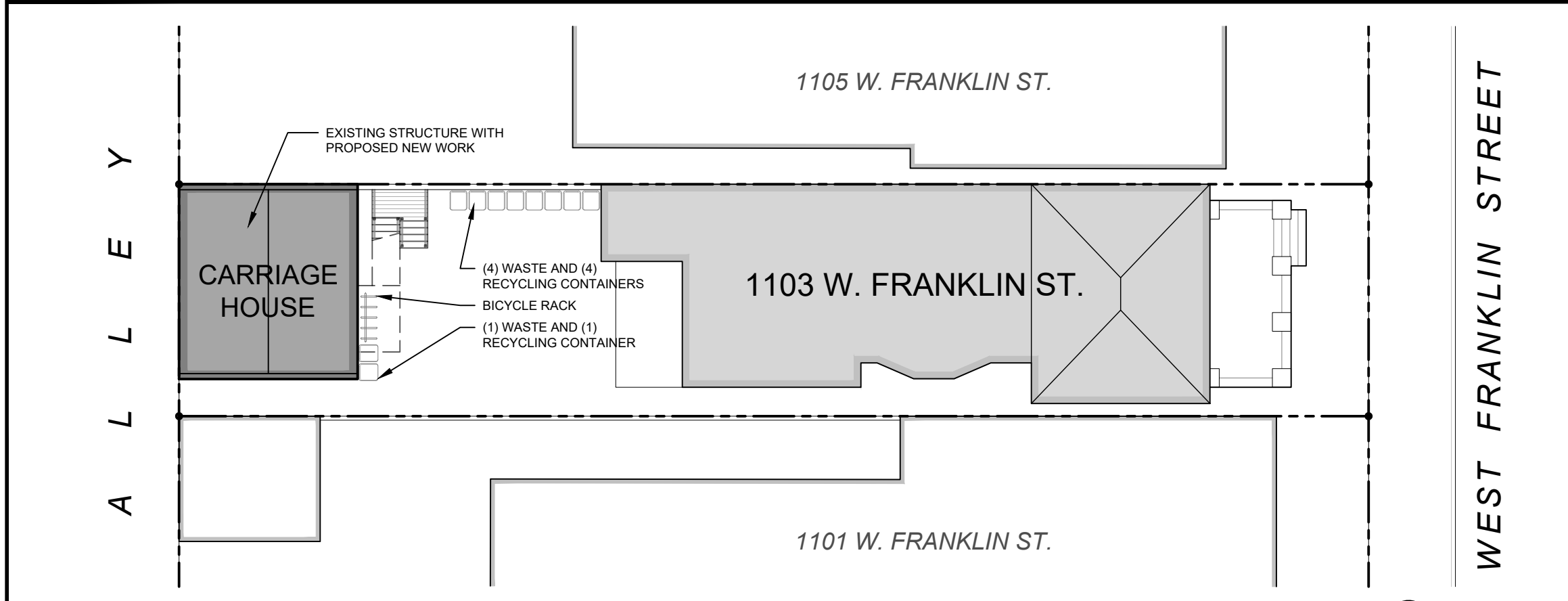
This project seeks to use the carriage house as a rental unit in addition to the existing rental units in the main building on the property. This would reinstate its original use as a living unit, and provide for repairs required to restore this functionality from its current storage use.

The proposed special use will not:

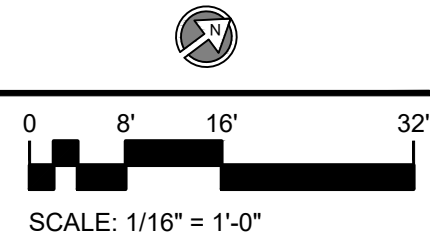
1. be detrimental to the safety, health, morals and general welfare of the community involved;
2. create congestion in streets, roads, alleys and other public ways and places in the area involved;
3. create hazards from fire, panic or other dangers;
4. tend to cause overcrowding of land and an undue 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 OF CARRIAGE HOUSE AT 1103 W FRANKLIN ST RICHMOND, VA 23220

SCOPE OF WORK	ZONING INFORMATION	SHEET INDEX
RENOVATION OF EXISTING TWO-STORY RESIDENTIAL CARRIAGE HOUSE TO PROVIDE LIVING UNIT OVER SINGLE-SPACE PARKING GARAGE.	<p><u>OWNER:</u> 1103 FRANKLIN, LLC</p> <p><u>ZONING DISTRICT:</u> R-6 - RESIDENTIAL (SINGLE FAMILY ATTACHED)</p> <p><u>ASSESSMENT AREA:</u> 216 - FAN DISTRICT 1</p> <p><u>PARCEL AREA:</u> 4,320 SF (0.099 ACRE)</p> <p><u>EXISTING USE:</u> MAIN BUILDING - 4-UNIT APARTMENT BUILDING CARRIAGE HOUSE - STORAGE</p> <p><u>PROPOSED USE:</u> MAIN BUILDING - NO CHANGE CARRIAGE HOUSE - SINGLE LIVING UNIT</p>	<p>SUP-0 TITLE SHEET, EXISTING SITE PLAN</p> <p>SUP-1 EXISTING PLANS</p> <p>SUP-2 EXISTING ELEVATIONS</p> <p>SUP-3 EXISTING ELEVATIONS, CONT.</p> <p>SUP-4 PROPOSED PLANS</p> <p>SUP-5 PROPOSED ELEVATIONS</p> <p>SUP-6 PROPOSED ELEVATIONS, CONT.</p>



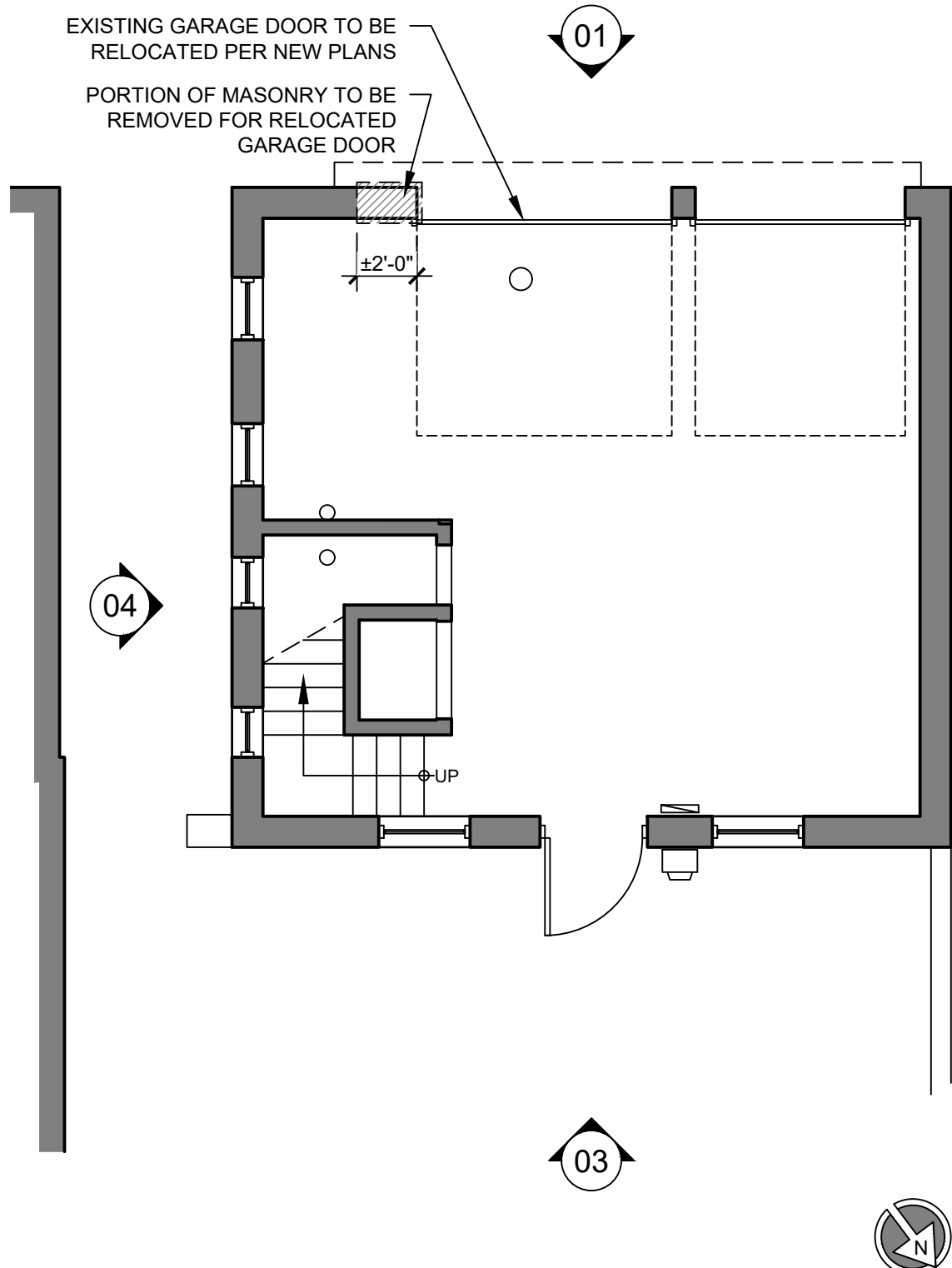
01 EXISTING SITE PLAN
SCALE: 1/16" = 1'-0"



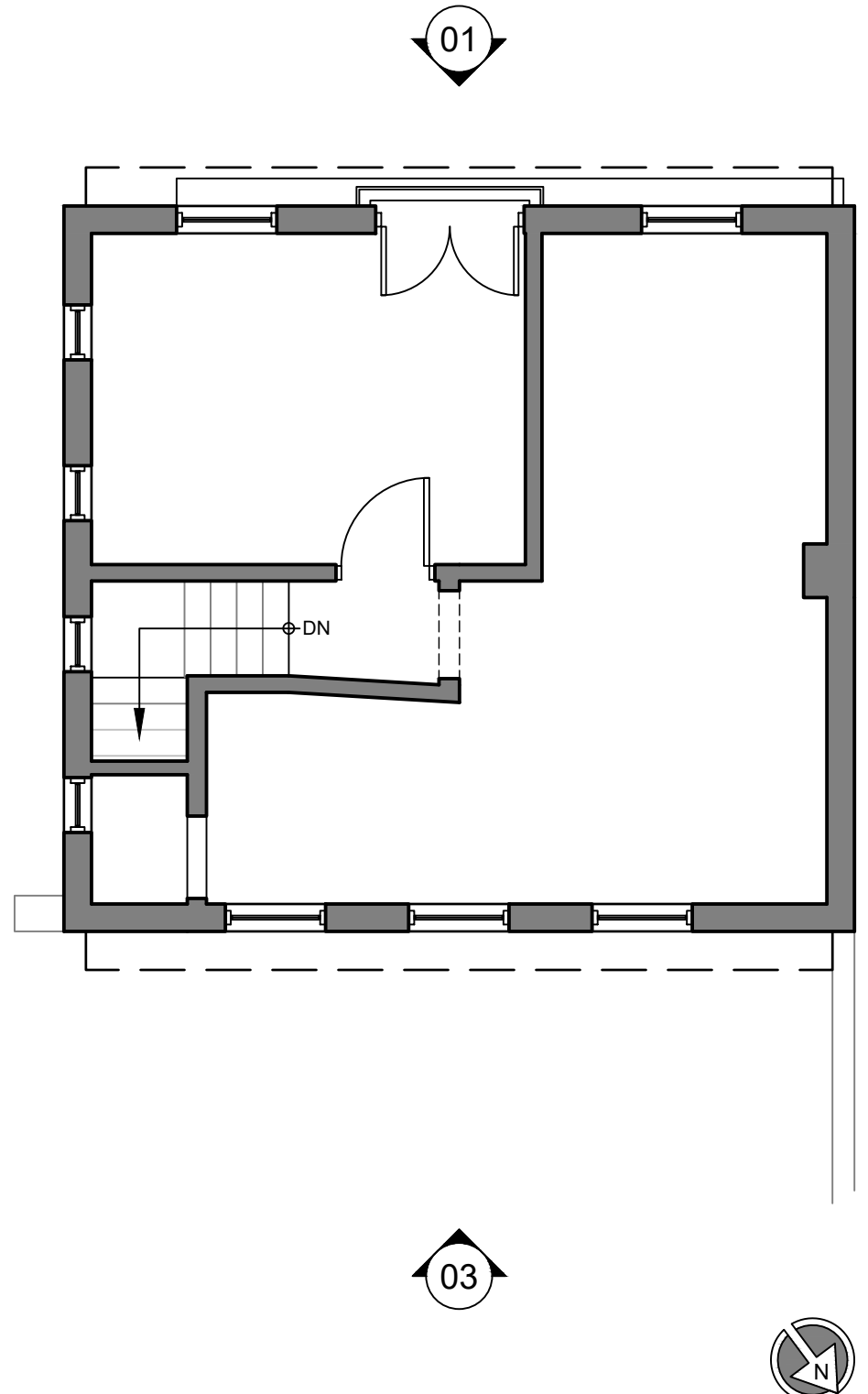
P 804.358.4993
 F 804.358.8211
 1901 WEST CARY STREET RICHMOND, VA 23220
JOHANAS DESIGN GROUP

REVISIONS 1 2/27/23
CARRIAGE HOUSE AT 1103 W FRANKLIN ST RICHMOND, VA 23220 SPECIAL USE PERMIT APPLICATION
SHEET TITLE TITLE SHEET, EXISTING SITE PLAN
PROJECT NO. 2132
DATE 2/3/2023
SHEET NO. SUP-0

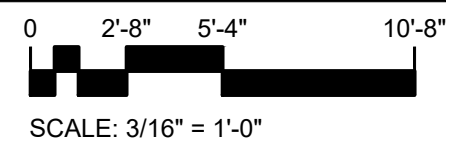
EXISTING GARAGE DOOR TO BE RELOCATED PER NEW PLANS
 PORTION OF MASONRY TO BE REMOVED FOR RELOCATED GARAGE DOOR



01 EXISTING FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"



02 EXISTING SECOND FLOOR PLAN
 SCALE: 3/16" = 1'-0"



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

REVISIONS	
1	2/27/23

CARRIAGE HOUSE AT 1103 W FRANKLIN ST
 RICHMOND, VA 23220
 SPECIAL USE PERMIT APPLICATION

SHEET TITLE	EXISTING PLANS
PROJECT NO.	2132
DATE	2/3/2023
SHEET NO.	SUP-1

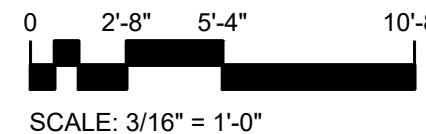


EXISTING GARAGE DOOR TO BE RELOCATED PER NEW PLANS

PORTION OF MASONRY TO BE REMOVED FOR RELOCATED GARAGE DOOR

01 EXISTING SOUTH FACADE
SCALE: 3/16" = 1'-0"

02 EXISTING WEST FACADE
SCALE: 3/16" = 1'-0"



J O H A N A S D E S I G N G R O U P 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS 1 2/27/23
CARRIAGE HOUSE AT 1103 W FRANKLIN ST RICHMOND, VA 23220 SPECIAL USE PERMIT APPLICATION
SHEET TITLE EXISTING ELEVATIONS
PROJECT NO. 2132
DATE 2/3/2023
SHEET NO. SUP-2

REVISIONS
1 2/27/23

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

CARRIAGE HOUSE AT 1103 W FRANKLIN ST
RICHMOND, VA 23220
SPECIAL USE PERMIT APPLICATION

SHEET TITLE

EXISTING ELEVATIONS, CONT.

PROJECT NO.

2132

DATE

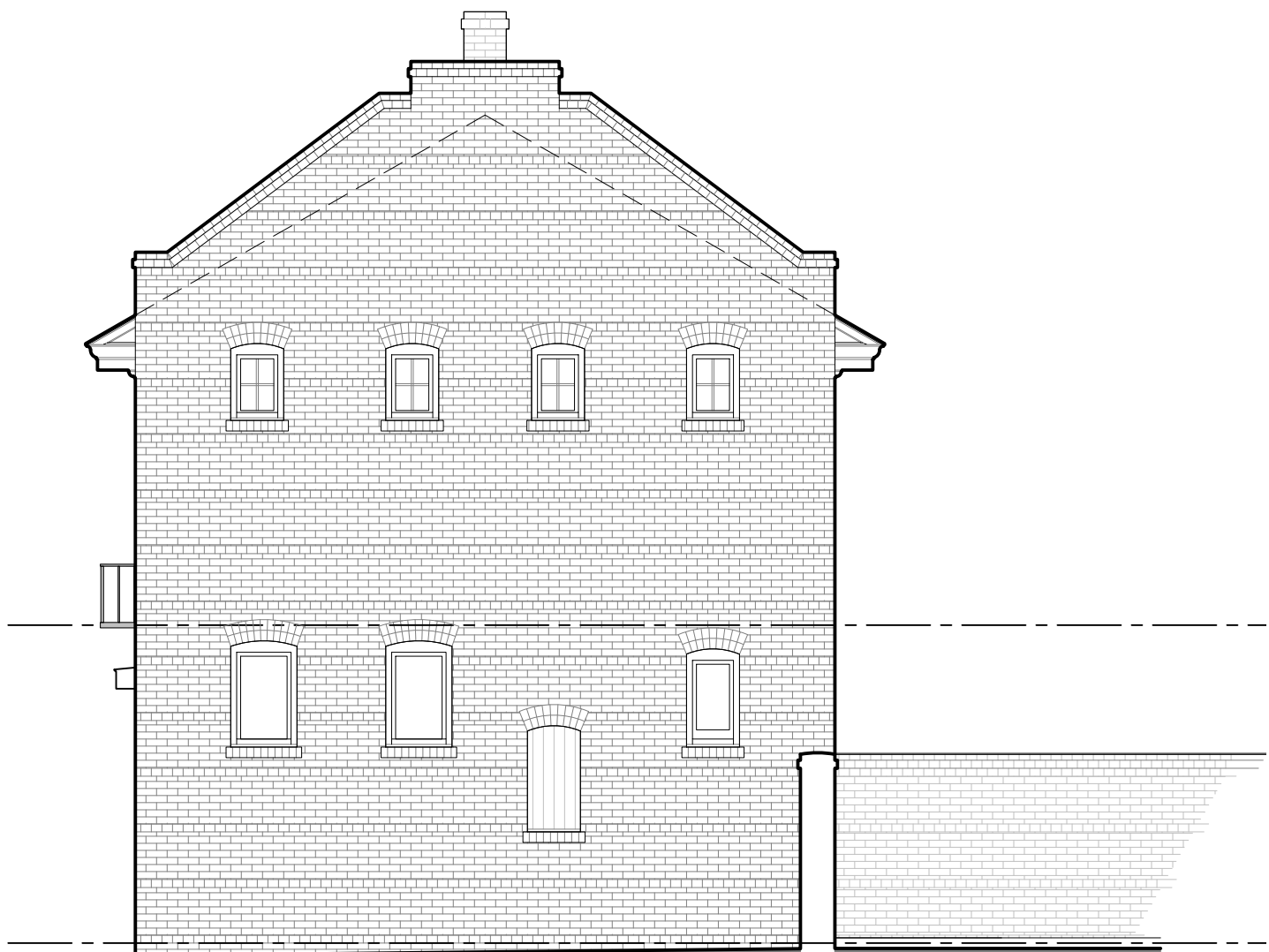
2/3/2023

SHEET NO.

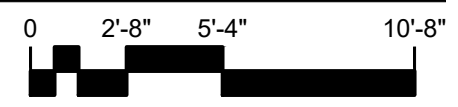
SUP-3



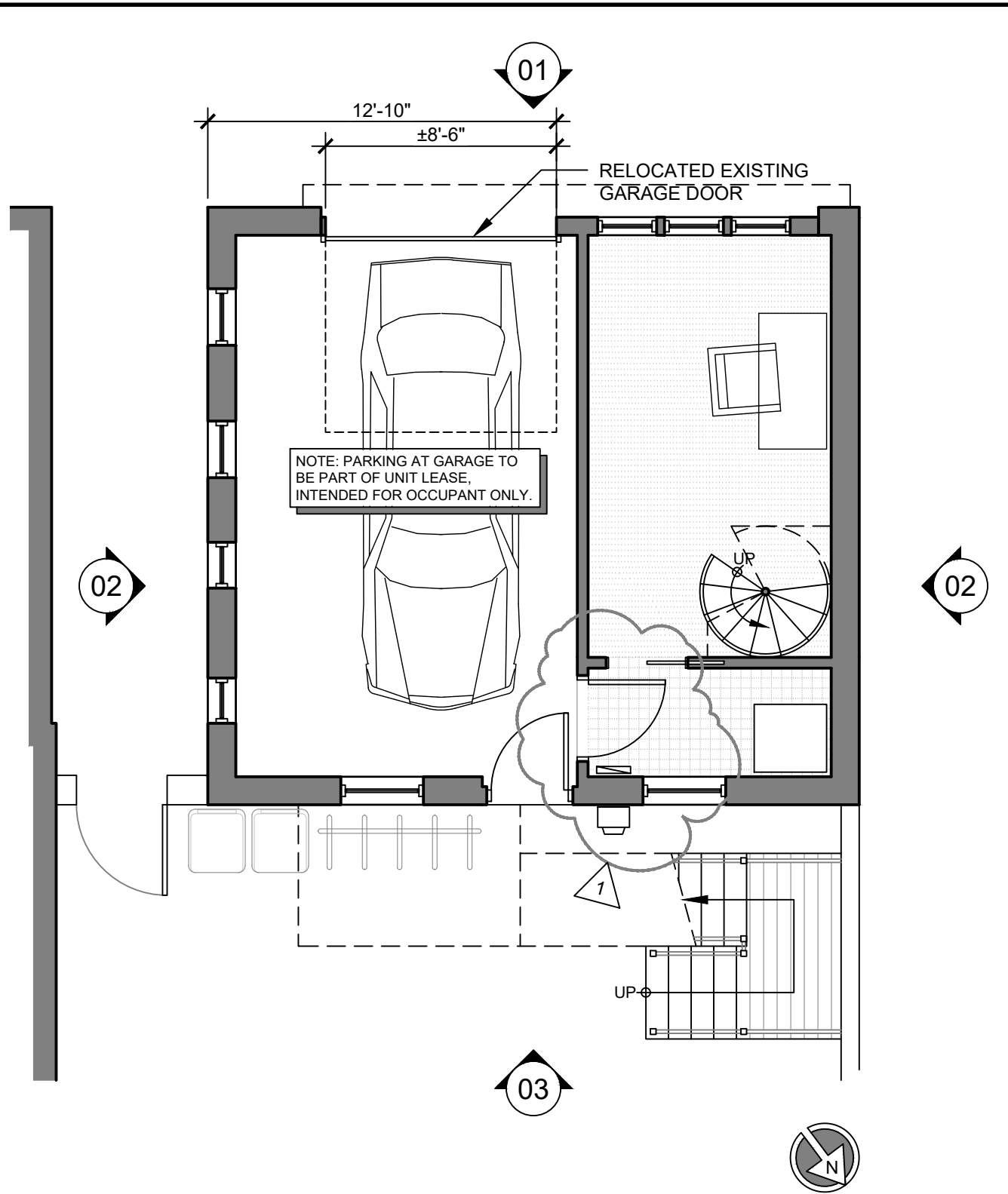
03 EXISTING NORTH FACADE
SCALE: 3/16" = 1'-0"



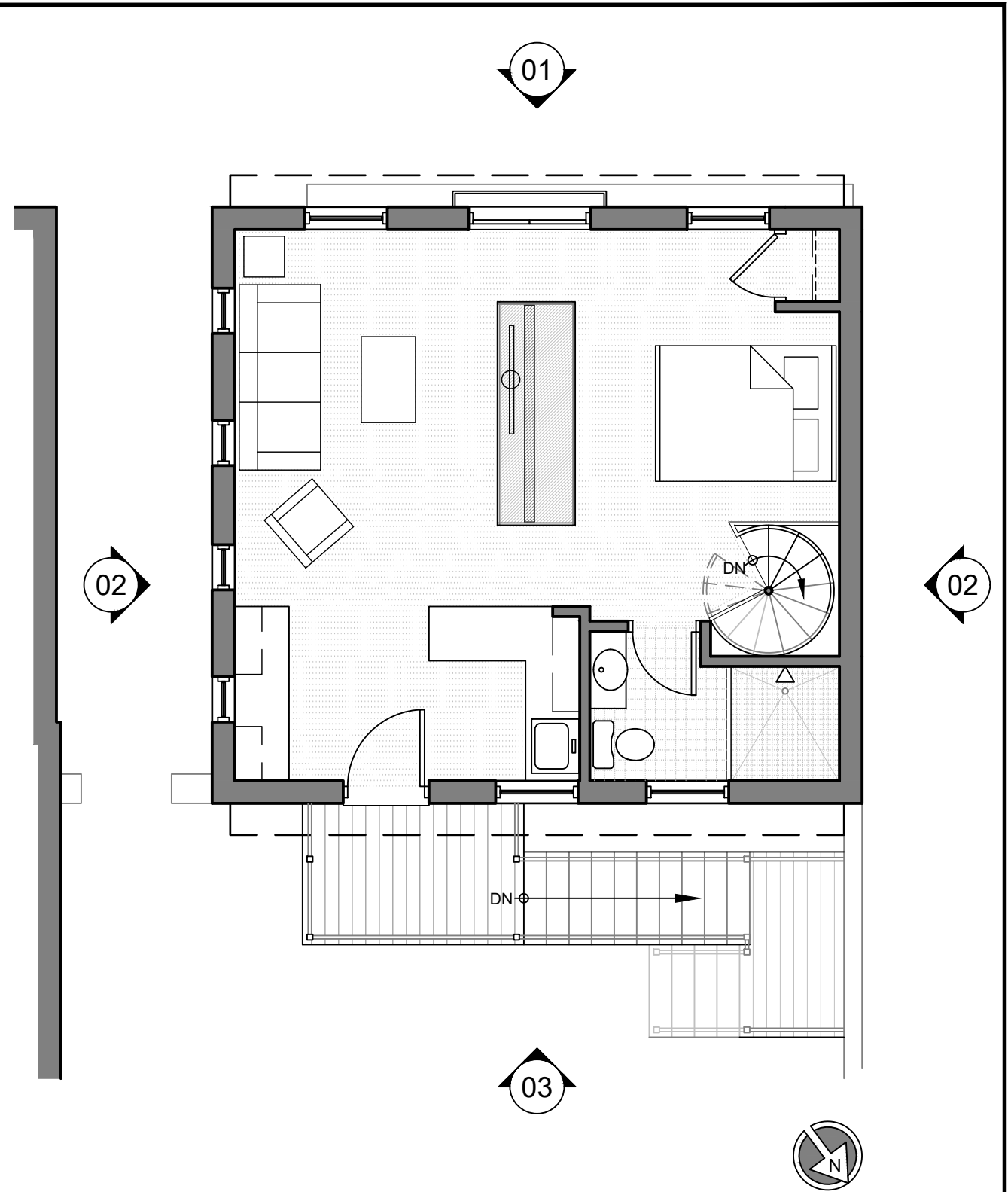
04 EXISTING EAST FACADE
SCALE: 3/16" = 1'-0"



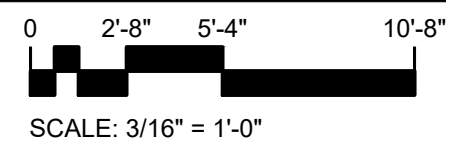
SCALE: 3/16" = 1'-0"



01 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



02 PROPOSED SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



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

REVISIONS 1 2/27/23	
CARRIAGE HOUSE AT 1103 W FRANKLIN ST RICHMOND, VA 23220 SPECIAL USE PERMIT APPLICATION	
SHEET TITLE	PROPOSED PLANS
PROJECT NO.	2132
DATE	2/3/2023
SHEET NO.	SUP-4

REVISIONS
1 2/27/23

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

CARRIAGE HOUSE AT 1103 W FRANKLIN ST
RICHMOND, VA 23220
SPECIAL USE PERMIT APPLICATION

SHEET TITLE

PROPOSED ELEVATIONS

PROJECT NO.

2132

DATE

2/3/2023

SHEET NO.

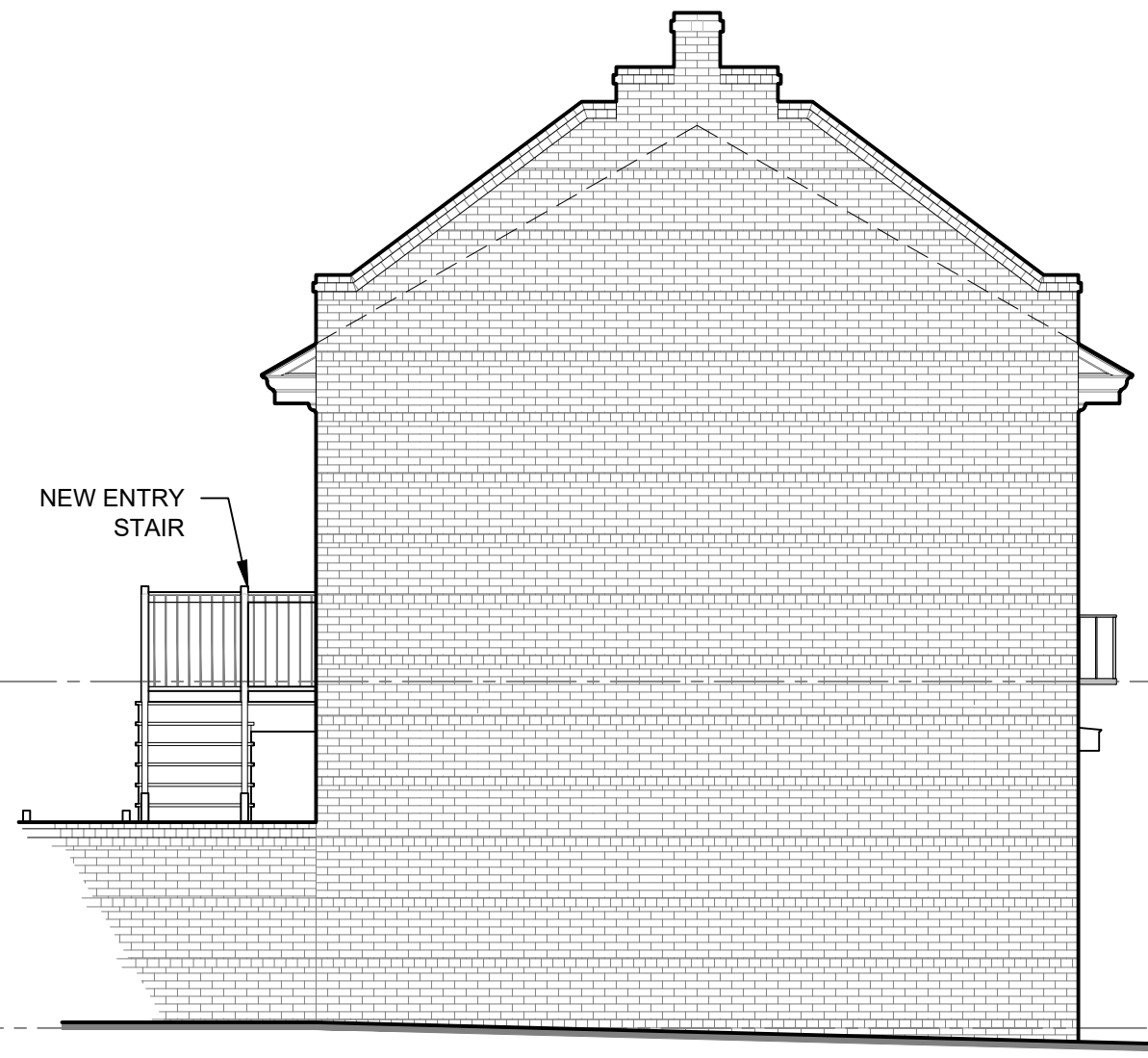
SUP-5



NEW WINDOWS AND FACADE INFILL AT EXISTING OPENING

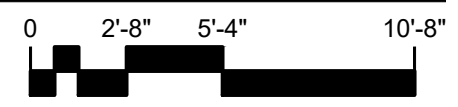
RELOCATED EXISTING GARAGE DOOR

01 PROPOSED SOUTH FACADE
SCALE: 3/16" = 1'-0"

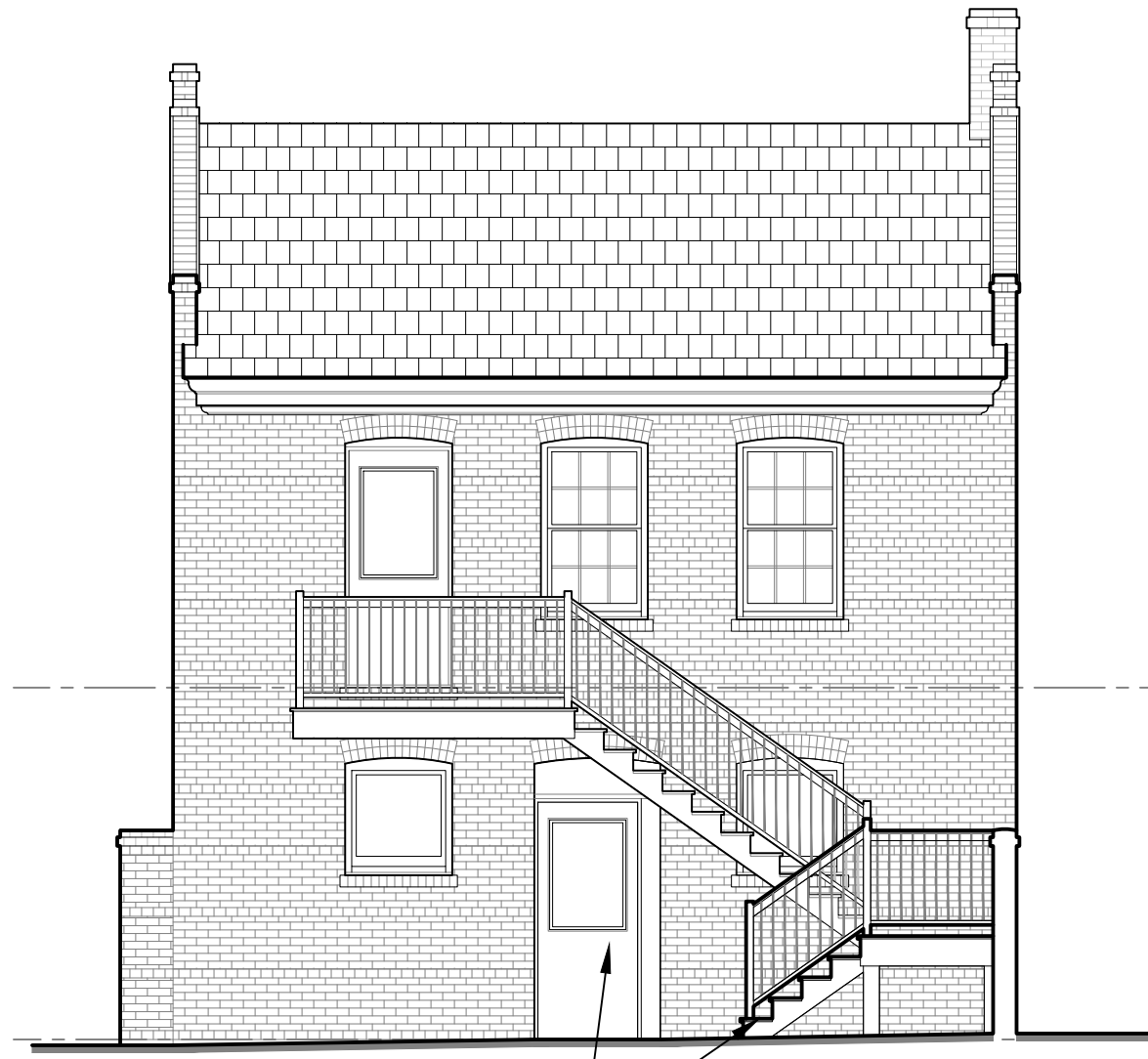


NEW ENTRY STAIR

02 PROPOSED WEST FACADE
SCALE: 3/16" = 1'-0"



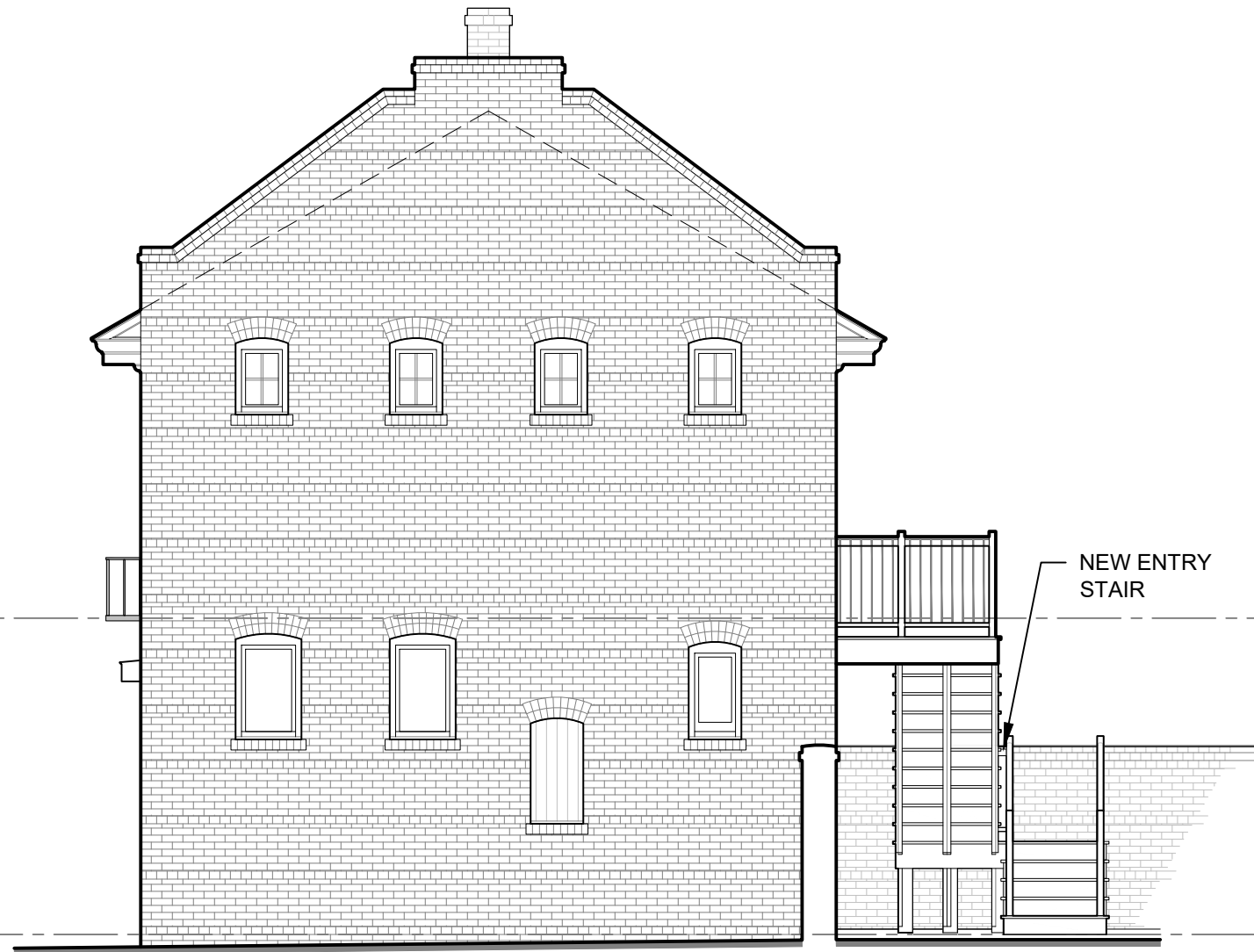
SCALE: 3/16" = 1'-0"



NEW DOOR AT EXISTING OPENING

NEW ENTRY STAIR

03 PROPOSED NORTH FACADE
SCALE: 3/16" = 1'-0"



NEW ENTRY STAIR

04 PROPOSED EAST FACADE
SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

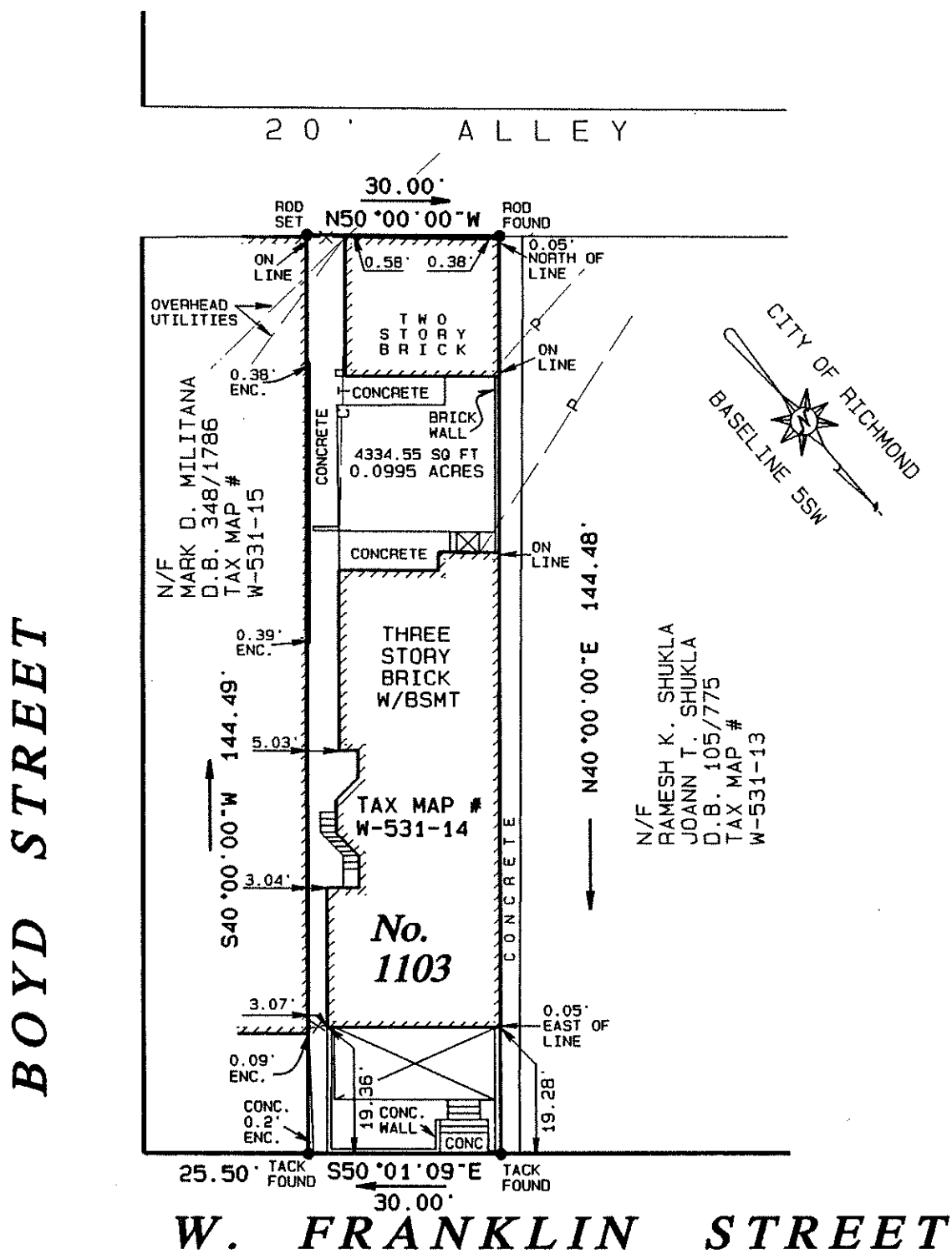
J O H A N N A S DESIGN GROUP 1901 WEST CARY STREET RICHMOND, VA 23220 P 804.358.4993 F 804.358.8211

REVISIONS	
1	2/27/23

CARRIAGE HOUSE AT 1103 W FRANKLIN ST
 RICHMOND, VA 23220
 SPECIAL USE PERMIT APPLICATION

SHEET TITLE	PROPOSED ELEVATIONS, CONT.
PROJECT NO.	2132
DATE	2/3/2023
SHEET NO.	SUP-6

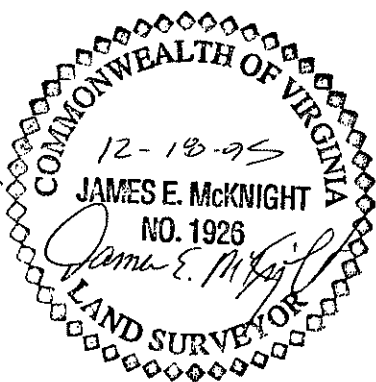
NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "C".
 CURRENT OWNER: R & L RICHMOND TRUST, D.B. 418/338.



**PLAT SHOWING IMPROVEMENTS ON No. 1103
 W. FRANKLIN STREET IN THE CITY
 OF RICHMOND, VIRGINIA.**

PURCHASERS:
 JAMES B. HUMMILL
 & MARIA C. HUMMILL

THIS IS TO CERTIFY THAT ON DECEMBER 15, 1995 I MADE AN ACCURATE
 FIELD SURVEY OF THE PREMISES SHOWN HEREON; THAT THERE ARE NO ENCROACH-
 MENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT
 PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS
 SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES
 SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE.




**McKNIGHT
 & ASSOCIATES, P.C.**
 LAND SURVEYORS PLANNERS

305 TWIN RIDGE LANE
 RICHMOND, VIRGINIA 23235
 TELEPHONE (804) 320-2646

SCALE: 1" = 25'
 JOB NUMBER: 89120211