

INTRODUCED: June 22, 2026

AN ORDINANCE No. 2026-167

To authorize the special use of the property known as 1110 Oakwood Avenue for the purpose of transitional housing, upon certain terms and conditions. (7th District)

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUL 27 2026 AT 6 P.M.

WHEREAS, the owner of the property known as 1100 Oakwood Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of transitional housing, which use, among other things, is not currently allowed by section 30-410.1 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 1110 Oakwood Avenue and identified as Tax Parcel No. E000-0962/022 in the 2026 records of the City Assessor, being more particularly shown on a survey entitled “Improvements on Premises Known as 1110 Oakwood Avenue in Richmond, VA.,” prepared by Jolliffe & Associates, Inc, and dated August 2, 2004, 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 transitional housing, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “1110 Oakwood Avenue, Richmond, Virginia, 23223,” drawn by Matthew Maio, dated November 3, 2025, and last revised February 20, 2026, 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 transitional housing, as defined by section 30-1220.122:1 of the Code of the City of Richmond (2020), as amended.

(b) No more than six individual adults shall reside within the dwelling unit.

(c) Leases of occupancy shall be at least one year in length. There shall be a separate rental agreement for each occupant.

(d) No more than three bedrooms shall be in use on the Property, substantially as shown

on the Plans.

(e) No individual locking mechanisms shall be installed upon bedroom door exteriors.

(f) Staff members shall not be on the Property for office hours or other scheduled program activities before 6:00 p.m. or after 9:00 p.m., Thursdays and Sundays. No more than one staff member shall be permitted on the Property for office hours or other scheduled program activities.

§ 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 abutting 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 1,096 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, this ordinance and the special use permit granted hereby shall terminate and become null and void.

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



City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: May 19, 2026

TO: The Honorable Members of City Council

THROUGH: The Honorable Dr. Danny Avula, Mayor (by request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Odie Donald II, Chief Administrative Officer

THROUGH: Sharon L. Ebert, DCAO for Economic Development and Planning

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

RE: To authorize the special use of the property known as 1110 Oakwood Avenue for the purpose of transitional housing, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit to allow for a transitional housing use within an R-5 Single-Family Residential District. Due to more than three (3) unrelated individuals residing within the dwelling, the use is not permitted within the R-5 zone. A Special Use Permit is therefore required.

BACKGROUND: The property is located in the Oakwood neighborhood situated between R and Q Streets. The property is currently a 3,200 sq. ft. (.07 acres) parcel with a two-story, 1,592 sq. ft. dwelling constructed in 1915. The City’s Master Plan designates a future land use for the subject property as Neighborhood Mixed-Use, which is defined as “Existing or new highly walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses.”

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

Primary Uses:

Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses:

Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

COMMUNITY ENGAGEMENT: Church Hill Central Civic Association was notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan

FISCAL IMPACT: \$400 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: June 22, 2026

CITY COUNCIL PUBLIC HEARING DATE: July 27, 2026

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, July 21, 2026

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

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

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

December 17, 2025

Applicant's Report

Author: Murray E. Withrow

I. Purpose of Request

This application respectfully requests a Special Use Permit (SUP) to allow six residents to reside in a detached single-family home—three more than permitted under the current zoning ordinance—to support the operation of a mentorship-based residential program for young adult men.

The home will provide a safe, stable, and supportive living environment where participants can develop life skills, take on responsibilities, and engage with the community under the guidance of a resident house leader and with regular oversight by a full-time staff member. The full-time staff person will meet weekly with both the house leader and residents to ensure accountability, personal growth, and program consistency.

This initiative aligns with the City of Richmond's Mayoral Action Plan, particularly Pillar #2: Thriving Neighborhoods, advancing both:

- Goal A: More homes for more people, by providing shared and affordable housing options within existing neighborhoods.
- Goal B: More affordable housing, by utilizing an existing single-family home to create cost-effective residential opportunities that foster stability and personal growth.

II. Statement of Compliance with Zoning Standards

The proposed special use will **not**:

1. Be detrimental to the safety, health, morals, or general welfare of the community.

- The residence will be maintained to a high standard of care and oversight.
- A live-in house leader and a full-time staff supervisor will ensure structure, accountability, and positive conduct among all residents.

2. Create congestion in streets, roads, alleys, or other public ways.

- The number of residents and vehicles will remain comparable to a large family household.
- On-site or street parking is sufficient to accommodate expected needs.
- In addition, the applicant is willing to add off-street parking spaces if requested, in alignment with current neighbors' preferences and city design standards.

3. Create hazards from fire, panic, or other dangers.

- The home will comply with all applicable fire and safety codes.
- Regular inspections and safety protocols will be maintained.

4. Tend to cause overcrowding of land or undue concentration of population.

December 17, 2025

- The home will house only six individuals, which is within the physical capacity and intended design of the dwelling. There are three bedrooms that can be shared by two residents.

5. Adversely affect or interfere with public or private schools, parks, playgrounds, or public utilities.

- The residents are adults and will not impact local school enrollment.
- The home will maintain normal residential utility usage, consistent with the neighborhood.

6. Interfere with adequate light, air, or public conveniences.

- No exterior modifications or expansions are proposed.
- The home will continue to blend seamlessly with surrounding single-family dwellings.

III. Community Benefit and Alignment with City Goals

This special use will:

- Provide stable, character-building housing for young men transitioning into responsible adulthood.
- Include professional oversight and weekly mentorship meetings that reinforce accountability and long-term growth.
- Reduce housing instability by creating an intentional living community with structure, guidance, and personal development opportunities.
- Strengthen the neighborhood through positive engagement, service, and consistent property upkeep.
- Support the city's strategic vision for Thriving Neighborhoods by enhancing affordable living options within established communities.

IV. Operational Overview

- Total Residents: 6 (5 participants, 1 house leader)
- House Leader Role: Provides daily supervision, mentorship, and coordination of household activities.
- Staff Oversight: A full-time staff person will oversee program implementation and meet weekly with both residents and the house leader.
- Program Focus: Life skills, education, employment readiness, community involvement, and spiritual growth.

- Our Residential Mentorship Program is categorized as Transitional Housing, as defined by Sec. 30-1220.122:1 of the City of Richmond Code of Ordinances. The residents are chosen through an application process run by the organization, Servant Partners. Most of the residents are young adult men who come from underprivileged backgrounds, particularly hailing from the historically marginalized low-income black community in the East End of Richmond. Some of these young men may otherwise struggle to find adequate and affordable housing. Our services are offered to improve health and welfare through mentoring, networking, and spiritual counseling. The House Leader and Servant Partners

December 17, 2025

Staff are dedicated to overseeing these activities, and are in daily communication with all residents and program participants. The participants are not targeted for any particular reason such as former incarceration or substance abuse. They simply have lower income, and would benefit from more affordable housing. There is no need for supervision or monitoring of the residents in any particular way.

- The selection process for our program involves an application and interview. Candidates are chosen by the Servant Partners Richmond Site Leader. Due to the fact that it is a home for adult men, we accept applications from adult men.

- The facility is not licensed by the State.

- All residents sign the lease, pay rent and utilities, and sign a household covenant for full participation in and accountability to program standards.

- Hours of Operation: Program activities take place on Thursday and Sunday evenings from 6-9pm. These activities include household meals, check-ins with staff, goal-setting and life-coaching with mentors, and teaching and instruction on topics concerning adulting and the dimensions of wellness and human flourishing (physical, social, emotional, financial, educational, vocational, spiritual, and environmental).

- Tenure: All residents sign a 12-month lease (see attached). This is the minimum tenure for each resident. At the conclusion of the 12-month commitment, there may be the possibility of signing another 12-month lease. All non-residing program participants also have the same tenure for the program, minus residing in the house.

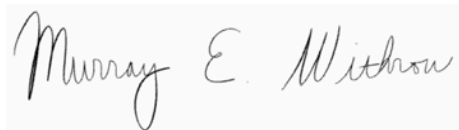
- The dwelling is up to code according to all standards for land use, zoning, transportation, utilities, water resources, sewer, stormwater, urban forestry, and fire department.

V. Conclusion

This Special Use Permit supports the City of Richmond's housing and community development objectives while maintaining the quiet character and safety of the neighborhood. The home will operate as a family-style residence with responsible oversight and supervision, contributing to the well-being of both its residents and the surrounding community.

We respectfully request approval of this application.

Applicant Signature:

A handwritten signature in black ink that reads "Murray E. Withrow". The signature is written in a cursive style and is placed on a light gray rectangular background.

Printed Name: Murray E. Withrow

Date: 12/17/25



CITY OF RICHMOND, VA
Department of Planning and Development Review
Land Use Administration Division
900 East Broad Street, City Hall - Room 511, Richmond, Virginia 23219

AUTHORIZATION FROM PROPERTY OWNER

TO BE COMPLETED BY THE APPLICANT

Applicant must complete **ALL** items

HOME/SITE ADDRESS: 1110 Oakwood Ave. APARTMENT NO/SUITE _____

APPLICANT'S NAME: Sarah Hale EMAIL ADDRESS: _____

BUSINESS NAME (IF APPLICABLE): Urban Hope, Inc./Servant Partners

SUBJECT PROPERTY OR PROPERTIES: 1110 Oakwood Ave.

APPLICATION REQUESTED

- Plan of Development (New or Amendment)
- Wireless Plan of Development (New or Amendment)
- Special Use Permit (New or Amendment)
- Rezoning or Conditional Rezoning
- Certificate of Appropriateness (Conceptual, Administrative Approval, Final)
- Community Unit Plan (Final, Preliminary, and/or Amendment)
- Subdivision (Preliminary or Final Plat Correction or Extension)

TO BE COMPLETED BY THE AUTHORIZED OWNER

Owner must complete **ALL** items

Signing this affidavit acknowledges that you, as the owner or lessee of the property, authorize the above applicant to submit the above selected application/s on your behalf.

PROPERTY OWNER: 1110 Oakwood LLC

PROPERTY OWNER ADDRESS: 1710 E Franklin Street, Ste 100, Richmond, VA 23223

PROPERTY OWNER EMAIL ADDRESS: _____

PROPERTY OWNER PHONE NUMBER: (804) 255-9515

Property Owner Signature: Alexander W. Mejias

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.

Title	SUP Application
File name	1110_Oakwood_SUP_Application_Form.pdf
Document ID	1ce8a666058387d279e9b2054aa99dd6ab268eb5
Audit trail date format	MM / DD / YYYY
Status	■ Signed

Document History



SENT

10 / 31 / 2025
18:08:25 UTC

Sent for signature to Alexander W. Mejias, Manager

[REDACTED]
IP: 162.245.133.81



VIEWED

10 / 31 / 2025
18:14:01 UTC

Viewed by Alexander W. Mejias, Manager

[REDACTED]
IP: 162.245.133.81



SIGNED

10 / 31 / 2025
18:14:17 UTC

Signed by Alexander W. Mejias, Manager

[REDACTED]
IP: 162.245.133.81



COMPLETED

10 / 31 / 2025
18:14:17 UTC

The document has been completed.

February 20, 2026

Applicant's Report

Author: Murray E. Withrow

I. Purpose of Request

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The home will provide a safe, stable, and supportive living environment where participants can develop life skills, take on responsibilities, and engage with the community under the guidance of a full-time staff member.

The full-time staff person will meet weekly with the residents to ensure accountability, personal growth, and program consistency.

This initiative aligns with the City of Richmond's Mayoral Action Plan, particularly Pillar #2:

Thriving Neighborhoods, advancing both:

- Goal A: More homes for more people, by providing shared and affordable housing options within existing neighborhoods.
- Goal B: More affordable housing, by utilizing an existing single-family home to create cost-effective residential opportunities that foster stability and personal growth.

II. Statement of Compliance with Zoning Standards

The proposed special use will *NOT*:

1. Be detrimental to the safety, health, morals, or general welfare of the community.
 - The residence will be maintained to a high standard of care and oversight.
 - All residents are held to a high standard of conduct, including but not limited to: no stealing, lying, bullying, fighting, or substance use (alcohol or drugs).
2. Create congestion in streets, roads, alleys, or other public ways.
 - The number of residents and vehicles will remain comparable to a medium/large family household.
 - Street parking is sufficient to accommodate expected needs.
3. Create hazards from fire, panic, or other dangers.
 - The home will comply with all applicable fire and safety codes.
 - Regular inspections and safety protocols will be maintained.
4. Tend to cause overcrowding of land or undue concentration of population.

February 20, 2026

- The home will house only six individuals, which is within the physical capacity and intended design of the dwelling.

5. Adversely affect or interfere with public or private schools, parks, playgrounds, or public utilities.

- The residents are adults and will not impact local school enrollment.
- The home will maintain normal residential utility usage, consistent with the neighborhood.

6. Interfere with adequate light, air, or public conveniences.

- No exterior modifications or expansions are proposed.
- The home will continue to blend seamlessly with surrounding single-family dwellings.

III. Community Benefit and Alignment with City Goals

This special use will:

- Provide stable, character-building housing for young men transitioning into responsible adulthood.
- Include professional oversight and weekly mentorship meetings that reinforce accountability and long-term growth.
- Reduce housing instability by creating an intentional living community with structure, guidance, and personal development opportunities.
- Strengthen the neighborhood through positive engagement, service, and consistent property upkeep.
- Support the city's strategic vision for Thriving Neighborhoods by enhancing affordable living options within established communities.

IV. Operational Overview

- Total Residents: 6 (5 participants, 1 house leader)
- Staff Oversight: A full-time staff person will oversee program implementation and meet weekly with all residents.
- Program Focus: Life skills, education, employment readiness, community involvement, and spiritual growth. All residents are provided with mentors and develop personal SMART goals based on the eight dimensions of wellness: physical, social, emotional, intellectual, spiritual, financial, vocational, and environmental.
- Our Residential Mentorship Program is categorized as Transitional Housing, as defined by Sec. 30-1220.122:1 of the City of Richmond Code of Ordinances. The residents are chosen through an application process run by the organization, Servant Partners. Most of the residents are young adult men who come from underprivileged backgrounds, particularly hailing from the historically marginalized low-income black community in the East End of Richmond. Some of these young men may otherwise struggle to find adequate and affordable housing. Our services are offered to improve health and welfare through mentoring, networking, and spiritual counseling. The Servant Partners Staff are dedicated to overseeing these activities, and are in daily communication with all residents and program participants. The participants are not targeted for any particular reason such as former incarceration or substance abuse. They simply have lower income,

February 20, 2026

and would benefit from more affordable housing. There is no need for supervision or monitoring of the residents in any particular way.

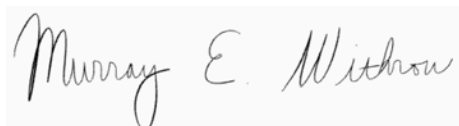
- The selection process for our program involves an application and interview. Candidates are chosen by the Servant Partners Richmond Site Leader. Due to the fact that it is a home for adult men, we accept applications from adult men.
- The facility is not licensed by the State.
- All residents sign the lease, pay rent and utilities, and sign a household covenant for full participation in and accountability to program standards.
- Hours of Operation: Program activities take place on Thursday and Sunday evenings from 6-9pm. These activities include household meals, check-ins with staff, goal-setting and life-coaching with mentors, and teaching and instruction on topics concerning adulting and the dimensions of wellness and human flourishing (physical, social, emotional, intellectual, spiritual, financial, vocational, and environmental). The household visits will be hardly noticeable to the surrounding community. Twice per month we will have all the mentors at the house for a meal. This will involve quiet conversation indoors and will be limited to 15 guests. The alternate Thursday programming is a small group discussion with no more than 10 guests. This will also consist of quiet conversation about personal goals. The Sunday dinners are straightforward meals with quiet conversation and limited to 10 guests.
- Tenure: All residents sign a 12-month lease (see attached). This is the minimum tenure for each resident. At the conclusion of the 12-month commitment, there may be the possibility of signing another 12-month lease. All non-residing program participants also have the same tenure for the program, minus residing in the house.
- The dwelling is up to code according to all standards for land use, zoning, transportation, utilities, water resources, sewer, stormwater, urban forestry, and fire department.

V. Conclusion

This Special Use Permit supports the City of Richmond's housing and community development objectives while maintaining the quiet character and safety of the neighborhood. The home will operate as a family-style residence with responsible oversight and supervision, contributing to the well-being of both its residents and the surrounding community.

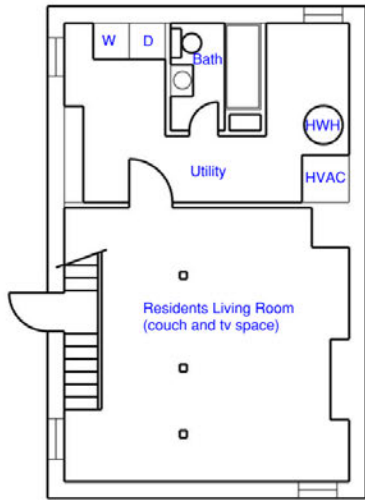
We respectfully request approval of this application.

Applicant Signature:

A handwritten signature in black ink that reads "Murray E. Withrow". The signature is written in a cursive style and is placed on a light gray rectangular background.

Printed Name: Murray E. Withrow

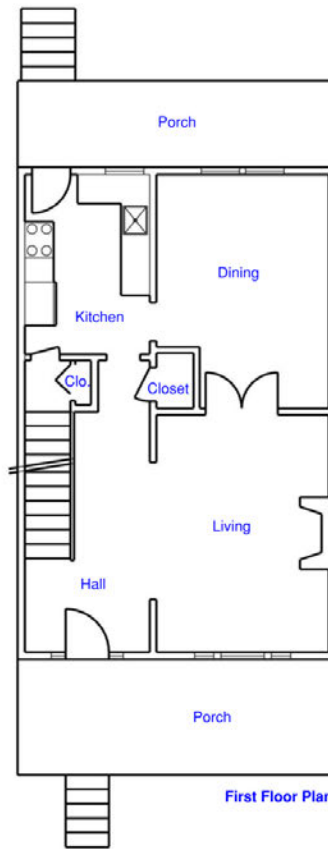
Date: 2/20/26



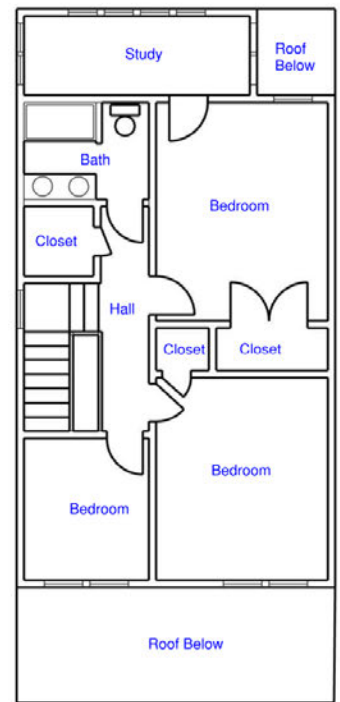
Basement Floor Plan



Drawn by: Matthew Maio
 Date: 11/03/2025; rev. 12/16/2025; rev. 2/20/2026
 Title: 1110 Oakwood Avenue, Richmond, Virginia 23223



First Floor Plan

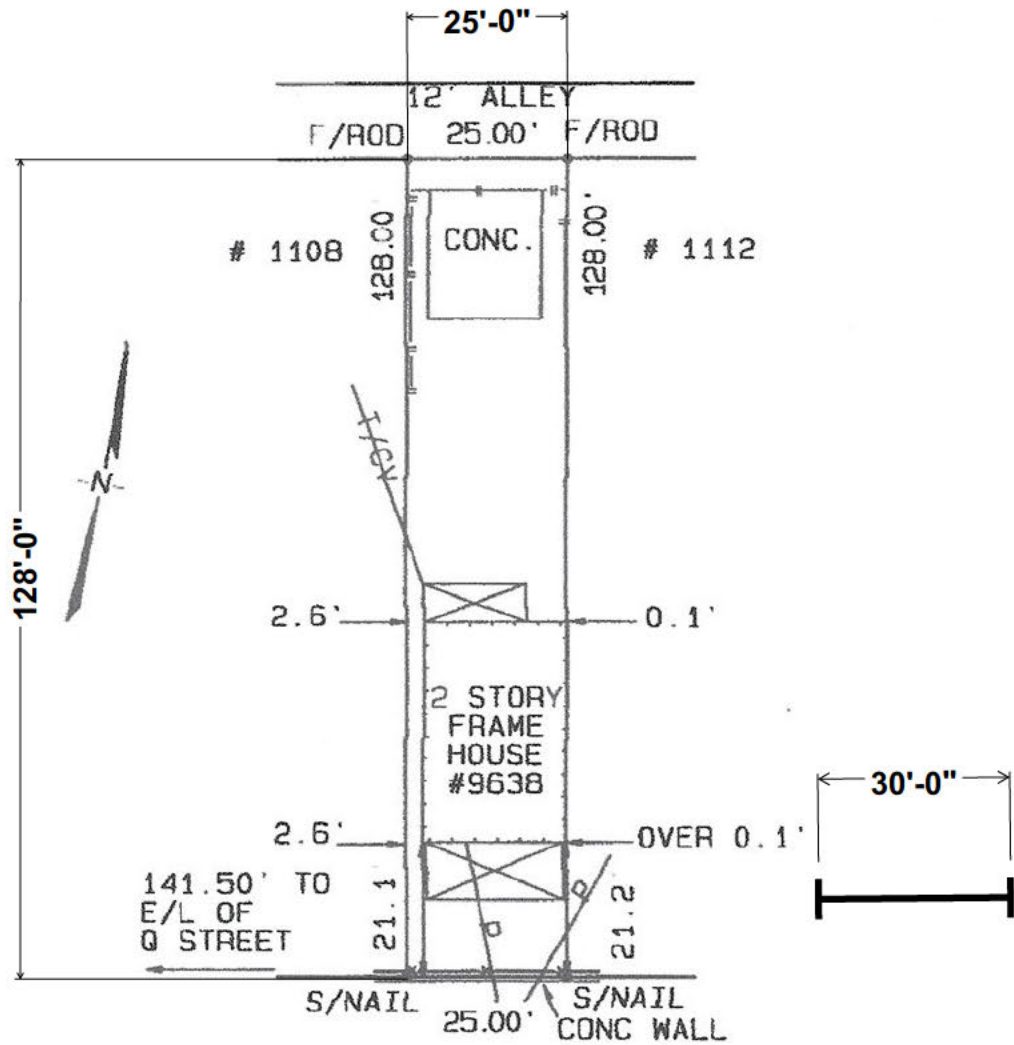


Second Floor Plan

is to certify that on 8-2-04 Jolliffe & Associates, Inc made a field survey of the premises shown hereon; that to the best of my knowledge and belief all improvements and visible evidence of easement are shown hereon, that there are no encroachments by improvements either from adjoining premises, or from subject premises other than as shown hereon. According to the current respective National Flood Insurance Program rate map, this house is located within zone 2.
 Power is underground, overhead; Telephone is underground overhead.
 New Percent complete _____%, Old

JED

RE: DANNY T. K. AVULA AND MARY KATHRYN AVULA



OAKWOOD AVENUE

IMPROVEMENTS ON PREMISES KNOWN AS
 1110 OAKWOOD AVENUE IN RICHMOND, VA.



JOLLIFFE & ASSOCIATES, INC
 CERTIFIED LAND SURVEYORS
 RICHMOND, VIRGINIA

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

DATE: 8-2-04
 SCALE: 1" = 30'
 FILE: Rich 29SW

BOOK NO: 457-132

BY: LHH