

### 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.binconsequitors/

Application is hereby submitted for: (check one)  special use permit, new		
special use permit, new special use permit, plan amendment		
special use permit, text only amendment		
Special use perint, text only amendment		
<b>Project Name/Location</b> Property Address: 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lo	ombardy Street	Date: December 28, 2022
Tax Map # See Exhibit A Fee: \$2,400.00		-
Total area of affected site in acres; ~1.69		
(See <i>page 6</i> for fee schedule, please make check payable to the "City	of Richmond")	
Zoning Current Zoning: Urban Business District (UB-2)		
Current Zoning, alban basiness bishor (bb-2)		
Existing Use Vehicle Service Businesses		
Proposed Use (Please include a detailed description of the proposed use in the requi	rec applicant's report)	
Class-A, six story, mixed use building containing commercial and multifamily u	ses.	
Existing Use Vehicle Service Businesses		
Existing obs.		
Is this property subject to any previous land use cases?		
Yes No.		
If Yes, please list the Ordinance Number: E	ZA Appeal 119-49	
Applicant/Contact Person: Jeffrey P. Geiger		
Company Hirschler		
Mailing Address 2100 E. Cary Street		
City: Richmond	State: VA	Zıp Code: <u>23223</u>
Telephone, (804 )771-9557	Fax: _(	)
Email <u>igeiger@hirschlerlaw.com</u>		
Property Owner: One Parkwood, LLC, and Third J-M-J Corporation	-# D. O-i   O-i	C Consists
If Business Entity, name and title of authorized signee:	ettrey P. Geiger and Susai	n S. Smith
(The person or persons executing or attesting the execution of this Ap	olication on behalf of th	ne Company certifies that he or
she has or have been duly authorized and empowered to so execute o	r attest.)	
Mailing Address: 2100 E. Cary Street		
City: Richmond	State: VA	Zip Code: <u>23223</u>
Telephone: _(804)771-9557	Fax: _(	)
Email jgeiger@hirschlerlaw.com and ssmith@hirschlerlaw.com		
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Property Owner Signature:	MY HATTAN	cu. 17-10e

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)

### Exhibit A

### Property:

- Tax Map Parcel ID: N0000690022 2500 N. Lombardy Street owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690019 2510 N. Lombardy Street owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690016 2516 N. Lombardy Street owned by One Parkwood, LLC, a Maryland limited liability company
- Tax Map Parcel ID: N0000690014 2530 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690013 2532 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690012 2534 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation
- Tax Map Parcel ID: N0000690011 2536 N. Lombardy Street owned by the Third J-M-J Corporation, a Virginia stock corporation

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### APPLICANT REPORT

### Special Use Permit Applicant's Report

Tax Map Parcel IDs: N0000690011, N0000690012, N0000690013, N0000690014, N0000690016, N0000690019, and N0000690022

### INTRODUCTION

One Parkwood, LLC, a Maryland limited liability company ("Parkwood"), controls 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Richmond, VA 23220 (all aforementioned property is collectively referred to herein as the "Property") (Parkwood and the other owner of the Property are collectively referred to herein as the "Applicant"). The Property is located on the Northside of Richmond.

The Applicant plans to replace the run-down, underutilized buildings on the Property with a Class-A, mixed-use building containing commercial and multifamily uses. The Applicant will also construct a parking lot behind the new building to service the new uses. A podium may also be constructed above a small portion of the parking lot to provide space for a pool and amenities for the residents. Landscaping will be provided between the parking lot and the alley as generally shown in the enclosed illustration entitled "Site Line Illustrations." The new building will be six stories, with the top story set back on all four sides (the "Project"). This new building will include commercial and amenity space on the first floor and multifamily units on the floors above the commercial use.

In response to Staff's comments at the Pre-Application Meeting, the Applicant extended the building frontage along the corner of Overbrook Road and Seminary Avenue to further screen the parking lot.

This Project will provide the community with additional retail and personal service options. This Project will also help contribute to the area's rejuvenation and start the evolution the City seeks in this corridor and further the City's aspirations for this neighborhood.

### SPECIAL USE PERMIT REQUEST

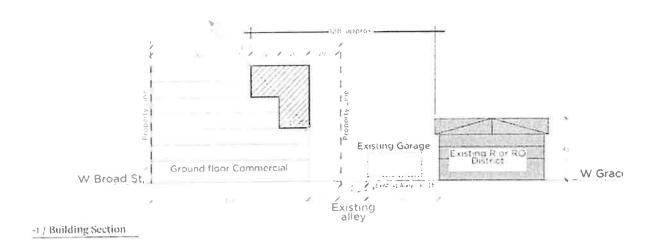
The Property is located in the Urban Business District (UB-2). A request to rezone the Property to the Transit-Oriented Nodal District (TOD-1) is being submitted simultaneously. The Property is situated across an alley from property in a residential district.

The Applicant is requesting a limited Special Use Permit ("SUP") to correct the TOD-1 height requirements for the new building on the Property.

Pursuant to Section 30-457.9(1)(b) of the City of Richmond's zoning ordinance, a building in the TOD-1 zoning district is subject to an inclined plane height restriction when the building is situated across an alley from property in a residential district.

Specifically, the height of the building is limited so that no portion of the building penetrates an inclined plane originating from the third story of the property at the rear building wall. If built as envisioned, the new building would not comply with the inclined plane restriction found in Section 30-457.9(1)(b) of the City of Richmond's zoning ordinance. This ordinance

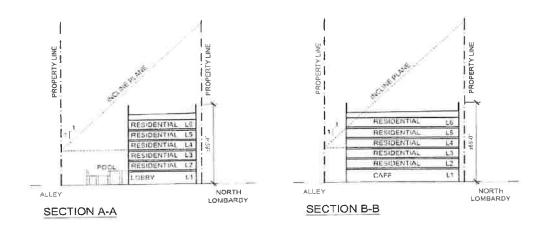
section provides that the inclined plane originates at the third story of the rear building wall. This inclined plane is illustrated in the ordinance as shown below.



The City of Richmond's intent was to limit the height of a building when it is immediately adjacent to a residential district, as illustrated above.

However, Richmond 300 contemplates a different building placement for this Property. Richmond 300 requires placing the parking area behind the building on this property. This shifts the building away from the residential district and accomplishes the goal of protecting the residential district from the height of the neighboring building.

When the building shifts away from the residential district, the origination of the inclined plane should not move with the building. This "movement" is illustrated in Section B-B below. Instead, the origination of the inclined plane should remain fixed at the third story height where the rear building wall may be closest to the residential district. This proper origination point is illustrated in Section A-A.



A property owner should not be punished with a moving inclined plane when the owner moves the building away from the residential district to achieve the Richmond 300 goal of obscuring parking. This limited SUP corrects the origination point for the inclined plane.

Staff requested that the Applicant modify the shape of the building screens a portion of the parking lot. This modification resulted in the creation of a minor encroachment into the inclined plane as shown in Section B-B. Accordingly, this Limited Special Use Permit also requests approval for a minor encroachment into the inclined plane.

Additionally, the height of the building will add an element of safety to the neighborhood. At the Edgehill Chamberlayne Court Civic Association meeting, neighbors expressed concern over the crime in the area, particularly in alleys and at an adjacent motel. The height of the Project and security measures, such as lighting and cameras, will expose once concealed spaces that were prime spots for crime. The views from balconies and high up residents will naturally enhance vigilance in the area, which will help discourage bad behavior.

### EXISTING PROPERTY AND SURROUNDING AREA

The Property forms the eastern margin of the Edgehill Chamberlayne Court Neighborhood. The Edgehill Chamberlayne Court Neighborhood is bound by various roads, including: Chamberlayne Avenue, Brookland Parkway/W. Brookland Park Blvd., I-95/I-64, and Admiral Street/School Street. The neighborhood is made up of single-family residential homes, and commercial and institutional uses.

### THE RICHMOND 300 PLAN

The Richmond 300 Plan designates the Property's future use as Corridor Mixed-Use. This future use category permits buildings 3-10 stories in height to allow a mixing of commercial and residential uses and a more urban environment with walkable streetscapes. Improving the aesthetics of the street scape is one of the objectives of this Project.

Within Corridor Mixed Use, the desired primary uses include retail, office, personal service, and multi-family residential uses. The Project envisions these uses and creates better commercial spaces for businesses in the area. The Applicant believes that the Project will inspire other redevelopment in the surrounding area.

### PROPOSED USE

The proposed use of the Property, as described herein, will be a beneficial use for the site. This Project is in line with the Property's "Corridor Mixed-Use" future use designation in the Richmond 300 Plan. The Project's enhanced streetscape will create an aesthetic appeal that is better than current conditions.

Any traffic generated by the Project will be easily absorbed by the surrounding road network and the City's bus system. Additionally, the Property provides parking to service the residents and patrons of the retail and personal service businesses.

### SUITABILITY OF SPECIAL USE PERMIT and FINDINGS OF FACT

The following are factors listed in Section 30-1050.1 of the City's zoning ordinance to be considered with the review of special use permit applications.

### The proposed SUP will:

- NOT be detrimental to the safety, health, morals, and general welfare of the community.
  - The Project will provide additional living and business opportunities as well as inspire other redevelopment opportunities in the surrounding area.
- NOT tend to create congestion in streets, roads, alleys, and other public ways and places in the area.
  - The infrastructure and road systems in place have ample capacity to handle the proposed use. The existing parking lot circulation and City bus system are also adequate to support this Project.
- NOT create hazards from fire, panic or other dangers.
  - The Project is in compliance with applicable building and fire safety codes and energy conservation requirements.
- NEITHER lead to the overcrowding of land nor cause an undue concentration of population.
  - The Project will provide comfortable luxury housing to young professionals and empty nesters who work in the City and will not contribute to the overcrowding of land.

• NOT adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.

The above-referenced City services will not be adversely affected by the proposed use of the Project. Utilities and infrastructure are in place and adequate for the proposed use. The proposed reuse of the Property will enhance the area without affecting existing public facilities.

NOT interfere with adequate light and air.

The Property is in a location with ample air, light and space components. The light and air available to the Property and adjacent properties will not change if the SUP is granted.

### COMMUNITY SUPPORT FOR REZONING

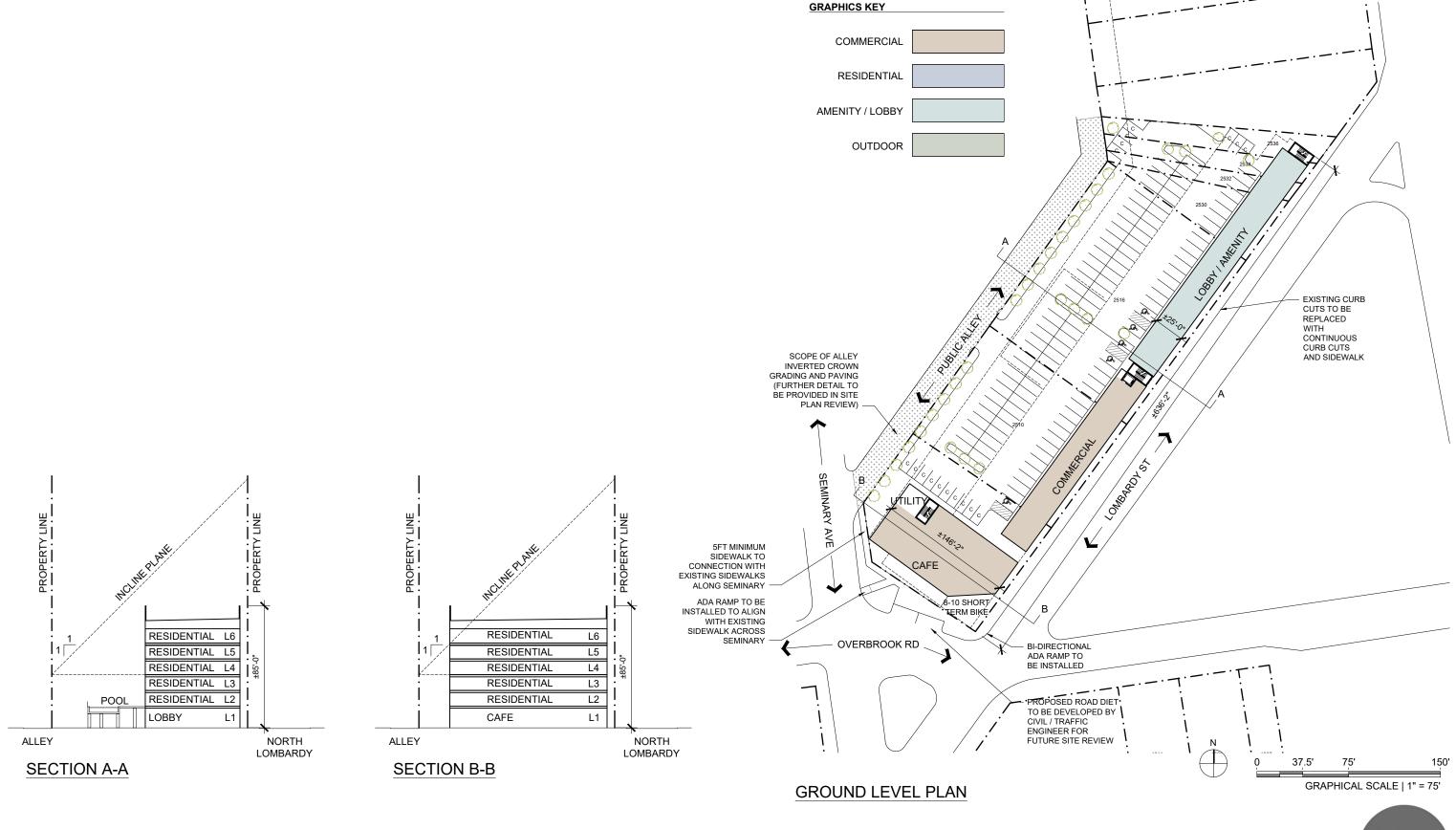
The Applicant presented the Project to neighbors who live on Seminary Avenue. The Applicant also presented the Project to the Edgehill Chamberlayne Court Civic Association. Enclosed is a list of topics discussed at both meetings.

At the suggestion of Councilmember Ann-Frances Lambert, the Applicant also reached out to the Chamberlayne Industrial Center Association and Chamberbrook.

### CONCLUSION

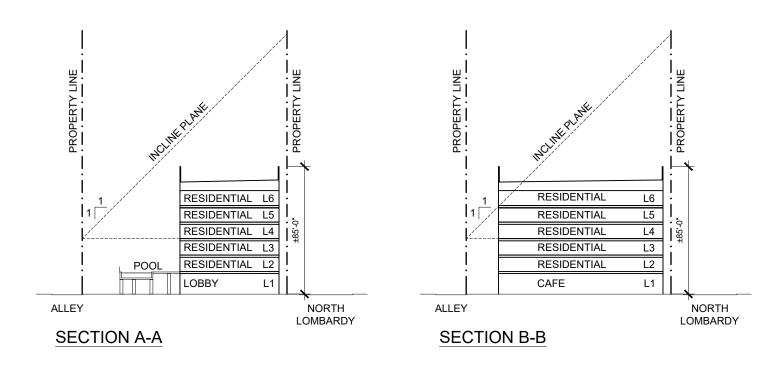
The Applicant desires to begin the rejuvenation of the Property. If this rezoning request is granted, this Project will help contribute to the area's evolution and further the City's aspirations for this corridor.

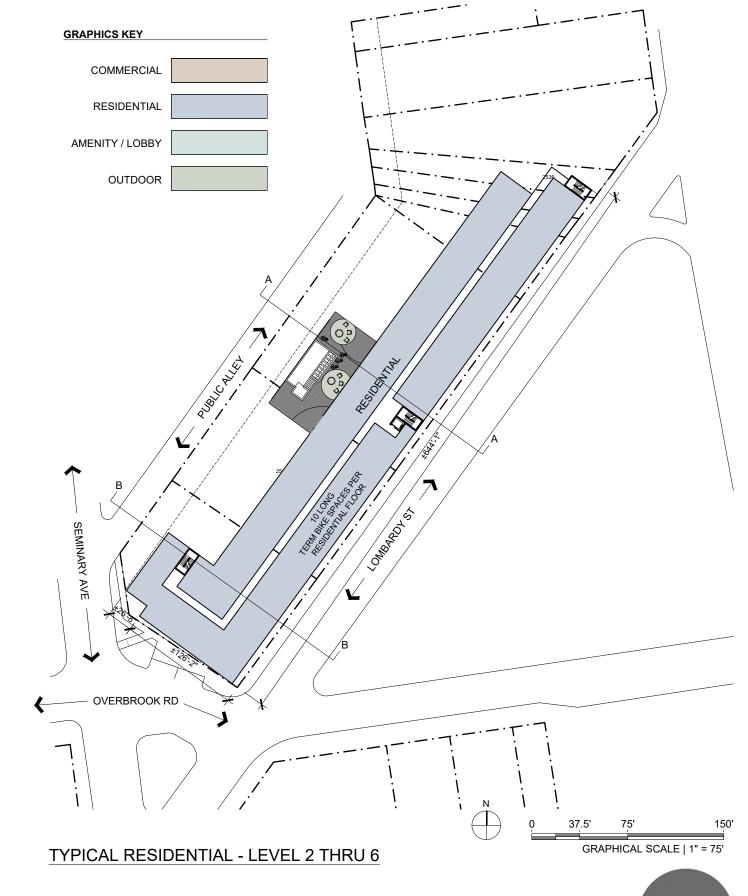
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PRELIMINARY LAYOUT STUDY - CONDITIONAL REZONE (5 OVER 1)

05.15.2023





PRELIMINARY LAYOUT STUDY - CONDITIONAL REZONE (5 OVER 1)

05.15.2023

### **SURVEY PLAT**

2

### SURVEY DESCRIPTION - #2500 N. LOMBARDY STREET

BEGINNING AT A NAIL SET AT THE INTERSECTION OF THE WEST LINE OF N. LOMBARDY STREET AND THE NORTH LINE OF OVERBROOK ROAD, SAID NAIL BEING THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET AND CONTINUING ALONG THE NORTH LINE OF OVERBROOK ROAD N53°41'40"W 100.78 FEET TO A PK NAIL FOUND AT THE INTERSECTION OF THE NORTH LINE OF OVERBROOK ROAD AND THE EAST LINE OF SEMINARY AVENUE; THENCE DEPARTING THE NORTH LINE OF OVERBROOK ROAD AND CONTINUING ALONG THE EAST LINE OF SEMINARY AVENUE N07°58'26"W 49.13 FEET TO A ROAD FOUND AT THE INTERSECTION OF THE EAST LINE OF SEMINARY AVENUE AND THE EAST LINE OF A 15± FOOT ALLEY; THENCE DEPARTING THE EAST LINE OF SEMINARY AVENUE AND CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 69.58 FEET TO A ROD FOUND; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,547 SQUARE FEET OR 0.311 ACRE OF LAND MORE OR LESS.

## HOTES COMMENDATION TO SECTIONAL & PAIN II

## COMMUNENT NUMBER: 5117836-F-JK-CP-455C

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## LEGAL DESCRIPTION (PER TITLE CONDUCTION)

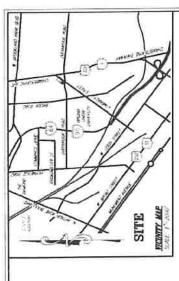
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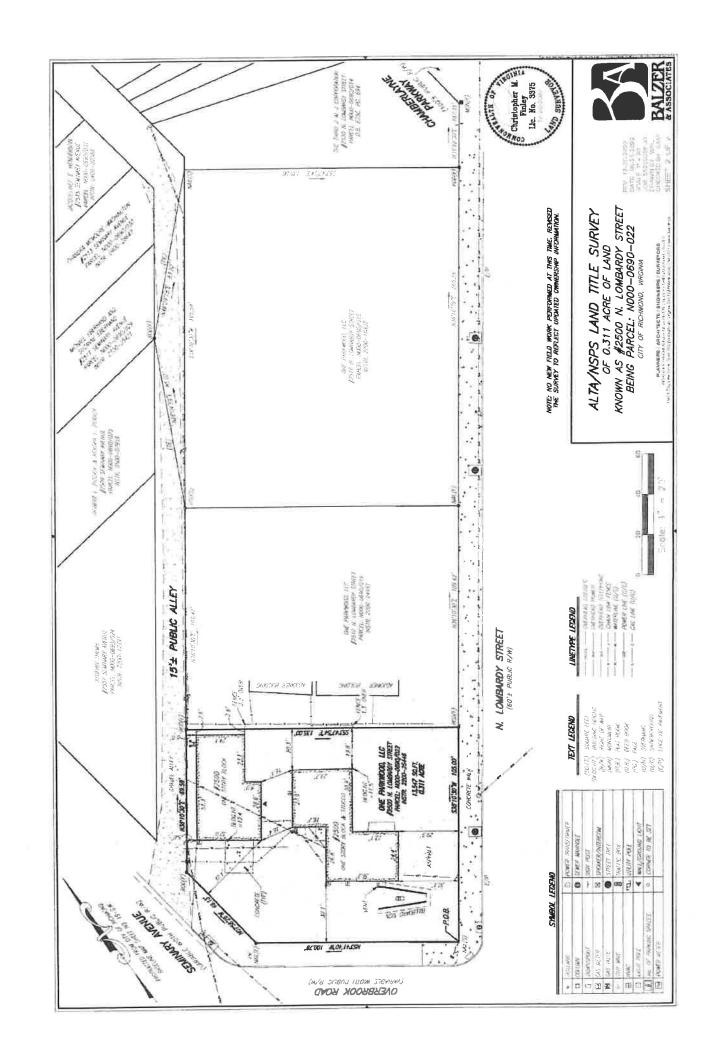


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KNOWN AS #2500 N. LOMBARDY STREET BEING PARCEL: NO00-0590-022 ALTA/NSPS LAND TITLE SURVEY OF 0.311 ACRE OF LAND OTT OF PICHMOND, VIRGINIA

PLANNERS / AACHITECTS / ENGINEERS / BURIVEYONS





### SURVEY DESCRIPTION - #2510 N. LOMBARDY STREET

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CONTAINING 14,767 SQUARE FEET OR 0.339 ACRE OF LAND MORE OR LESS.

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THE FIELD MARY HAS COMPLETED ON MAY 12, 2022.

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12-20 2022



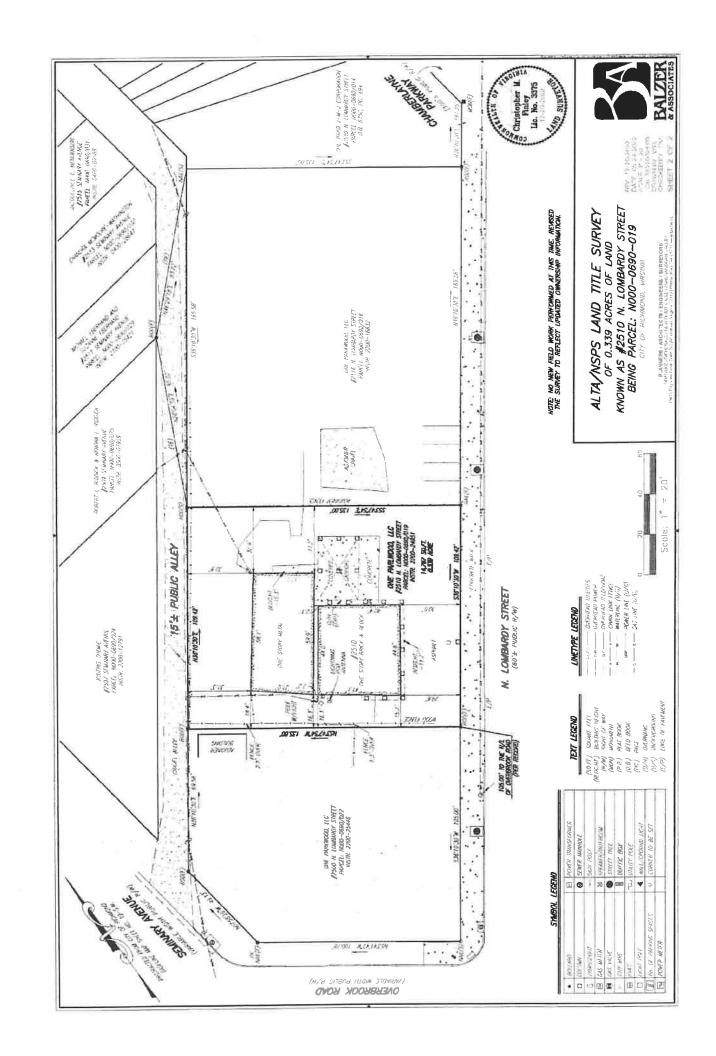
NOTE: NO NEW FIELD MORK PERFORMED AT THIS TIME, REVISED THE SURVEY TO REFLECT UPDATED OVNERSHIP INFORMATION.

KNOWN AS #2510 N. LOMBARDY STREET
BEING PARCEL: NOOD-0690-019
CITY OF RICHAUND, URGUNA ALTA/NSPS LAND TITLE SURVEY OF 0.339 ACRES OF LAND

PLANNERS ARCHTECTS/ESPORTEDE SURVEYORS

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GIFTS AT CAT ON SHIPET I OF 2 FL 12 SOURCE SAIL GALLICES

BALZER & ASSOCIATES



### SURVEY DESCRIPTION - #2516 N. LOMBARDY STREET

BEGINNING AT A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID NAIL BEING 214.42 FEET FROM THE NORTH LINE OF OVERBROOK ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A POINT ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 165.58 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 165.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,346 SQUARE FEET OR 0.513 ACRE OF LAND MORE OR LESS.

## NOTES CORRESPONDING TO "SCHLINGE B - PART II"

### FRE NUMBER 70157

- EXECTION 1 ANY POTECT, CITIN, ENCIMENDAGE, CAPPERSY CALLAGE, CITING ATTECTIVE, CONTROLLING MINISTER, THE MENTAL MENTAL
- HEAR ESTATE THESE SHARE PASSES CHARGES INCLIONE, BUT NOT TANKED TO ASSESSMENT IN ANY STATEMENT OF ASSESSMENT OF STATEMENT SHARE STATEMENT OF ANY STATEMENT SHARE S
- RELIES DR CIAMES OF FRRIES GINCH THAN THE MISSIRTT IN ACTUM POSYSSON IN AIM ON ALL OF THE PROGRETY CONTAINS NO SURFEY HIGGINATION TO RE FLOTIET HERFORD.
- EXELUTINS, OR CIMUS OF EXELIGITIES, NOT SHOWN IN THE PARKE RECORDS. CONTAME NO SUPPLY INDOMINON TO BE PLOTTED TERRITOR. - \* NOLUJJA
- MENICAMIL BELETO (ANY REGINDOLARI BOSIMBARAZ NOAMINY SIGNING OR JOHEST ENCURSIANT ATTEMEN IN THE THAT WOULD BE INVESTIGIO BY ACCUMAL AND COMPLEE AND SAMEE OF THE LANG.) - S WHITTH S -
- ANY ARA DE MGM TO A LICH STANKES, LIGGER DE MATGRAL AFRITIANE ANTELLOMOSELL, MICOLIL ET CAR AND NOT STONM SY THE MIRAG RECORDS. CONTAINS NO SUMMEY MICHIMATION TO BE PLOTICU HINCOM. - 9 NOTALIN
- HIM ISTAL TAIS SUBSCIENT TO THE THYT HALF OF THE 2022 TAY THE, HUS MAYIN, SUB-FLUNKIN, MASS POSIUS SUBSCIANT TO THE ETTECHE DUE HERIOL, APP A HELL BUT NOT TET DUE AND PRIME. COMINS ON SURAFY HARMALKY TO SE POTITION PRESEN. 1 WALTER
- CHAMBERLAME COURT STROWNSMY PLAT RECIDENTS IN PLAT ROOK 10 AT PAIG 14. 1015 AND FROMERY LINES ARE PROTIED HERICAL STE STROW TOR CONTRICABIONAL - B MAIDEN
- OCTO WILL FLAT ATTORED THENHELD MECENNING METER DROWN ASS \$1 PAIGE 71. CONTRACT NO STARTS MECANALIZATE TO BE A OTEO MERON. COMPATE INSTINANTS. THENCOLOURS OF ORDERED UNITIES ARE PROTED MERON. SET SERVEY FOR COMPATE MATTERS. YCFPIAN 9 -
- KACHTS OF PARIES III POSSISSION. CONTANS NO SUPATY INTORMATION 10 AC PLOTIED HEHICH KCFPINON 10 -
- JEFFION II TRUS AND PROASGAS OF ANY LIASE AGREPUENT AND ASSIGNMENTS THIRTON. LUNTAINS NO SURVEY INTORMAINN TO BY PROTIED HIRLYN.
- INTERPREDED TOTATION OF REPREDEDING THE TREASMENCE, PELITIAN, METEROREUP, STATIAN, AND TOTATION OF ALCENIATE AND STATIANT OF ALGERICAL TO AND STATIANT OF ALGERICAL TO AND STATIANT OF AND STANDARD OF THE JUST WON 12 -

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THE SUBJECT FARKEL IS ZONED "UB 2" (LAFOAM BUSANETS TASTIRE)) ARA CITE OF RETINAND OMENTE ASSESSOR INFORMATION AND USS — NO SUBMIC REPORT PAYMADI BY INSTITUTAL

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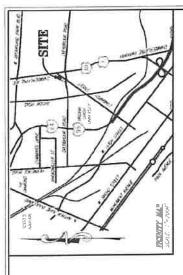
THER MAS HO ARRHITH ASIME CHENKE OF A COME SIF OF CONTISE ON THE STAGET. PROFERE AT THE OF SCHOOL

## SOLL DESCRIPTION (PAR TITLE COLUMNIANT)

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# THE PARCE SYZEM HEREOW IS THE SAME AS DESCRIBED IN THE TITLE COMMITTEN.



## SURVEYOR'S CREATESCHOOL

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#2516 K LOMHAWIT STATE!
PARCE! ARROY-0690-016
INSTR. Nº 2206 18832 ONE PARTICOLO LLC

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THE STRUCT TWEET IS BITHER F.C.V.A. DETAIN THEOR ZONE "K" 1959 OTHER MISSIANSE THAT WAS NO STOLEWINDOWN, CALLE AND AND A. 2005 CHCCEO NUMBERS CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE H - PARE IF THEFER.

MOMENTAL OF STRATE PARTIES AND STRATES OF THE SUBJECT PROPERTY.
2) ROUNDS STRATES
2) INMARKE SUBJECT
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ा तथा प्रशासन्त्रका १६६ न धानत्त्रकोत् (अमारा धानवारा दाधावार दाधानकार अस्तर अस्तर अस्तर १९४४) १४४६८८९८४ मध्ये १४४५ १६६४ ४ भागते संस्थारता अधिहार धान भन्नदीक्ष, स्था दीव्यकारम् सः स्थाप १६६ मिडकामार दाधानकार

THE THEN MOUNT AND COMPACTED BY MAY 12, 2027

EMPSTOWIER W. MAZEY LIC NO. 1525 CPIM PYREM ZERIE



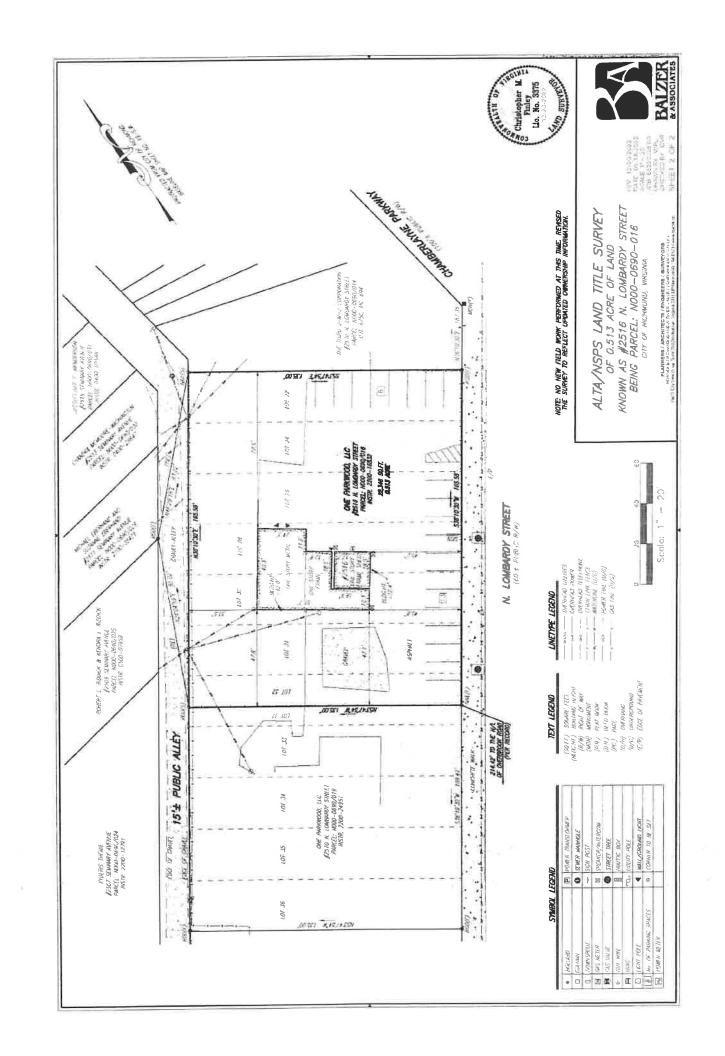
# IOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME REVISED. THE SURVEY IN REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
OF 0.513 ACRE OF LAND
KNOWN AS #2516 N. LONBARDY STREET
BEING PARCEL: NOO0-0690-016

DATE OF REGION OF THE ACCOUNTY OF THE ACCOUNTY

BALZER

PLANNERS - ARCHITECTS - BAQINEERS - BURVEYORS



### SURVEY DESCRIPTION - #2530-2536 N. LOMBARDY STREET OVERALL BOUNDARY

BEGINNING AT A POINT ON THE WEST LINE OF N. LOMBARDY STREET, SAID POINT BEING 47.17 FEET FROM THE WEST LINE OF CHAMBERLAYNE AVENUE AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 140.18 FEET TO A ROD FOUND; THENCE DEPARTING THE WEST LINE OF N. LOMBARDY STREET N53°47'54"W 135.00 FEET TO A NAIL FOUND ON THE EAST LINE OF A 15± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N36°10'30"E 6.19 FEET TO A POINT ON THE EAST LINE OF A 20± FOOT ALLEY; THENCE CONTINUING ALONG THE EAST LINE OF SAID ALLEY N07°57'53"W 46.86 FEET TO AN IRON FOUND; THENCE DEPARTING THE EAST LINE OF SAID 20± FOOT ALLEY S84°43'10"E 195.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,331 SQUARE FEET OR 0.329 ACRE OF LAND MORE OR LESS.

## LINCAL DESCRIPTION (PART TITLE COMMITTEENT)

### PHROSE ONE 2530 N LONGWOY ST.

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### PHROSE THO, 2512 M. LOMBINSTY ST.

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### PARCE THEE, 2534 N. LOMBHROY ST.

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STONESCOTT 36

### PARCEL FOUR, 2516 N. LOMBARDY ST.

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CENTRAL MOTES

# THIS STRAIT WAS PRIPARID WITH THE BEHEFT OF A THE REPORT PROMISED BY COMMONWEATH LAWD HITE INVERSIONAL COMFANY, THE MAI 70487, DATED DECEMBER 5, 2922

CHOLD WARRY COMMISSION O SYCEPIONS AS LISTED IN SCHOOLE A 1987 II THENSIN

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- DATICATION OF STAND PARATICS SPACES ON THE SOBLECT PROPERTYS.

  2 RESIDENCE SPACES LEGILLED ON PARCEL FORM 4 OF IMPORTON SPACES.

  2. (OTAL SPACES.)
- THE MS HO REPARENT MOBEL ENDINCE OF A CRAKE SHE OR CONFICER ON THE SUBJECT PROPERTIES AT THE OF SUMMER
- THERE WAS NO OPSZANBLE ENDANCE OF CURRENT FARIN MONNO MORK, BUILDING CONSTRUCTORY OR ELICIDING EDMYCHS AT THE TIME OF SURPORT. PRRVIUS ONE JAD FOUR MANE DRUCT ACCESS TO IN LOUISARDY STREEL, A PHAIG RICHT-OF-MAY PAKETIS IND JAD IMRET MAYE RICHT-OF-MAY
- THE SUBJECT PARCIES ARE ZONED "UB-2" (URBAN BUSINESS DISTINCT) APRICATOR REPORT OF REPHAND OFFICERS REPORT PROMOTO BY ANSURFIE

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# PLANCE ONE STATUTY DESCRIPTION - PESO A LONGON STREET

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# PLANTE, THE STATES DESCRIPTION - PASS A LOMBNEY STREET

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POSTO H. LOMBOREY STREET PASTA TUREE 1747 EL 2000-009-1017

PARKET DAG

THE THATO J-M-J CORPORATION 2.8: 5/3-5; FG 694 Alleren 1 0 1/2 1

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# PARKEL FOUR STREET DESCRIPTION - ASSET LONGWOV STREET



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LIC. NO JS73
CHINEFYORM ZING.

10. ONE PARENDOU, LLC AND COMMONWEALTH LAND THE INSCIBURE COMPANY

Superiors exercise mon

OF FOUR (4) PARCELS CONTAINING 0.329 ACRE OF LAND KNOWN AS \$2530 - \$2536 N. LOMBARDY STREET BEING PARCELS: N000-0690/014, N000-0690/013,

PLANNERS - ARCHITECTS - ENGINEERS SURVEYORS

ENCORGENIZAT STATEMENT CONTUNS TO SURFET INFORMATION TO BE PLOTTED.

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LL VOLPAGONI

MINTONS AS SKEMM ON PANTS, INCOMED IN BOTH EXIM 1310 AT PACE AND DATO HADIN AS TASK ATM CONSTAT BEAUTING CONTROPANTONS. PLOTTED INFORM STEESSERY FOR CONSTANT MATIGIS.

# ALTA/NSPS LAND TITLE SURVEY

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GROPPION 5 - ENCHONOMINI PROASON AS STY FORM IN UKLO REGRANTIN IN OLD GE 143-8 AF PAGE 465 BULGAGE (ROGALINIENT AKOA IS SAGAM INFERM EXCREMENT L'HIRBIGH 2 COMME MO STANT? BEORGARIST 10 LE TEOTED LEFE OS

HOTES CHEEKSTANDING TO SCHEDULE 8 - PLRT II

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NOGO-0690/012 ★ NOGO-0690/011 CITY OF RICHMOND, VIRGINIA



DATE 1914/00/2015 SCALE 1919 CH TACALUREDO CONMITTO MPIL SHEET LOF 2

