

INTRODUCED: July 24, 2023

AN ORDINANCE No. 2023-226

To authorize the special use of the property known as 9 South Harvie Street for the purpose of a multifamily dwelling containing up to 12 dwelling units, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: SEPT 11 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 9 South Harvie Street, which is situated in a UB Urban Business District, desires to use such property for the purpose of a multifamily dwelling containing up to 12 dwelling units, which use, among other things, is not currently allowed by section 30-433.2, concerning permitted principal and accessory uses, 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: 8 NOES: 0 ABSTAIN: _____

ADOPTED: SEP 11 2023 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 9 South Harvie Street and identified as Tax Parcel No. W000-0443/007 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Lot & Improvements Thereon Located at #9 S. Harvie Street, Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., and dated February 17, 1987, 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 multifamily dwelling containing up to 12 dwelling units, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “9 S. Harvie, Residential Option A,” prepared by Irby + Papit Architects, dated June 4, 2010, and “9 S. Harvie, Residential Option B,” prepared by Irby + Papit Architects, dated June 4, 2010, 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 a multifamily dwelling containing up to 12 dwelling units, substantially as shown on the Plans.

(b) No off-street parking spaces shall be required on the Property.

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

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

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

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

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

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

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

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

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

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

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

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

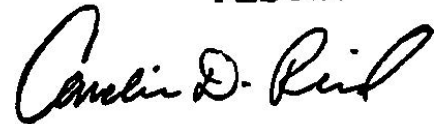
(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2020), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute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

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

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

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

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Carol D. Reed". The signature is written in a cursive style with a large initial 'C'.

City Clerk



City of Richmond

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

Master

File Number: Admin-2023-0268

File ID: Admin-2023-0268 **Type:** Request for Ordinance or Resolution **Status:** Regular Agenda

Version: 2 **Reference:** **In Control:** Planning Commission

Department: **Cost:** **File Created:** 05/04/2023

Subject: **Final Action:**

Title: To authorize the special use of the property 9 South Harvie Street for the purpose of a multi-family dwelling, upon certain terms and conditions.

Internal Notes:

Code Sections: **Agenda Date:** 06/26/2023

Indexes: **Agenda Number:**

Patron(s): **Enactment Date:**

Attachments: Admin-2023-0268 - Application Documents, Admin-2023-0268 - Draft Ordinance **Enactment Number:**

Contact: **Introduction Date:**

Drafter: David.Watson@rva.gov **Effective Date:**

Approval History

| Version | Seq # | Action Date | Approver | Action | Due Date |
|---|-------|-------------|---------------------------|----------------|-----------|
| 2 | 1 | 5/26/2023 | Matthew Ebinger | Approve | 5/30/2023 |
| 2 | 2 | 5/29/2023 | Kevin Vonck | Approve | 6/2/2023 |
| 2 | 3 | 5/29/2023 | Kris Daniel-Thiem - FYI | Notified - FYI | |
| 2 | 4 | 5/30/2023 | Sharon Ebert | Approve | 6/6/2023 |
| 2 | 5 | 5/30/2023 | Alecia Blackwell - FYI | Notified - FYI | |
| 2 | 6 | 5/30/2023 | Caitlin Sedano - FYI | Notified - FYI | |
| 2 | 7 | 5/30/2023 | Jeff Gray - FYI | Notified - FYI | |
| 2 | 8 | 6/1/2023 | Lincoln Saunders | Approve | 6/1/2023 |
| 2 | 9 | 6/8/2023 | Mayor Stoney (By Request) | Approve | 6/5/2023 |
| Notes: Wrong Stoney account -- Kit Hagen | | | | | |
| 2 | 10 | 6/21/2023 | Mayor Stoney | Approve | 6/16/2023 |

History of Legislative File

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

Text of Legislative File Admin-2023-0268

Title

To authorize the special use of the property 9 South Harvie Street for the purpose of a multi-family dwelling, upon certain terms and conditions.

Body

O & R Request

DATE: May 30, 2023 **EDITION:** 1

TO: The Honorable Members of City Council

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

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

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

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

RE: To authorize the special use of the property 9 South Harvie Street for the purpose of a multi-family dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property 9 South Harvie Street for the purpose of a multi-family dwelling, upon certain terms and conditions.

REASON: The subject property is located in the Urban Business zoning district as well as the Main Street/Uptown PO-3 parking overlay district. The current use of commercial uses along the frontage with residential uses in the rear is a permitted use in this district. Residential units shall only be permitted as an accessory to a permitted use. The proposal calls for the conversion of all commercial floor space to residential use. Therefore, a Special Use Permit is requested.

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.

BACKGROUND: The .23 acre subject property is located on the eastern side of South Harvie Street between West Main Street and West Cary Street. Alleys run adjacent to the north, south and eastern property lines.

The subject property contains a 9,616 square foot single story masonry building constructed in 1930.

The City's Richmond 300 Master Plan designates the property for Community Mixed-use which consists primarily of medium density walkable commercial and residential uses.

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

BUDGET AMENDMENT NECESSARY: None

REVENUE TO CITY: \$1,800 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: June 26, 2023

CITY COUNCIL PUBLIC HEARING DATE: July 24, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, June 17, 2023

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, Narrative, Plans, Property, Map

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

..Recommended Action

Key Issues:

- Retain on Consent Agenda
- Move to Regular Agenda
- Refer Back to Committee
- Remove from Council Agenda



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: 9 South Harvie St Date: 10/31/2022

Tax Map #: W0000443007 Fee: \$1,800

Total area of affected site in acres: >0.23 acres (this is for entire block)

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

Zoning

Current Zoning: UB-PO3 - Urban Business-Parking Overlay

Existing Use: Commercial/Office Space in 9 S. Havie parcel

Proposed Use

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

Conversion from commercial/office space to apartments

Existing Use: Currently 9 South Harvie is used as commercial/office space

Is this property subject to any previous land use cases?

Yes No
 If Yes, please list the Ordinance Number:

Applicant/Contact Person: Luke Esposito

Company: University Property

Mailing Address: 305 W Broad St, Suite 327

City: Richmond State: VA Zip Code: 23220

Telephone: (703) 981-6990 Fax: ()

Email: lesposito@university-property.com ; service@university-property.com

Property Owner: University Property (UP Randolph LLC)

If Business Entity, name and title of authorized signee: Luke Esposito, Principal

(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: 305 W Broad St, Suite 327

City: Richmond State: VA Zip Code: 23220

Telephone: (703) 981-6990 Fax: ()

Email: service@university-property.com

Property Owner Signature: Luke Esposito

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

February 22, 2023

*Special Use Permit Request
9 S Harvie Street, Richmond, Virginia
Map Reference Number: W000-0443/007*

| | |
|---------------|---|
| 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: | Baker Development Resources 530 East Main Street, Suite 730 Richmond, Virginia 23219 |

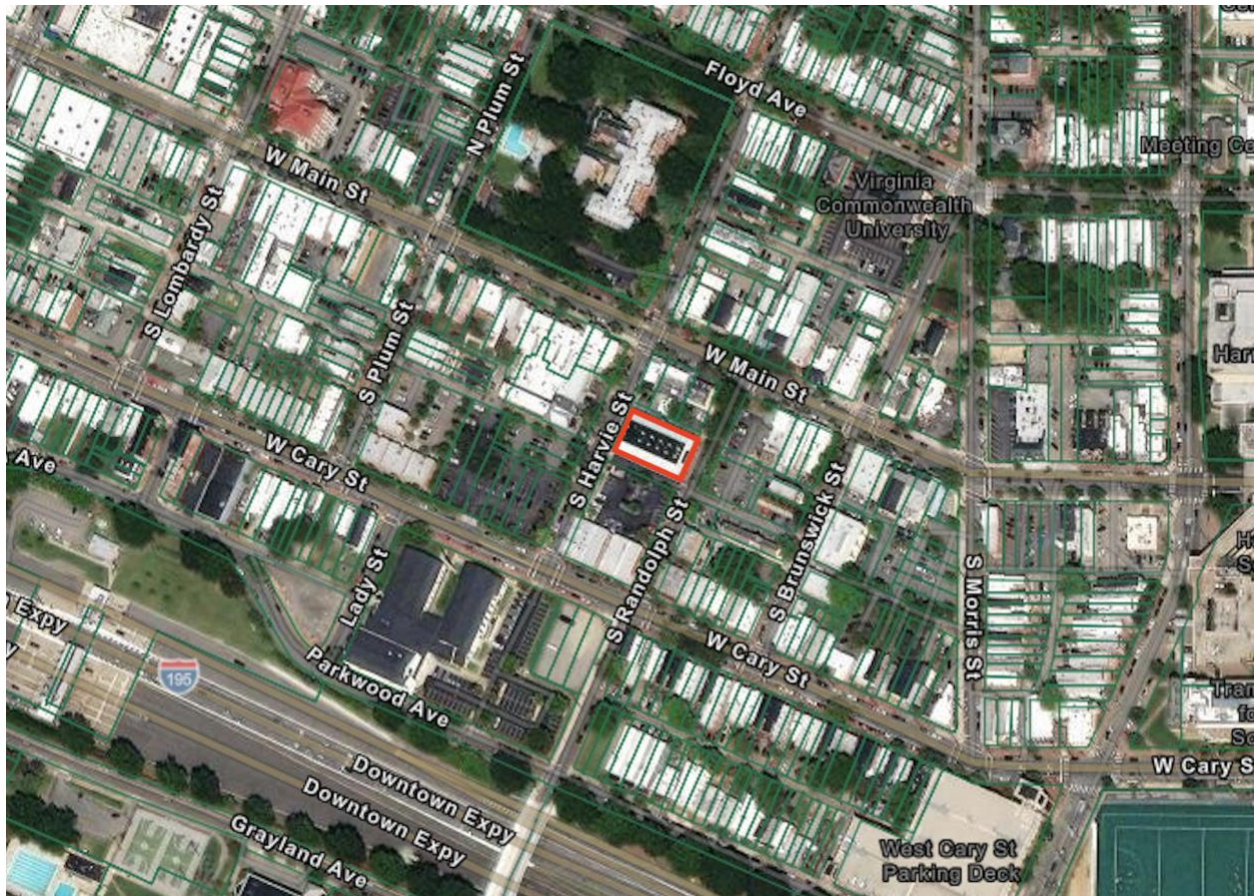
Introduction

The property owner is requesting a special use permit (the "SUP") for 9 S Harvie Street (the "Property"). The existing building is currently occupied as a mixed-use building with both apartments and commercial uses as permitted by the underlying UB zoning district. The SUP would authorize the conversion of the existing commercial portion of the building for use as apartments resulting in a multifamily dwelling use. While the multifamily dwelling use is permitted by the underlying UB Urban Business zoning district, the feature requirement related to the location of ground floor dwellings would not be met and therefore, a SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located between W Main and W Cary Streets and has frontage on both S Harvie and S Randolph Streets. The Property is referenced by the City Assessor as tax parcel W000-0443/007, is roughly 80 feet wide by 125 feet in depth, and contains approximately 10,003 square feet of lot area. Access is provided along the S Harvie and S Randolph frontages as well as along both sides of the building by means of two east-west alleys.



The Property is currently improved with a one-story, masonry structure originally constructed c. 1930. According to City Assessor's records, the building includes 9,616 square feet of finished floor area. The building currently occupied with a commercial/office space at the front of the building and 10 multi-family dwellings to the rear. Where this block of South Harvie Street is concerned, it is a side street perpendicular to Cary Street. There is no established, consistent commercial storefront character in the block.

Properties in the area consist of a range of uses. Along with dwellings ranging from single-family to large multifamily uses, within two blocks of the Property, commercial, institutional, and government uses can also be found including the campus of Virginia Commonwealth University which is located roughly three blocks to the east.

EXISTING ZONING

The Property is currently zoned UB-PO3 Urban Business within the Parking Overlay district. Properties to the north, across W Main Street, are zoned R-6 Single-Family Attached. To the south, along W Cary Street properties are zoned R-63 Single-Family Residential. R-7 and R-53 residential districts can also be found in the surrounding area.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the "Master Plan") designates the Property as "Community Mixed-Use". This future land use category is described as "medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities..." and recommends multifamily dwellings as a primary use which can "complement existing context" while "prioritizing pedestrian, bike and transit access."

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, including:

- Historic Preservation, Objective 3.1, Preserve culturally, historically, and architecturally significant buildings, sites, structures, neighborhoods, cemeteries, and landscapes that contribute to Richmond's authenticity.
- High Quality Places, 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.
- Equitable Transportation Chapter, Objective 6.1 to "Increase the number of residents and jobs at Nodes and along enhanced transit corridors in a land development pattern that prioritizes multi-modal transportation options."
 - b. Develop housing at all income levels in and near Nodes and along major corridors (see strategies Goal 14).
- 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).
- 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

PROJECT SUMMARY

The SUP would authorize the conversion of the commercial portion of the existing mixed-use building to two multi-family dwelling units, which does not conform to the underlying zoning feature requirements of the UB Urban Business district applicable to the Property.

PURPOSE OF REQUEST

The proposed multifamily dwelling is a permitted principal use in the UB district. However, the UB district includes a requirement that dwelling units must be located above the ground floor or to the rear of other permitted commercial uses. As a result of the proposed conversion, the dwelling would not be located to the rear of another principal use. Instead, the new dwellings would be located along the frontage. As a result, the SUP is necessary in order to authorize the proposed conversion.

PROJECT DETAILS

Per the City of Richmond Assessor's records, the Property was originally developed c. 1930 as a single-story masonry commercial building. The building is currently occupied as a mixed-use building with commercial uses and 10 multi-family dwelling units. The commercial use occupied approximately 2,700 square feet of floor area along the Harvie Street frontage. The owner is now proposing to convert the existing commercial space as two additional multi-family dwelling units.

Two optional floor plans are proposed for the two new dwellings. The options include: (1) 2 three-bedroom units or (2) a two-bedroom and three-bedroom unit. In both cases, the units are large, and very livable, with open living areas and bedrooms with en suite baths. No changes are proposed to the exterior of the existing building, which will retain its current appearance. 10 parking spaces are required for the current commercial and multi-family dwelling use of the property. This parking is provided off-site at 6 South Harvie Street and would continue to be utilized for the building as proposed.

The subject block does not include an established character of development that would suggest uninterrupted commercial frontage, which is the intent of the UB provision in question, is not the most desirable form of development. There is no storefront character in the block. This proposal would contribute to the overall mixed-use character of development in the area with a larger dwelling component. This could be more advantageous to the livability and economic viability of the area than the current somewhat misplaced commercial space. Flexibility in application of the restrictions on the use of ground floor space would allow for a viable use of the portion of the building fronting the right-of-way. The proposed rehabilitation would result in a building that remains functionally and architecturally compatible with the surrounding area.

Findings of Fact

The following are factors indicted in Section 17.11 of the Charter and Section 114-1050.1 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 special use permit 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 special use permit will not result in significant traffic impacts to nearby residential neighborhoods.

- ***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 special use permit will not tend to overcrowd 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 special use permit would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

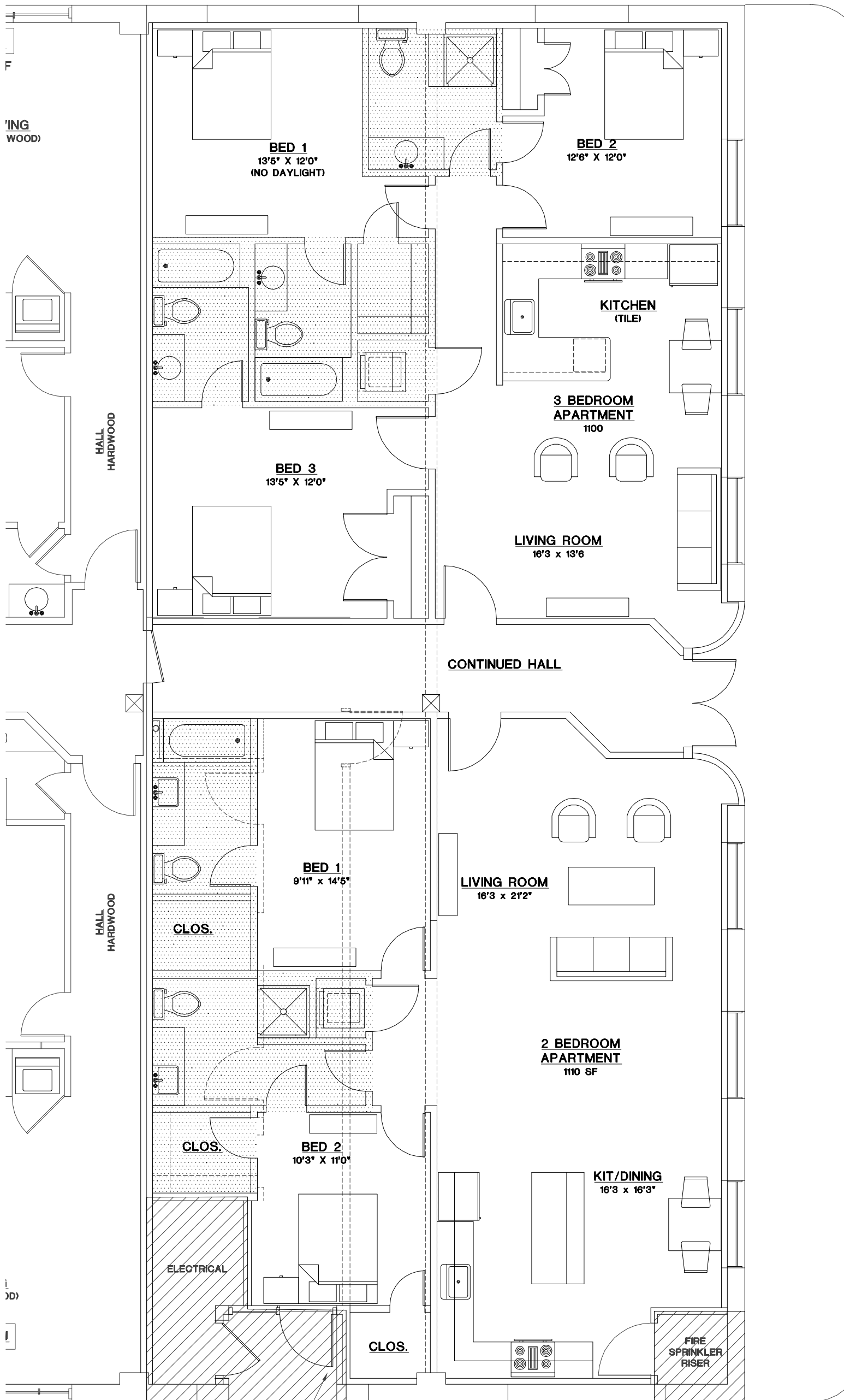
- ***Interfere with adequate light and air.***

The light and air available to the subject and adjacent properties will not be affected.

Summary

In summary we are enthusiastically seeking approval of the SUP. The two new proposed units would be appropriately scaled for their context and would provide additional housing opportunities in the neighborhood. The conversion would permit flexibility for the viable use of the commercial portion of the building. It would be respectful to the existing building's historical design as it would not require extensive modification.

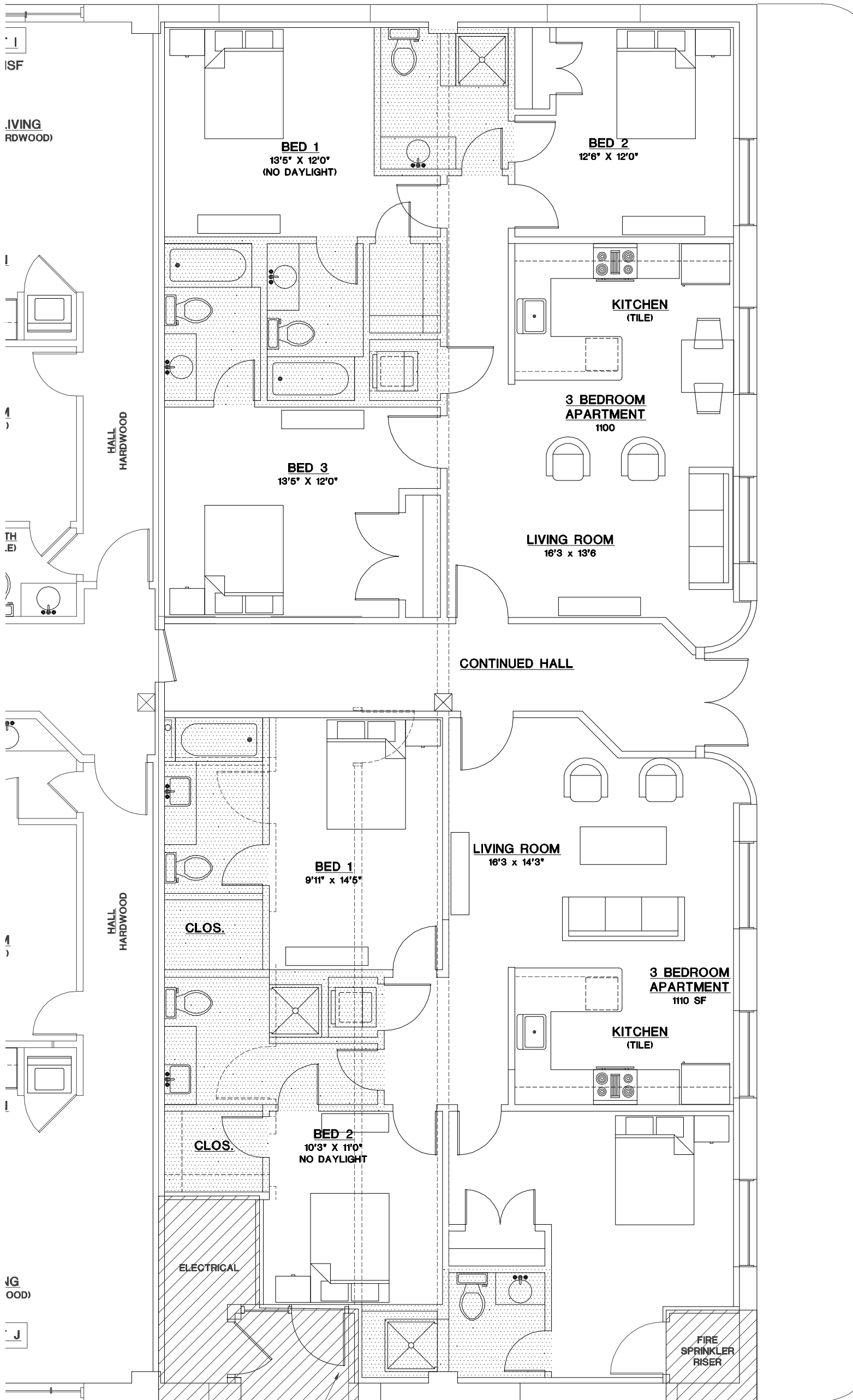
The request offers compatibility with goals contained within the City's Master Plan. The request would contribute to the ongoing revitalization of the neighborhood, upgrading the Property while contributing to the broader mixed-use environment on the area. Finally, the quality assurances and improvements and conditions related to the renovation and residential space as defined by the SUP would guarantee a higher quality development than might otherwise be developed by right.



SOUTH HARVIE STREET

HATCHED AREAS
ARE NOT INCLUDED
IN THE COMMON
LEASED SPACE
CALCULATIONS

**9 S. HARVIE
RESIDENTIAL OPTION A
JUNE 4, 2010
IRBY + PAPIT ARCHITECTS**



SOUTH HARVIE STREET

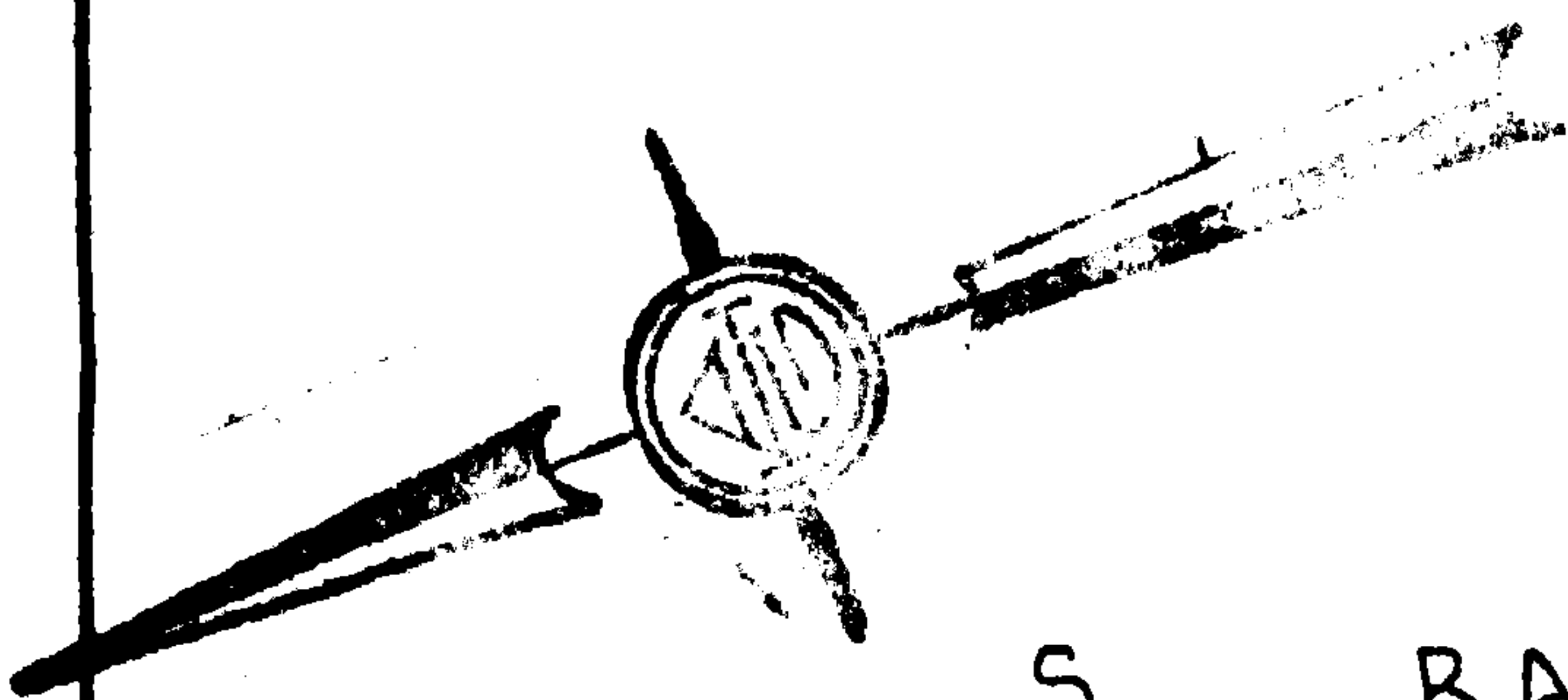
HATCHED AREAS
ARE NOT INCLUDED
IN THE COMMON
LEASED SPACE
CALCULATIONS

**9 S. HARVIE
RESIDENTIAL OPTION B
JUNE 4, 2010
IRBY + PAPIT ARCHITECTS**

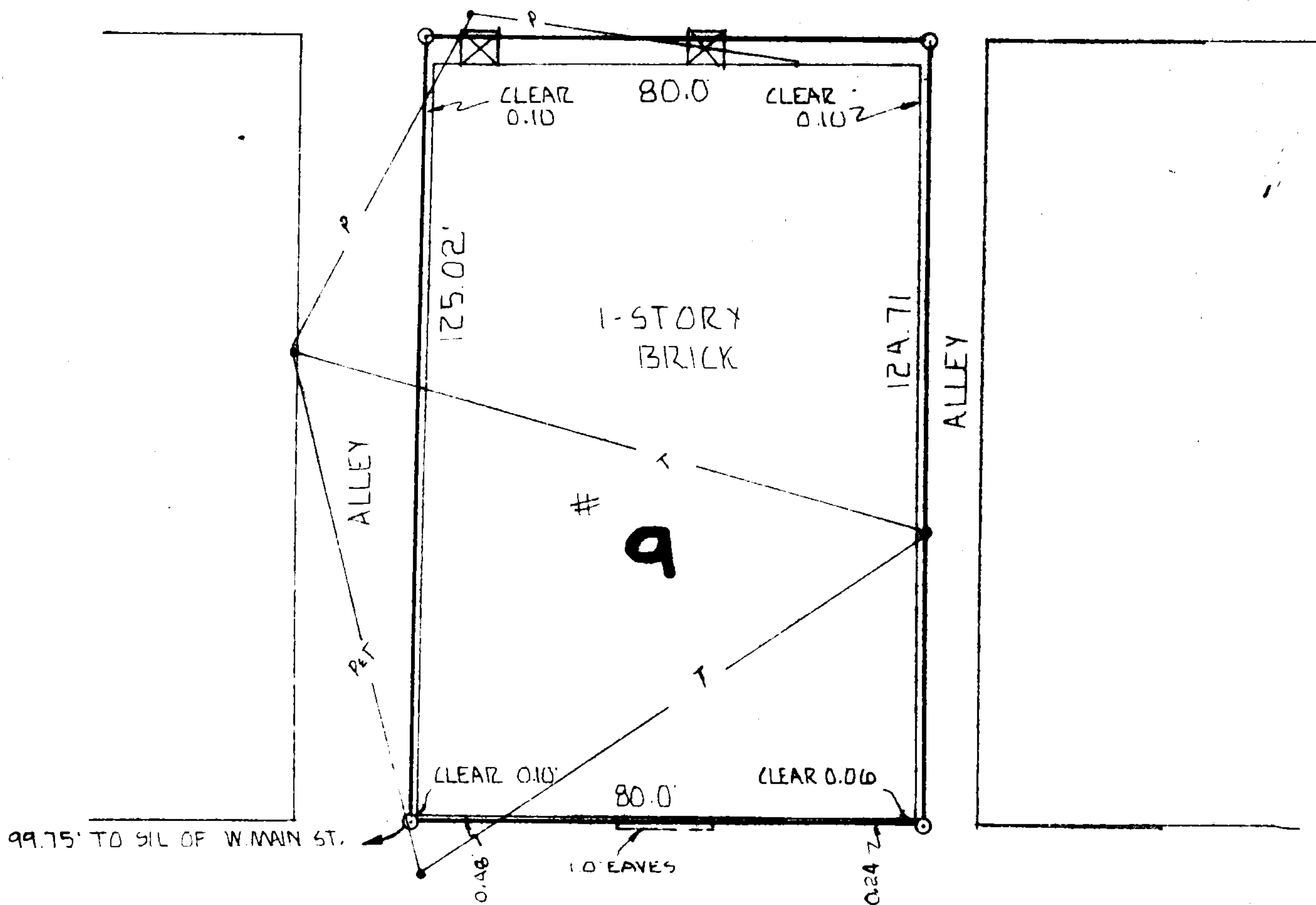
This is to certify that on 2-17-87
 I made an accurate field survey of the premises shown
 hereon; that all improvements known or visible are
 shown hereon; that there are no encroachments by
 improvements either from adjoining premises, or from
 subject premises upon adjoining premises, other than
 as shown hereon.

A.D. Harcopos

NOTE: THIS LOT APPEARS
 TO BE IN HUD FLOOD ZONE
 C AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
 510129 0010-B



S. RANDOLPH STREET



S. HARVIE STREET

SURVEY OF
 LOT & IMPROVEMENTS THEREON LOCATED AT
 # **9 S. HARVIE STREET**
 RICHMOND, VIRGINIA.

NOTE: PLAT PREPARED FOR
 ECK ENTERPRISE



| | |
|--|------------------------------|
| A. G. HARCOPOS & ASSOCIATES, P.C. | |
| CERTIFIED LAND SURVEYOR AND CONSULTANT | |
| 5700-B HOPKINS RD. | RICHMOND VA 23234 |
| Office 271 4734 | |
| Scale 1" = 30' | Date 2-17-87 Drawn by G.A.H. |

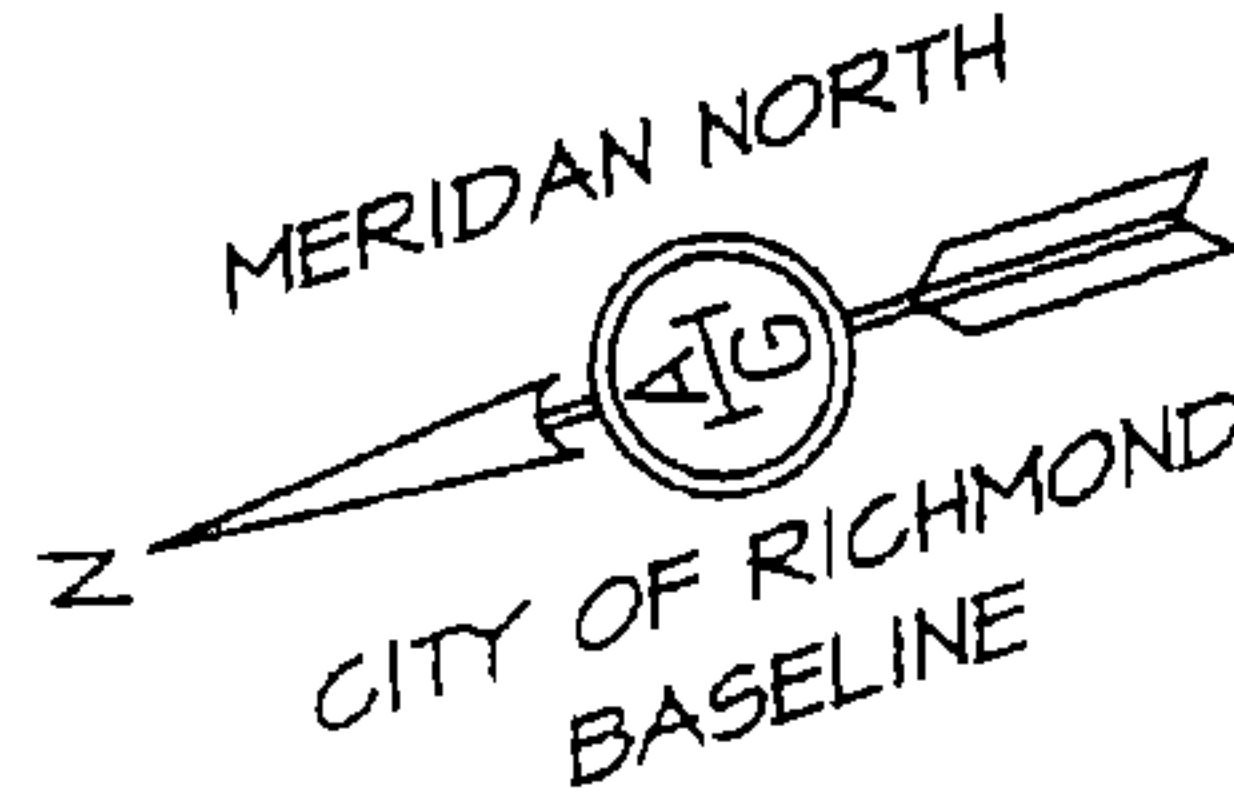
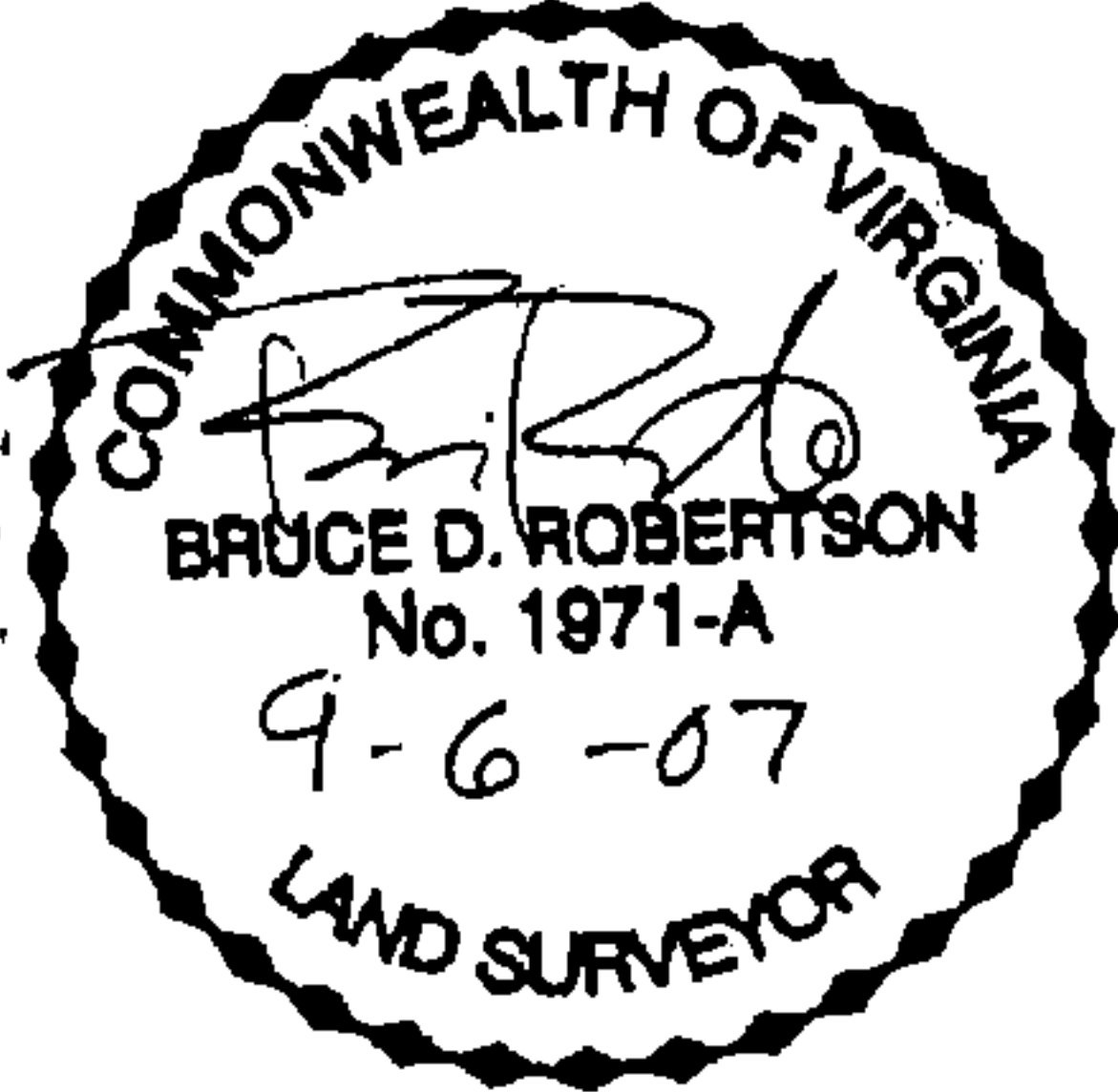
BRUNING 40-5000 62627-03

J.N. 12, 686

is to certify that on 9/6/2007
 I made an accurate field survey of the premises
 shown hereon and to the best of my knowledge and
 belief, is correct and complies with the minimum
 procedures and standards as set forth by the
 Virginia State Board of Architects, Professional
 Engineers, Land Surveyors, and Certified Landscape
 Architects. See title report for easements and
 restrictive covenants which may not be shown on
 this plat.

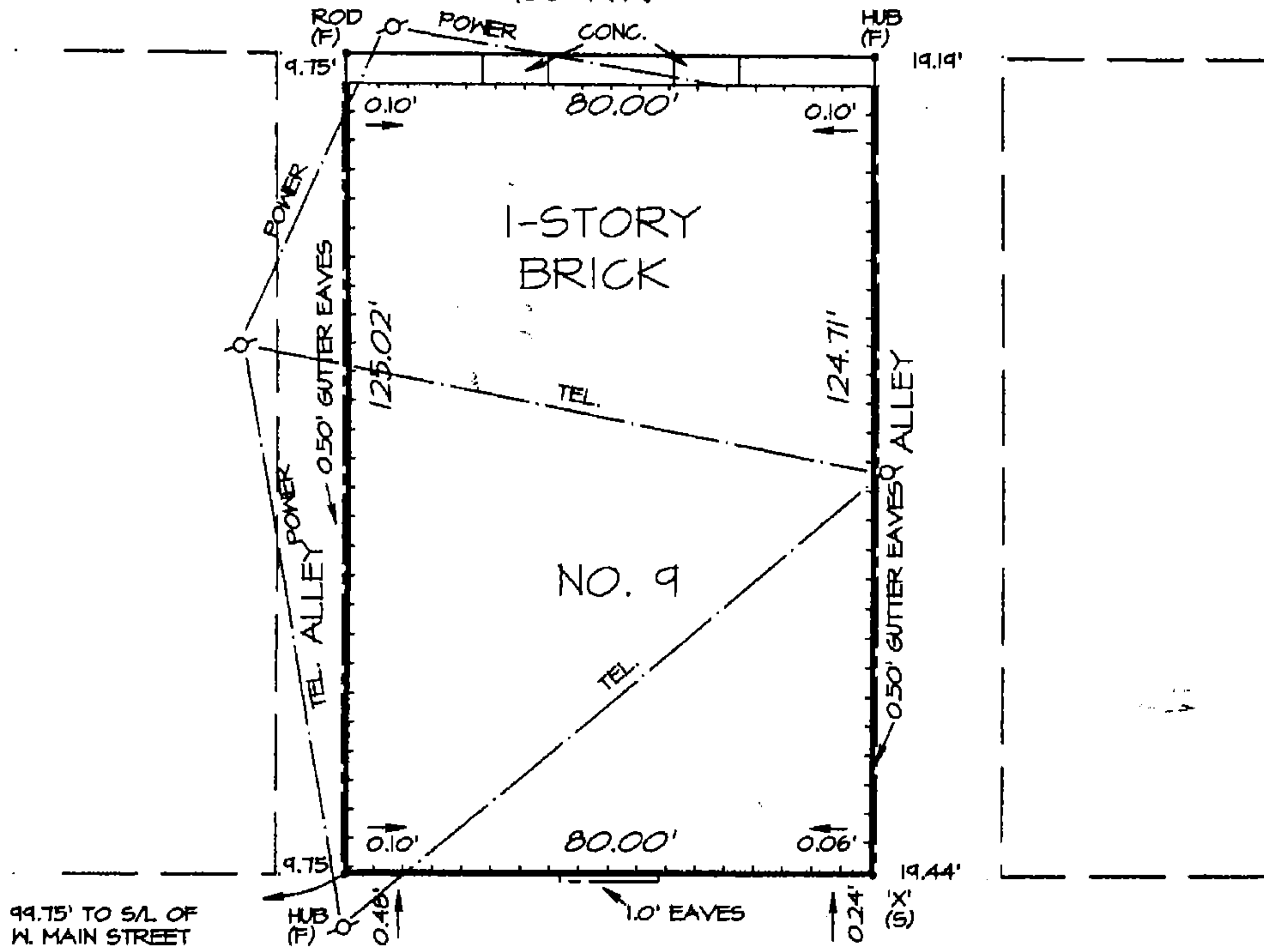
NOTE: THIS LOT APPEARS TO
 BE IN HUD FLOOD ZONE
 'C' AS SHOWN ON HUD
 COMMUNITY PANEL NUMBER
 510129-0010-B

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



S. RANDOLPH STREET

(50' R/W)



S. HARVIE STREET

(VARIABLE WIDTH R/W)

**SURVEY OF
 LOT & IMPROVEMENTS THEREON
 LOCATED AT
 NO. 9 S. HARVIE STREET
 RICHMOND, VIRGINIA**

JN.12686

A.G. HAROCOPOS, INC.
 CERTIFIED LAND SURVEYOR AND CONSULTANT

5100-B HOPKINS RD. RICHMOND, VIRGINIA 23234
 OFFICE 271-4734

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF THE CONVEYANCE TO
ECK ENTERPRISE

Scale: 1"=30 Date: 9/6/2007 Drawn by: T.D.J