

INTRODUCED: May 13, 2024

AN ORDINANCE No. 2024-139

To authorize the special use of the property known as 1416 Bryan Street for the purpose of two two-family detached dwellings, upon certain terms and conditions. (6th District)

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUNE 10 2024 AT 6 P.M.

WHEREAS, the owner of the property known as 1416 Bryan Street, which is situated in an R-6 Single-Family Attached Residential District, desires to use such property for the purpose of two two-family detached dwellings, which use, among other things, is not currently allowed by sections 30-412.4, concerning lot area and width, density, and unit width, and 30-412.5, concerning yards, 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: 7 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 24 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 1416 Bryan Street and identified as Tax Parcel No. E000-0604/006 in the 2024 records of the City Assessor, being more particularly shown on a survey entitled “Survey of a Division of Tax Parcel E0000604006, Lot 47 and a Portion of Lot 48, Howards Grove, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated June 26, 2023, 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 two-family detached dwellings, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1414 -1416 Bryan ST.,” prepared by River Mill Development, and dated July 25, 2023, and “Survey of a Division of Tax Parcel E0000604006, Lot 47 and a Portion of Lot 48, Howards Grove, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated June 26, 2023, hereinafter referred to, collectively, 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 two-family detached dwellings, substantially as shown on the Plans.

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

(c) All building materials, elevations, and site improvements shall be 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) Prior to the issuance of a building permit for the Special Use, the establishment of two residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

§ 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) The Owner shall make improvements within the right-of-way, including a sidewalk along Bryan Street, substantially as shown on the Plans, which improvements may be completed in

one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof, (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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.

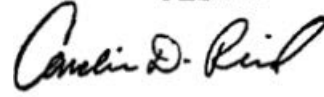
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days 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:**



Carolin D. Reed
City Clerk



City of Richmond

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

Master

File Number: Admin-2023-1986

File ID: Admin-2023-1986 **Type:** Request for Ordinance or Resolution **Status:** Regular Agenda

Version: 2 **Reference:** **In Control:** City Clerk Waiting Room

Department: **Cost:** **File Created:** 12/04/2023

Subject: **Final Action:**

Title:

Internal Notes:

Code Sections:

Agenda Date: 05/13/2024

Indexes:

Agenda Number:

Patron(s):

Enactment Date:

Attachments: ADMIN-2023-1986_Supporting Documents_1416
Bryan St.pdf, Scanned SUP - 1416 Bryan St.pdf

Enactment Number:

Contact:

Introduction Date:

Drafter: David.Watson@rva.gov

Effective Date:

Related Files:

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	4/22/2024	Jonathan Brown	Approve	4/24/2024
2	2	4/22/2024	Kris Daniel-Thiem - FYI	Notified - FYI	
2	3	4/22/2024	Kevin Vonck	Approve	4/29/2024
2	4	4/22/2024	Alecia Blackwell - FYI	Notified - FYI	
2	5	4/25/2024	Sharon Ebert	Approve	4/24/2024
2	6	4/25/2024	Caitlin Sedano - FYI	Notified - FYI	
2	7	4/26/2024	Jeff Gray	Approve	4/29/2024
2	8	4/30/2024	Lincoln Saunders	Approve	4/30/2024
2	9	5/6/2024	Mayor Stoney	Approve	5/2/2024

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:

Text of Legislative File Admin-2023-1986

City of Richmond
Intracity Correspondence

O&R Transmittal

DATE: April 22, 2024

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, 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 1416 Bryan Street for the purpose of two two-family detached dwellings, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 1416 Bryan Street for the purpose of two two-family detached dwellings, upon certain terms and conditions.

BACKGROUND: This vacant property is located on the western side of Bryan Street between Littlepage and Redd Streets, in the Howard’s Grove neighborhood. It is also in the R-6 Single-Family Attached zoning district. The property is 45 feet wide and 117 feet deep and contains 5,289 square feet. The proposed division into two lots would create parcels that do not meet the lot feature requirements of the underlying zoning district.

COMMUNITY ENGAGEMENT: The property is not located within an area represented by a civic

association. Letters of notification shall be sent to nearby property owners, and a sign noting this request shall be placed on the property once the ordinance is introduced to City Council.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: The City's Richmond 300 Master Plan designates a future land use for the subject properties as Neighborhood Mixed-Use, which is defined as, "Existing or new highly walkable urban neighborhoods that are predominantly residential. The proposed two-family detached dwellings are primary uses in this designated area.

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 13, 2024

CITY COUNCIL PUBLIC HEARING DATE: June 10, 2024

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

AFFECTED AGENCIES: Office of Chief Administrative Officer, Law Department

RELATIONSHIP TO EXISTING ORD. OR RES.: None

ATTACHMENTS: Application Supporting Documents

STAFF: Matthew J. Ebinger, Planning Supervisor - Land Use Administration 804-646-6308

David Watson, Senior Planner, Land Use Administration, 804-646-1036



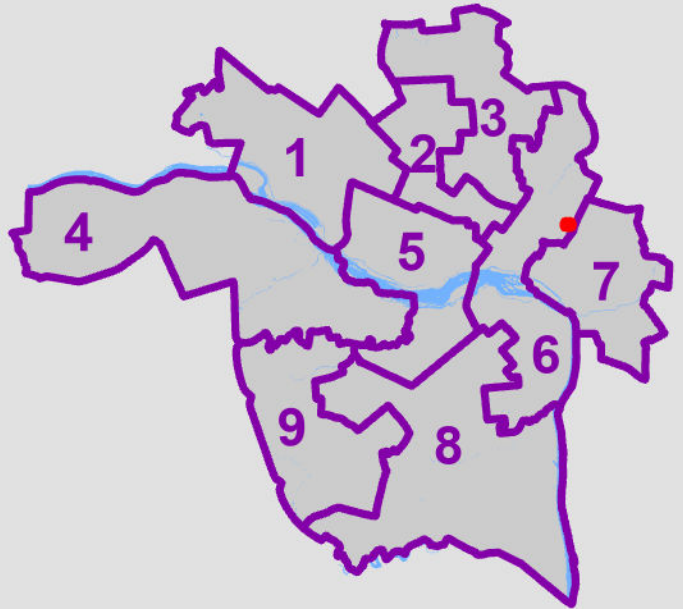
LOCATION: 1416 Bryan Street

APPLICANT: Baker Development Resources

COUNCIL DISTRICT: 6

PROPOSAL: To authorize the special use of the property known as 1416 Bryan Street for the purpose of two two-family detached dwellings, upon certain terms and conditions.

*For questions, please contact David Watson
at 804-646-1036 or David.Watson@RVA.gov*





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: 1416 Bryan Street Date: _____

Parcel I.D. #: E0000604020 Fee: \$300

Total area of affected site in acres: 0.161

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

Zoning

Current Zoning: R-6

Richmond 300 Land Use Designation: Neighborhood Mixed-Use

Proposed Use

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

Lot division and construction of two (2) new abutting two-family detached dwellings

Existing Use: Vacant

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources

Mailing Address: 530 East Main Street, Suite 730

City: Richmond State: VA Zip Code: 23221

Telephone: (864) 377-9140 Fax: ()

Email: will@bakerdevelopmentresources.com

Property Owner: UNLIMITED RENOVATIONS LLC

If Business Entity, name and title of authorized signee: _____

(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: 1608 CEDARHURST DR

City: RICHMOND State: VA Zip Code: 23225

Telephone: (804-399-7495) Fax: ()

Email: bryantraylor@gmail.com

Property Owner Signature: Bryan Traylor

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)

APPLICANT'S REPORT

August 14th, 2023

Revised: November 27th, 2023

Special Use Permit Request

1416 Bryan Street, Richmond, Virginia

Map Reference Number: E000-0606/020

Submitted to:

City of Richmond

Department of Planning and Development Review

Land Use Administration

900 East Broad Street, Suite 511

Richmond, Virginia 23219

Submitted by:

Mark Baker

Baker Development Resources

530 East Main Street, Suite 730

Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 1416 Bryan Street (the "Property"). The SUP would authorize the construction of two (2) abutting two-family detached dwellings. While the two-family use is permitted by the underlying R-6 Single Family Attached Residential zoning district, some of the underlying feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property, which was originally Lot 47 and part of lot 48 of the Howards Grove Subdivision, is located on the western line of Bryan Street between Littlepage and Redd Streets. It is referenced by the City Assessor with a tax parcel number of E000-0604/006 and also includes the alternate address of 1414 Bryan Street. It is approximately 45 feet in width and 117 feet in depth containing roughly 5,289 square feet of lot area. The Property is currently vacant, and access is provided at the rear by means of a north-south alley.



The lot pattern in the vicinity varies but is generally composed of characteristically narrow urban lots. At 45 feet in width, the Property is wide for the block. Of the 14 lots located in the block, 8 are currently vacant. The other properties are occupied with dwellings of a range of forms. Properties to the north and east generally contain single-family dwellings. To the west lie two large,

multifamily dwellings, Oliver Crossing and Mosby Court. To the south, across Littlepage Street is Mosby Middle School. Transit access is provided to the area by GRTC bus lines number 5 and 39.

EXISTING ZONING

The Property and properties to the north are zoned R-6 Single-Family Attached Residential. A considerable number of properties in the immediate vicinity do not conform to the R-6 feature requirements such as lot area, lot width, and setbacks and several Special Use Permits have been approved nearby. Within the subject block, the properties at 1400-1406 Bryan Street were recently rezoned to R-63 Multifamily Urban Residential to better accommodate the underlying Neighborhood Mixed-Use land use classification. To the east, across Spotsylvania Street lies a B-2 zoning district at the intersection of Mechanicsville Turnpike and Fairmount Avenue. To the south and west lies an R-53 Multifamily Residential district.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") suggests "Neighborhood Mixed-Use" for the Property. This land use category is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential." The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. Two-family dwellings are a primary use in the Neighborhood Mixed-Use designation which also encourages that developments reinforce a gridded street pattern to increase connectivity.

In addition to the Property-specific guidance offered by the Vision and Core Concepts chapter, there are a number of other goals elsewhere within the Master Plan that support this request.

- Page 136 (Diverse Economy Chapter), Objective 11.1 to "Increase the areas of appropriately zoned land near various transportation modes and housing to retain, create, and attract employers."
 - d. Encourage the development of a variety of quality housing types to house employees across the economic spectrum (see Goal 14).
- Page 150 (Inclusive Housing Chapter), Objective 14.1 to "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."
- Page 152 (Inclusive Housing Chapter) (see map on p. 153), Objective 14.5 to "Encourage more housing types throughout the city and greater density along enhanced transit corridors and at Nodes (shown in Figure 38 [p.153]) by amending the Zoning Ordinance."
- Page 159 (Thriving Environment Chapter) Objective 15.1 to "Reduce air pollution related to transportation."
 - a. Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles (see Goal 1, Goal 8, Goal 14).
- Page 86 (High-Quality Places Chapter), Objective 1.4, to "maintain and improve primarily residential areas by increasing their linkages to...corridors...and maintaining high-quality design standards."
- Page 100 (High Quality Places Chapter), Objective 4.1, to "create and preserve high-quality, distinctive, and well-designed neighborhoods and nodes throughout the City," as

the request introduces thoughtfully designed new construction in a manner not otherwise assured by-right.

Proposal

PURPOSE OF REQUEST

The SUP would permit the division of the Property into two lots and the construction of two abutting two-family detached dwellings. The new dwellings would be located on lots that would each be 22.5 feet in width and contain approximately 2,637 square feet of lot area. While this configuration is consistent with the Neighborhood-Mixed Use land use classification, existing dwellings in the area, and the recently approved rezoning nearby, it does not meet some of the R-6 District feature requirements for two-family detached dwellings including lot width and area as well as the side yard requirements and therefore, a SUP is required.

PROJECT DETAILS/DESIGN

The proposed dwellings would be configured as abutting detached dwellings. They will have a separate foundation with a 1-2" air gap between the foundation and fanned wall assemblies which will be concealed by trim along the façade and capped at the roof. The proposed dwellings would each be approximately 17' 10" in width, 62 feet in depth, and two stories in height. They are configured as flats and have been designed to appear as single-family dwellings from the street with one entrance for each dwelling. Each dwelling would include approximately 2,222 square feet of finished floor. Each first-floor unit would contain two bedrooms and two- and one-half baths along with a modern open kitchen and living area. In order to provide a variety of housing types, the second floor of the two units would have three bedrooms and three bathrooms.

The dwellings would be of a traditional urban design that is consistent with the architectural character found in the older homes within the neighborhood. The proposed floor plans are modern and efficient, and designed to meet the needs of the market including bedrooms with en-suite bathrooms and large closets. Full-width front porches are also proposed for each dwelling along with decks on both floors at the rear.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- ***Be detrimental to the safety, health, morals and general welfare of the community involved.***

The proposed SUP for high-quality infill construction will not impact the safety, health, morals and general welfare of the nearby neighborhoods.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking space for the dwellings will create no congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The proposed SUP will not tend to over crowd the land or create an undue concentration of population.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences, and improvements.***

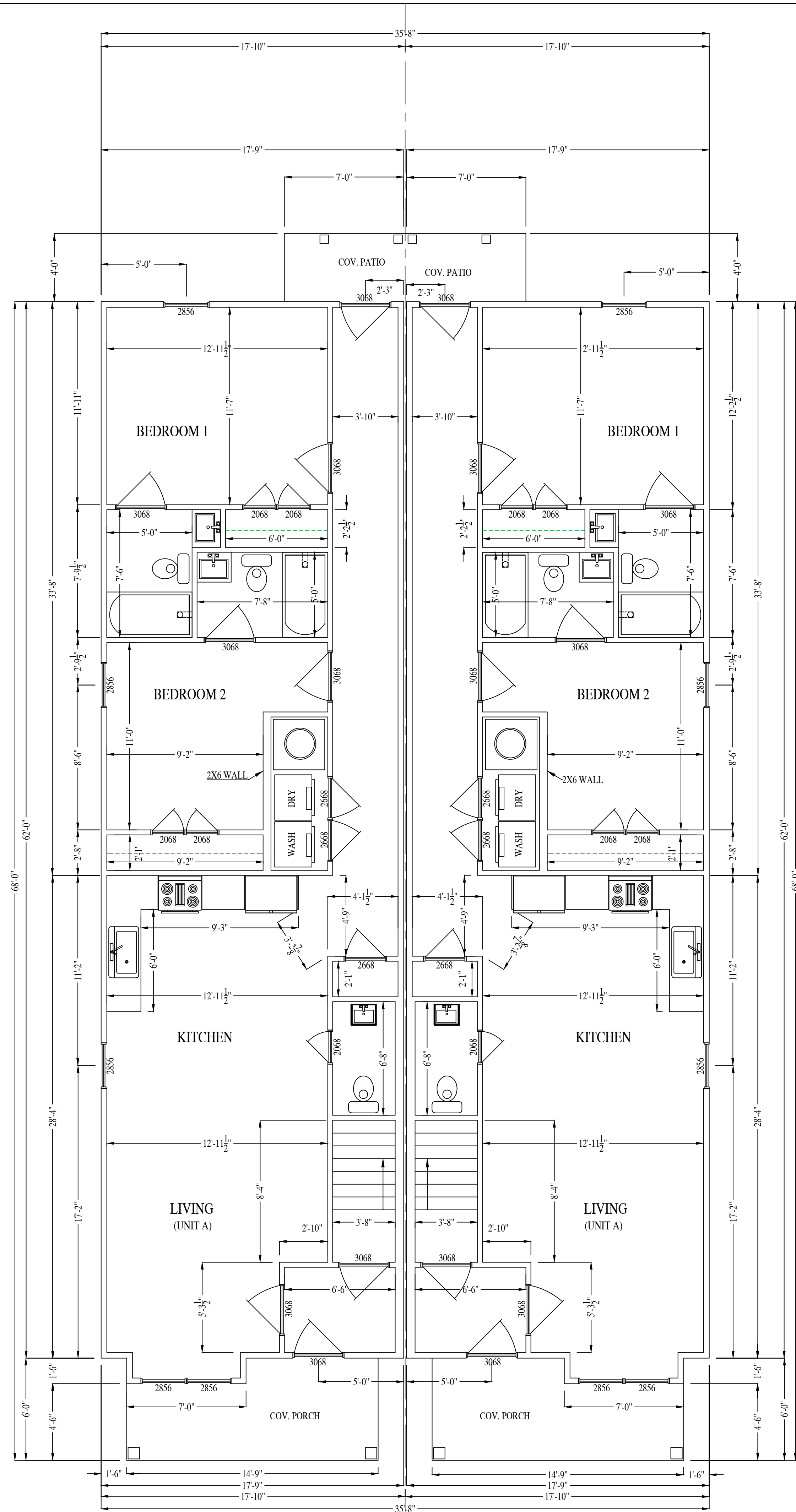
The proposed SUP would not adversely affect the above referenced City services.

- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

Summary

In summary we are enthusiastically seeking approval for the construction of two abutting two-family detached dwellings on the Property. The SUP represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. These dwellings provide new housing opportunities for the neighborhood which are consistent with the goals of the Richmond 300 Master Plan. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of two quality residences containing a total of four units consistent with Master Plan guidance.



FIRST FLOOR PLAN

1416 (UNIT A): 1,111 S.F.
 1418 (UNIT A): 1,111 S.F.

1414-1416 BRYAN ST.

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

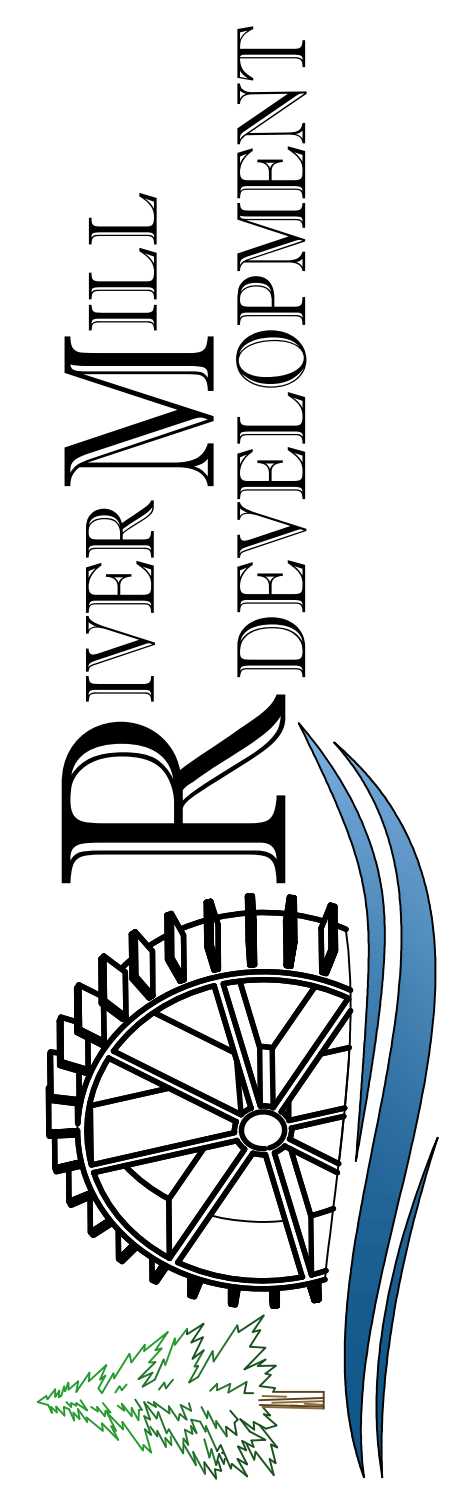
REVISION NOTES

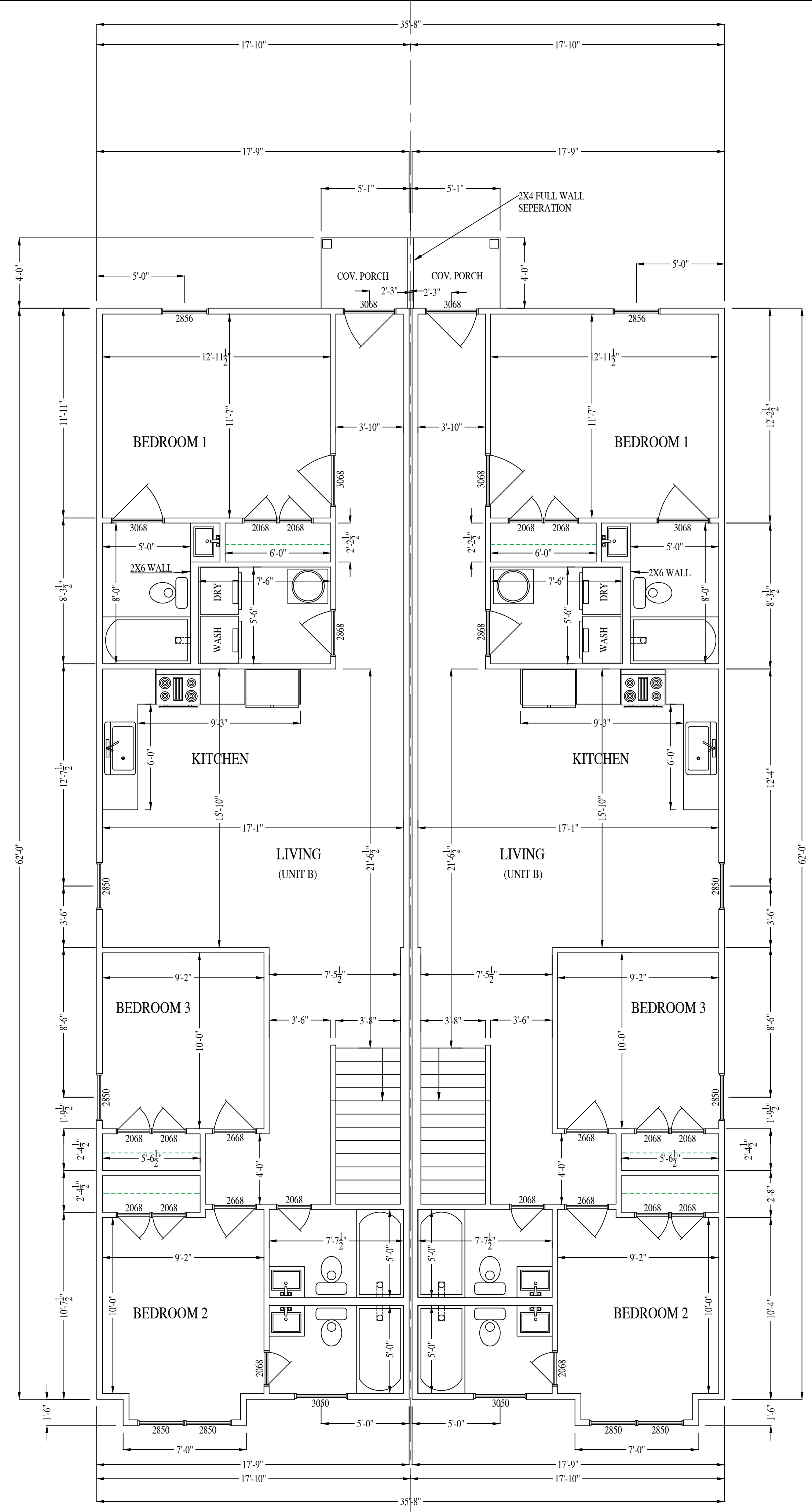
DATE	START

SCALE:
 1/4" = 1'-0"

DATE:
 7-25-2023

SHEET:
 A1.1





SECOND FLOOR PLAN

1416 (UNIT B): 1,111 S.F.
 1418 (UNIT B): 1,111 S.F.

1414-1416 BRYAN ST.

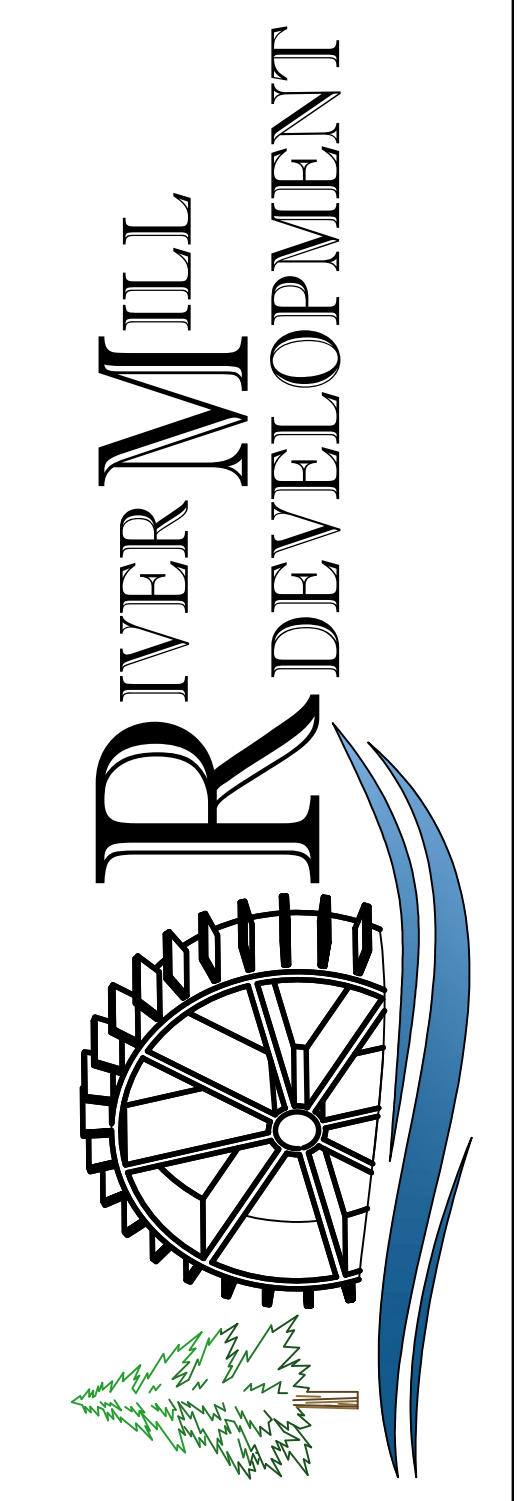
RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

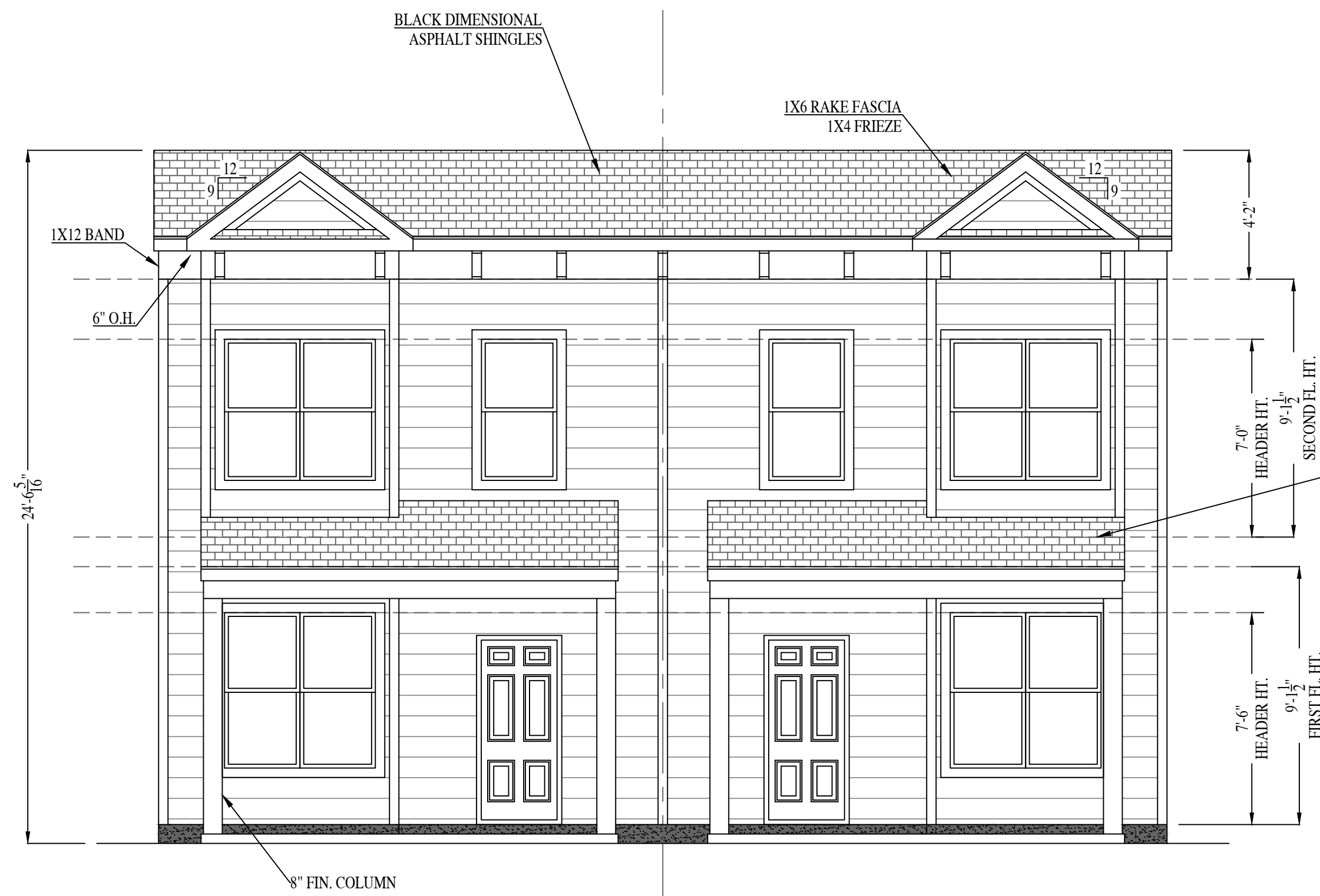
REVISION NOTES	
DATE	START

SCALE:
 1/4" = 1'-0"

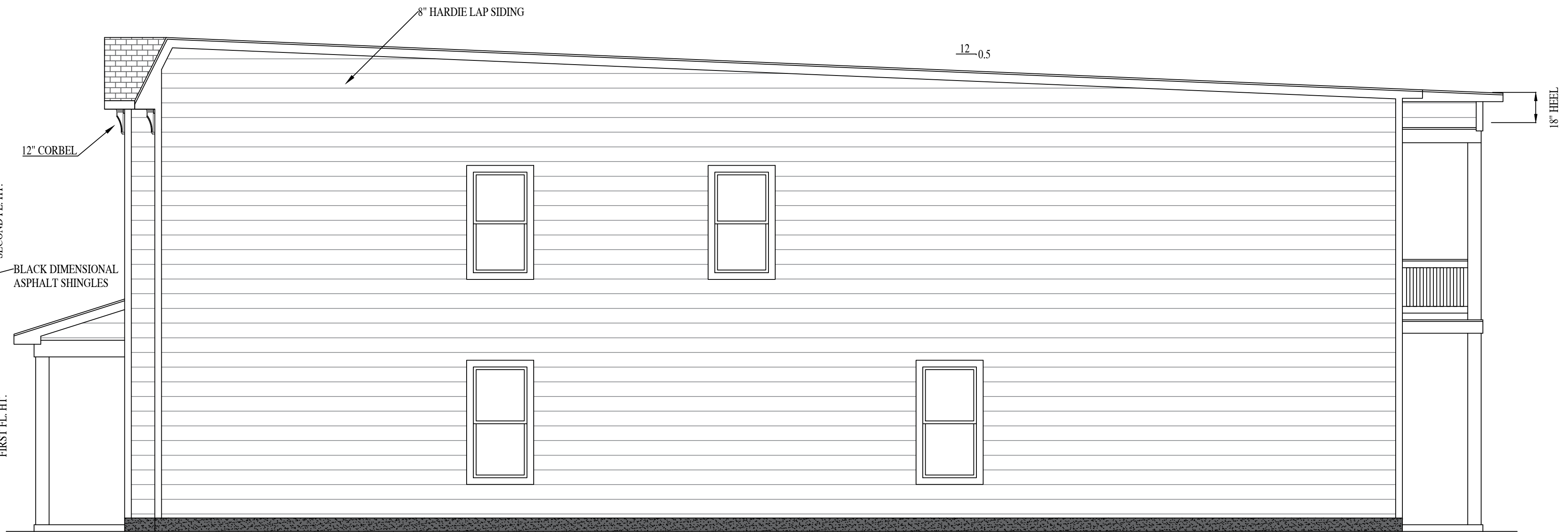
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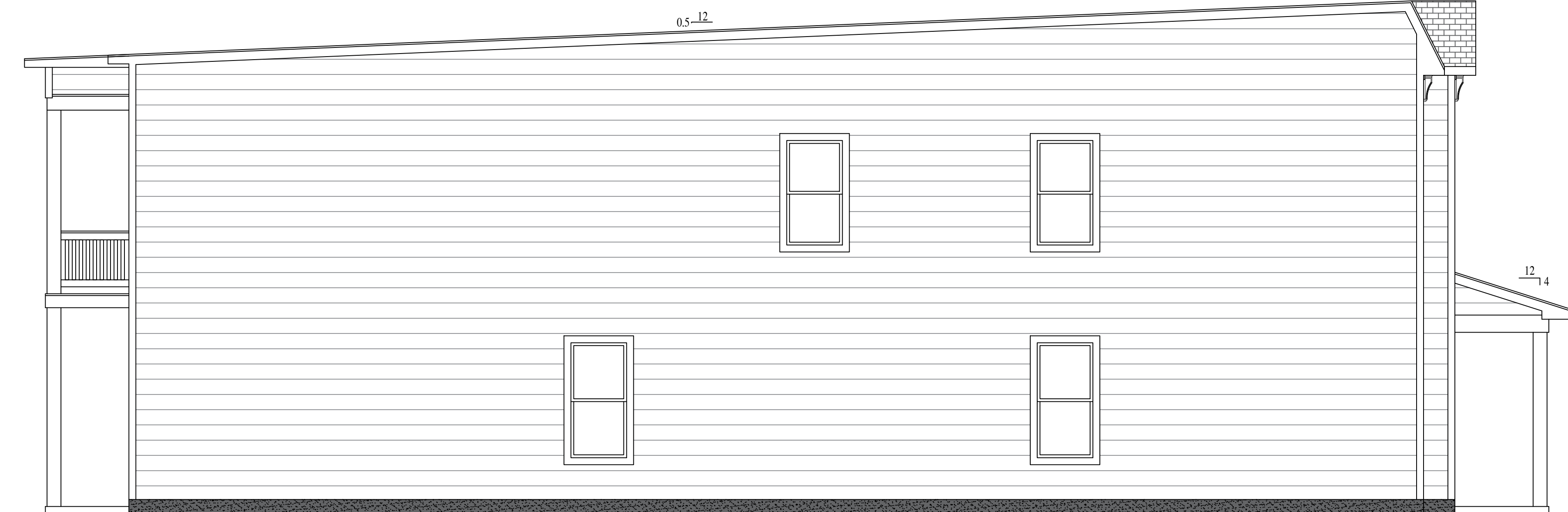
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

1414-1416 BRYAN ST.

RIVER MILL DEVELOPMENT
 RIVERMILLDEVELOPMENT@GMAIL.COM
 PHONE: (434) 774-4535

REVISION NOTES

DATE	START

SCALE:
 1/4" = 1'-0"

DATE:
 7-25-2023

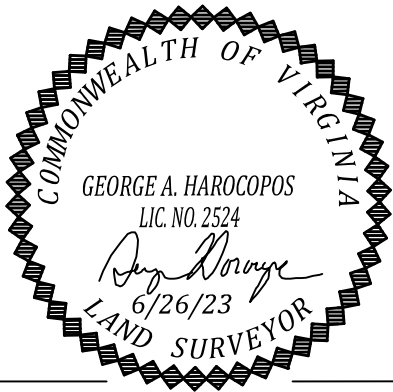
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 A2.1



This is to certify that on 6/26/23
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 5101290041E

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.

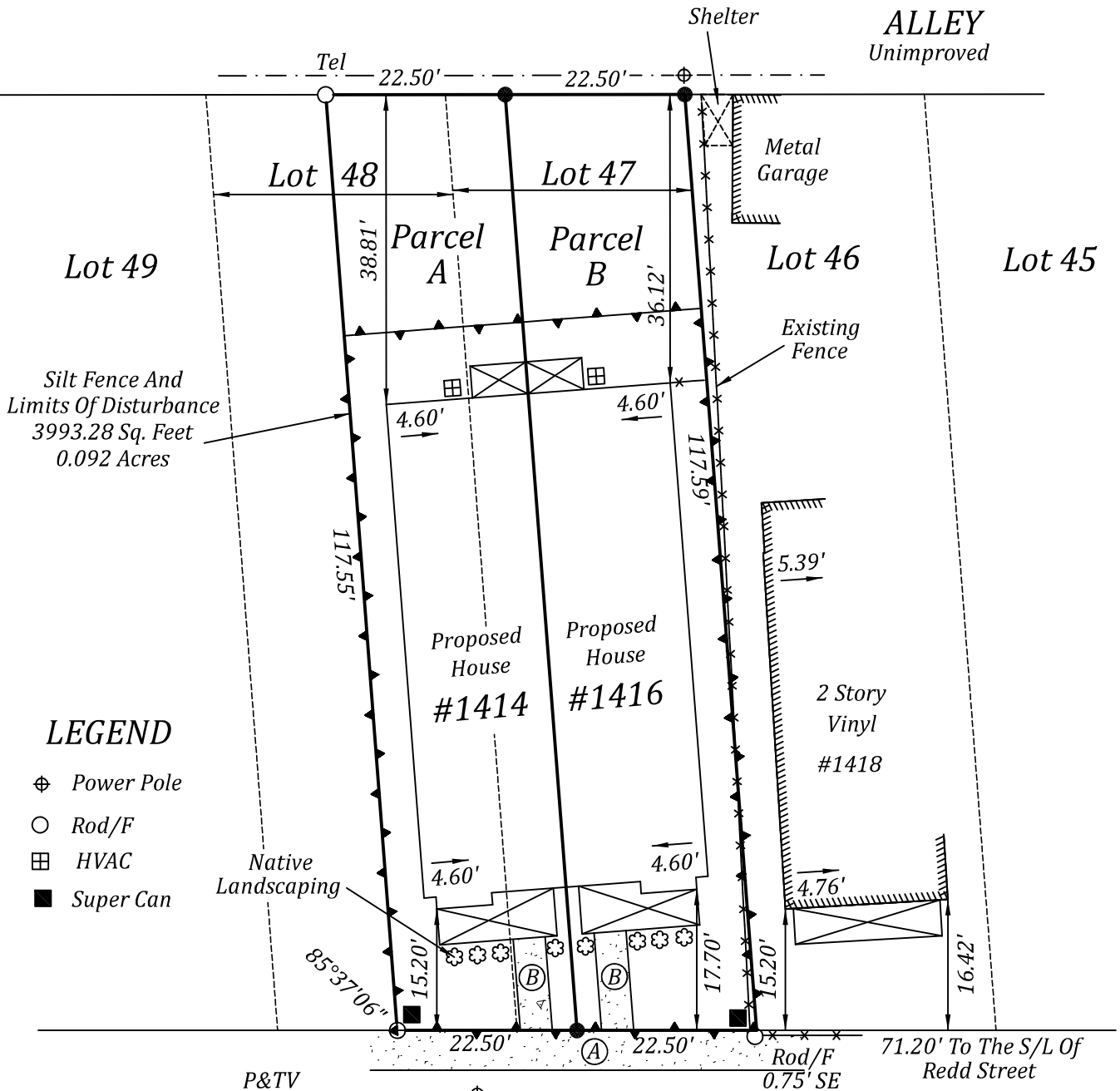
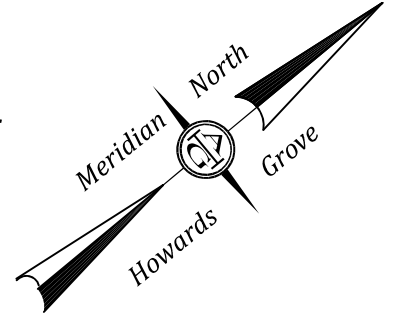


Parcel A
 2637.37 Sq Feet
 0.061 Acres

Parcel B
 2637.82 Sq Feet
 0.061 Acres

- Ⓐ Proposed 5' Conc Walk
- Ⓑ Proposed 4' Conc Walk

Note: Street Side Parking And Construction Entrance Is From Right Of Way



LEGEND

- ⊕ Power Pole
- Rod/F
- ⊞ HVAC
- Super Can

BRYAN STREET

SURVEY OF
 A DIVISION OF TAX PARCEL E0000604006
 LOT 47 AND A PORTION OF LOT 48

HOWARDS GROVE

RICHMOND, VIRGINIA

JN 49949

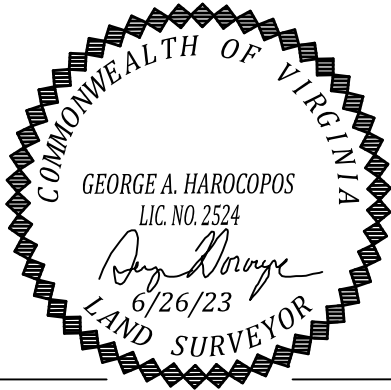
A. G. HAROCOPOS & ASSOCIATES, P.C.
 CERTIFIED LAND SURVEYOR AND CONSULTANT
 4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112
 Office 804 744 2630 FAX 804 744 2632
 E-MAIL AGHAROCOPOS72@GMAIL.COM
 Scale 1"=20' Date 6/26/23 Drawn by GAH

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO UNLIMITED RENOVATIONS

This is to certify that on 6/26/23
 I made an accurate field survey of the known premises
 shown hereon; that all improvements known or visible
 are shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 shown hereon.

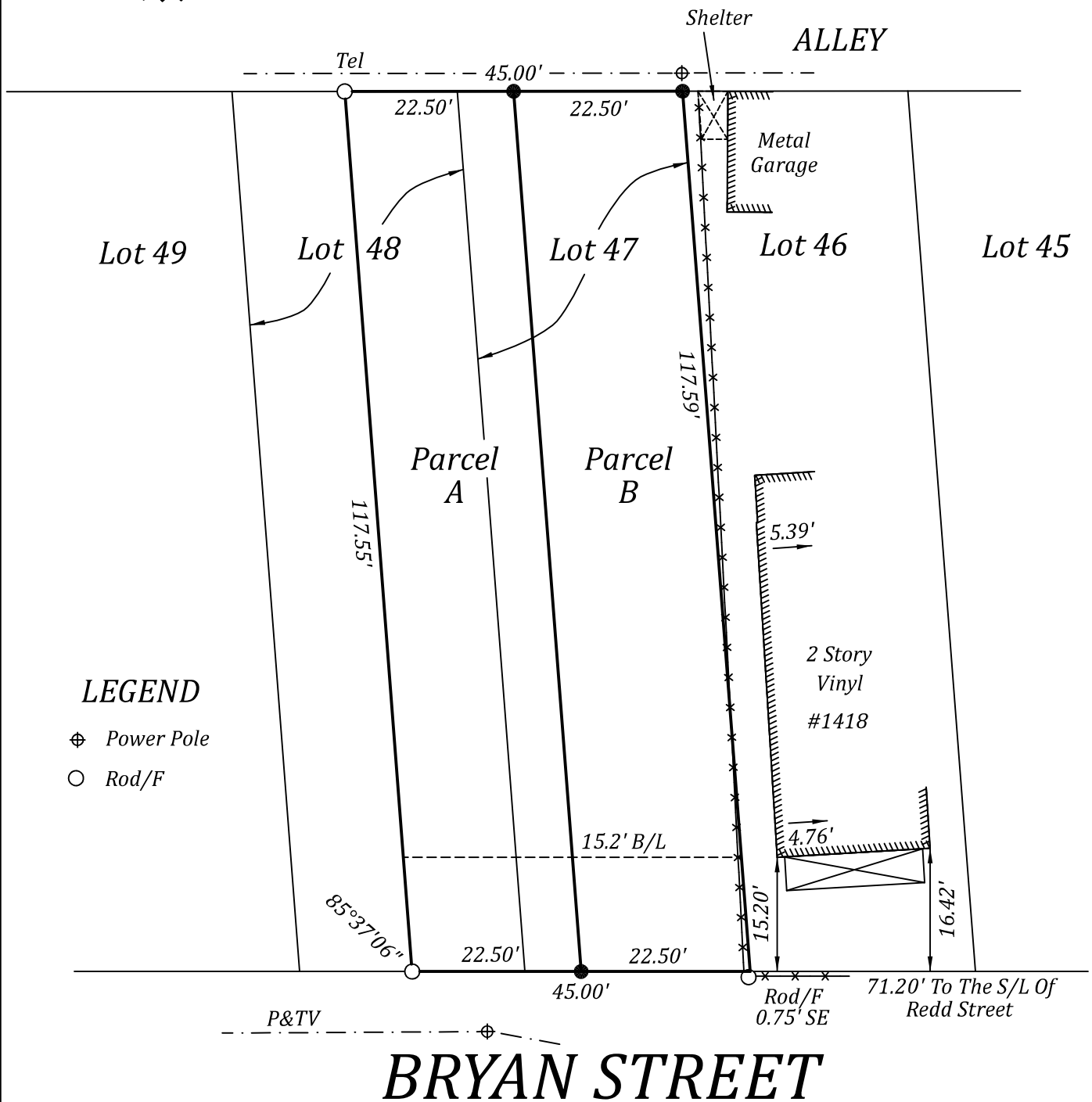
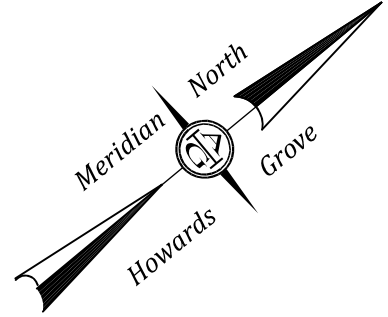
NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
5101290041E

NOTE:
 This survey has been prepared without
 the benefit of a title report and does
 not therefore necessarily indicate all
 encumbrances on the property.



Parcel A
 2637.37 Sq Feet
 0.061 Acres

Parcel B
 2637.82 Sq Feet
 0.061 Acres



SURVEY OF
 A DIVISION OF TAX PARCEL E0000604006
 LOT 47 AND A PORTION OF LOT 48
HOWARDS GROVE
 RICHMOND, VIRGINIA

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IN 49949

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