

INTRODUCED: October 11, 2021

AN ORDINANCE No. 2021-299

To authorize the special use of the property known as 111 B North Lombardy Street for the purpose of restaurant and retail uses and other uses permitted in the B-1 Neighborhood Business District, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: NOV 8 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 111 B North Lombardy Street, which is situated in a R-6 Single-Family Attached Residential District, desires to use such property for the purpose of restaurant and retail uses and other uses permitted in the B-1 Neighborhood Business District, which use, among other things, is not currently allowed by section 30-412.1 of the Code of the City of Richmond (2020), as amended; and

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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 8 2021 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 111 B North Lombardy Street and identified as Tax Parcel No. W000-0608/052 in the 2021 records of the City Assessor, being more particularly shown on the plans entitled “Survey and Plat of Nos 111 & 111 A North Lombardy Street, City of Richmond, Virginia.,” prepared by Edwards, Kretz, Lohr & Associates, Inc., and dated October 28, 2005, 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 restaurant and retail uses and uses permitted in the B-1 Neighborhood Business District, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Celladora,” prepared by an unknown preparer, and undated, 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 restaurant and retail uses or as any other use permitted in the B-1 Neighborhood Business District pursuant to section 30-434.1 of the Code of the City of Richmond (2020), as amended, substantially as shown on the Plans.

(b) No parking shall be required for the Special Use.

(c) Any restaurant use shall close nightly by 10:00 p.m.

(d) Live music shall not be permitted in conjunction with any restaurant use of the Property.

(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) Signs pertaining to the Special Use shall be limited to (i) signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2020), as amended, and (ii) signs permitted in the UB Urban Business District and the UB-2 Urban Business District pursuant to section 30-512 of the Code of the City of Richmond (2020), as amended.

§ 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.

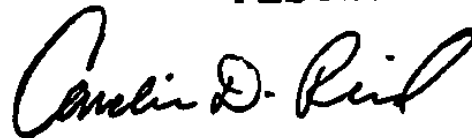
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Carlin D. Reil". The signature is written in a cursive, flowing style.

City Clerk



City of Richmond

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

Item Request File Number: PRE.2021.802

O & R Request

DATE: September 10, 2021

EDITION: 1

TO: The Honorable Members of City Council

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

THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Kevin J. Vonck, Acting Director, Dept. of Planning and Development Review

RE: To authorize the special use of the property known as 111 B North Lombardy Street for the purpose of restaurant and retail uses, and other uses permitted in the B-1 Neighborhood Business District, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the property known as 111 B North Lombardy Street for the purpose of restaurant and retail, and other uses permitted in the B-1 Neighborhood Business District, upon certain terms and conditions.

REASON: The applicant is requesting to authorize the special use of the property known as 111 B Lombardy Street for the purpose of restaurant and retail uses, and other uses permitted in the B-1 Neighborhood Business District, upon certain terms and conditions. The property is located in both an R-6 Single-Family Attached Residential District. The proposed commercial uses are not permitted in the R-6 District, and the nonconforming rights of the property only allow for a personal service use or less intensive use. 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 November 1, 2021, meeting.

BACKGROUND: The subject property consists of a single parcel of land that has a lot area of 782 square feet and is currently improved with a two story mixed-use building. The ground floor has historically been used as a commercial use, having most recently been used as a hair salon, and the upstairs is a single dwelling unit.

The office use is considered legally nonconforming because a commercial use had been established prior to the current zoning regulations on the property. The nonconforming use regulations do not allow for a nonconforming use to be changed to a use that is permitted in fewer zoning districts. Because the proposed retail and restaurant uses are permitted in fewer zoning districts than the previous personal service use a special use permit is needed. In order to allow for more flexibility for future tenants, the special use permit ordinance would also allow any uses that are permitted within the B-1 Neighborhood Business District.

Richmond 300 recommends a future land use of “Neighborhood Mixed-Use” for the property. The primary uses recommended for Neighborhood Mixed-Use are single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units) and open space. Secondary uses include large multi-family buildings (10+ units), retail/office/personal service, institutional, cultural and government. The intensity recommended for Neighborhood mixed-use is typically two to four stories, with more height permissible along major streets. The development style should be compatible with the existing context. Setbacks, plazas and parks can help create a sense of place and community gathering areas. New developments on larger parcels should continue or introduce a gridded street pattern. In historic neighborhoods, small-scale commercial buildings should be introduced. Ground floors should engage the street with features such as street-oriented facades. Appropriate setbacks, open space, front porches, elevated ground floors and other features that provide a sense of privacy should be provided for residential uses. Pedestrian, bicycle, and transit access must be accommodated, and bike parking must be provided.

The portion of North Lombardy Street abutting the property is designated as a “Major Mixed-Use Street” on the Street Typologies map.

Surrounding properties are predominantly single-family and two-family residential uses, however commercial uses occupy two of the buildings at the corner of North Lombardy Street and Floyd Avenue. All surrounding properties are also located within the R-6 Single-Family Attached Residential District.

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: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: October 11, 2021

CITY COUNCIL PUBLIC HEARING DATE: November 8, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
November 1, 2021

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

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

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

STAFF: Richard Saunders, Senior Planner, Land Use Administration (Room 511) 646-5648

INTRODUCED: September 27, 2021

AN ORDINANCE No. 2021-

To authorize the special use of the property known as 111 B North Lombardy Street for the purpose of restaurant and retail uses, and other uses permitted in the B-1 Neighborhood Business District, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: AT 6 P.M.

WHEREAS, the owner of the property known as 111 B North Lombardy Street, which is situated in both an R-6 Single-Family Attached Residential District, desires to use such property for the purpose of a restaurant and retail uses, and other uses permitted in the B-1 Neighborhood Business District, which uses among other things, are not permitted under Sec. 30-412.1 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 congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

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 111 B North Lombardy Street and identified as Tax Parcel No. W000-0608/052 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Survey and Plat of Nos 111 & 111A North Lombardy Street City of Richmond, Virginia,” prepared by Edwards, Kretz, Lohr & Associates, Inc., and dated October 28, 2005, 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 restaurant and retail uses, and other uses permitted in the B-1 Neighborhood Business District, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Celladora,” prepared by an unknown preparer, and dated June 2021, 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 restaurant and retail, or as any other use permitted in the B-1 Neighborhood Business District.

- (b) No parking shall be required for the Special Use.
- (c) Any restaurant use must close nightly by 10:00 P.M.
- (d) Live music shall not be permitted in conjunction with any restaurant use of the Property.
- (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) Signage identifying the Special Use shall be limited to signs permitted in Sec. 30-512 of the Code of the City of Richmond (2020), for UB and UB-2 Districts.

§ 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.

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/LocationProperty Address: 111B N. Lombardy St Richmond, VA 23220Date: 6/22/2021Tax Map #: 216 W0000608052 Fee: 1800.00Total area of affected site in acres: 0.018(See **page 6** for fee schedule, please make check payable to the "City of Richmond")**Zoning**Current Zoning: R-6Existing Use: Mixed Use**Proposed Use**

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

Mixed Use (Wine Shop and 16 seat Cafe on ground floor)Existing Use: Mixed Use (Personal Services/Office Space)

Is this property subject to any previous land use cases?

Yes

No

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Megan HopkinsCompany: It's Alive LLCMailing Address: 2712 Hanover Ave #6City: RichmondState: VAZip Code: 23220Telephone: (804) 709-5216Fax: () () ()Email: celladorawines@gmail.com**Property Owner:** Harwick Properties LLCIf Business Entity, name and title of authorized signee: Beth Vanstony

(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: 6409 Old Dominion Dr.City: McleanState: VAZip Code: 22101Telephone: (804) 332-4247Fax: () () ()Email: bvanstony@gmail.com**Property Owner Signature:** _____

DocuSigned by:

Beth Vanstony

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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 for Special Use Permit

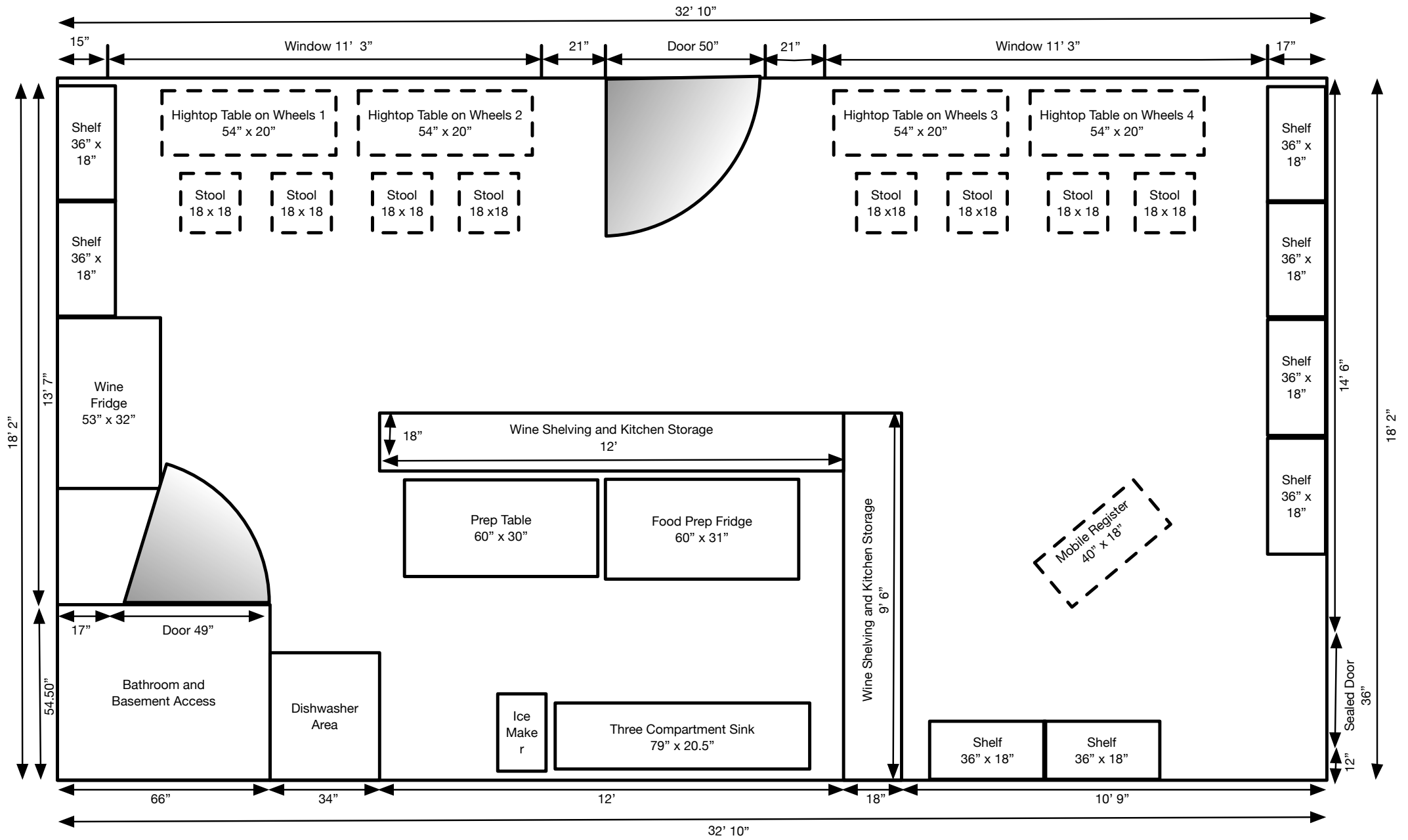
Celladora (It's Alive LLC)

111B N. Lombardy St

Richmond, VA 23220

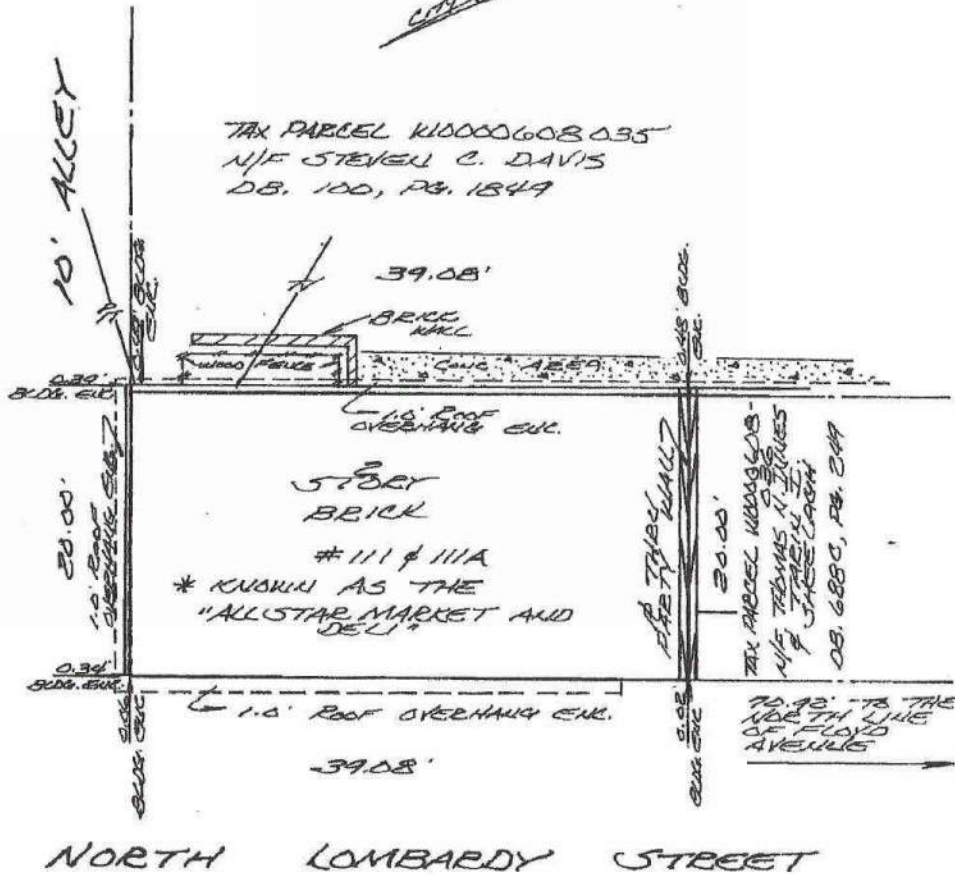
- 700sq/ft Wine Shop with a maximum 16 seat cafe, though primarily set up for 8 seats, serving cheese/charcuterie/crudite platters, sandwiches, and a few small bites sourced from local farms, bakers and chefs. With the predicted breakdown of sales being: 65% off-premise wine sales, 25% on-premise wine sales and 10% food and non-alcoholic beverage sales. While Celladora will be serving alcohol on premises in the form of wine bottles or by the glass options, as an establishment we will never over serve a guest, nor will we pour a glass for a guest that we suspect may have already over indulged. If we ever encounter a situation where a guest has been overserved we will follow proper protocol to ensure that guest gets home safely. By following this plan, I intend for the opening of Celladora to not be detrimental to the safety, health, morals and general welfare of the community involved or create hazards from fire, panic or other dangers.
- Proposed Operating Hours will be Sunday to Thursday 1-9pm; Friday and Saturday 1-10pm
- There will be approximately 3-5 employees, working part-time, with primarily 1 to 2 workers at one time.
- A reliable garbage disposal company will be contracted to do regular trash removal multiple times a week. I will also have a pest control company for regular pest control treatments of the site. By following this plan for proper care of the location, Celladora 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, or interfere with adequate light and air.
- Celladora is intended to be a neighborhood shop where the majority of our guests will hopefully walk to it; I plan on walking to work most days. While I imagine there will be more guests coming during busier hours who will be driving from farther away. I estimate that it will be approximately 4 cars an hour during evening hours and weekends, and would potentially be 2 cars an hour the rest of my opening times. If I hear that a large majority of the neighbors of Celladora would like me to rent/purchase a couple of parking spots, I will certainly look into that potential. The limited capacity of space itself will prevent Celladora from creating congestion in the streets, roads, alleys, and other public ways and places in the Fan, nor will it tend to cause overcrowding of land or an undue concentration of population.

Celladora



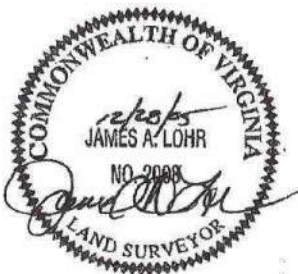
CURRENT OWNERS:
HARWICK PROPERTIES, LLC

This property does not appear to lie within a designated F.E.M.A. flood zone area. Zone X as shown on F.I.R.M. C.P. # 510129-00100 effective JULY 20, 1998



NORTH LOMBARDY STREET

SURVEY AND PLAT OF
N05 111 & 111A NORTH
LOMBARDY STREET
CITY OF RICHMOND,
VIRGINIA.



IMPROVEMENT SURVEY

This is to certify that on DECEMBER 23, 2005 I made an accurate field survey of the premises shown hereon that all improvements and easements 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.

THIS PLAT WAS MADE WITHOUT BENEFIT OF A TITLE SURVEY OR REPORT

SCALE: 1" = 10'
DATE: 12/23/05
PROJ. NO.: 242-05
DRAWN BY: JAL

DEED BOOK: 2005
PAGE: 31220
T.M. PAR. NO.:
W0000608035



Edwards, Kretz, Lohr & Associates, Inc.

Land Surveyors-Planners

Virginia-North Carolina

1900 Byrd Avenue, Suite 203
Richmond, Virginia, 23230
Phone (804) 673-9666
FAX (804) 673-9990



**City of Richmond
Department of Planning
& Development Review**

Special Use Permit

LOCATION: 111 B N Lombardy Street

APPLICANT: Megan Hopkins

COUNCIL DISTRICT: 2

PROPOSAL: To authorize the special use of the property known as 111 B North Lombardy Street for the purpose of restaurant and retail uses, and other uses permitted in the B-1 Neighborhood Business District, upon certain terms and conditions.

*For questions, please contact Richard Saunders
at 804-646-5648 or richard.saunders@richmondgov.com*

