

**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.richmondva.gov/>

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: 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Date: December 28, 2022

Tax Map # See Exhibit A Fee: \$2,400.00

Total area of affected site in acres: 1.69

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

Zoning

Current Zoning: Urban Business District (UB-2)

Existing Use: Vehicle Service Businesses

Proposed Use

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

Class-A, six story, mixed use building containing commercial and multifamily uses.

Existing Use: Vehicle Service Businesses

Is this property subject to any previous land use cases?

Yes
☒

No
☐

If Yes, please list the Ordinance Number: BZA Appeal 119-49

Applicant/Contact Person: Jeffrey P. Geiger

Company: Hirschler

Mailing Address: 2100 E. Cary Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 771-9557

Fax: ()

Email: jgeiger@hirschlerlaw.com

Property Owner: One Parkwood, LLC, and Third J-M-J Corporation

If Business Entity, name and title of authorized signer: Jeffrey P. Geiger and Susan S. Smith

(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: 2100 E. Cary Street

City: Richmond

State: VA

Zip Code: 23223

Telephone: (804) 771-9557

Fax: ()

Email: jgeiger@hirschlerlaw.com and ssmith@hirschlerlaw.com

Property Owner Signature:

Susan S. Smith Attorney-in-Fact

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

15400484.1 046214.00005

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

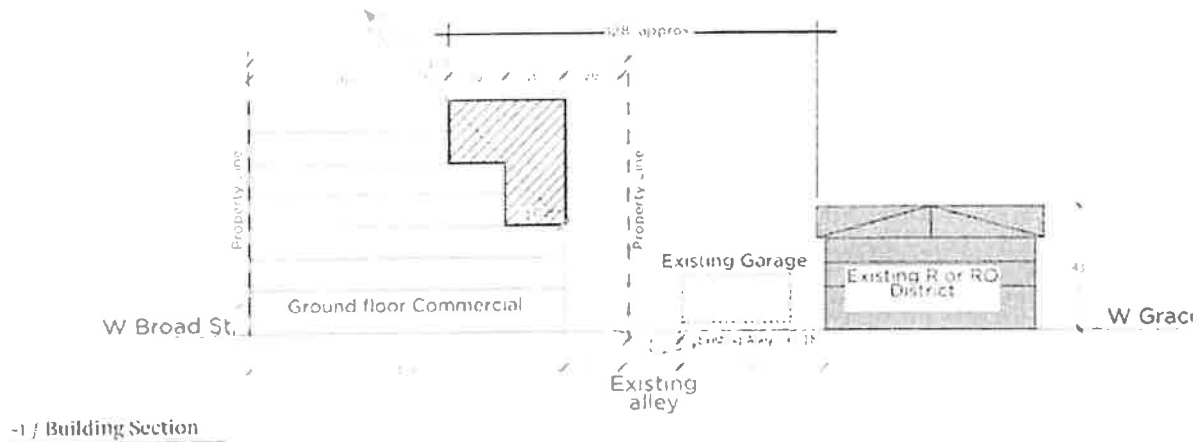
The Property is located in the Urban Business District (UB-2). A request to rezone the Property to the Transit-Oriented Nodal District (TOD-1) is being submitted simultaneously. The Property is situated across an alley from property in a residential district.

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

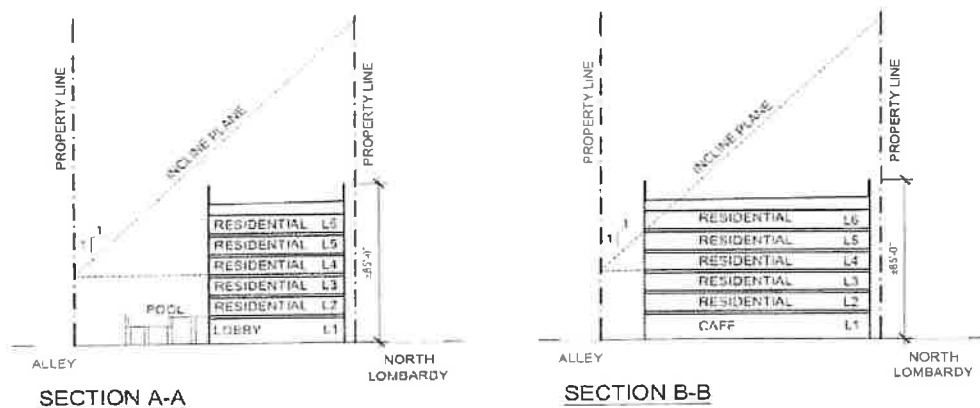
section provides that the inclined plane originates at the third story of the rear building wall. This inclined plane is illustrated in the ordinance as shown below.



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 so that 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

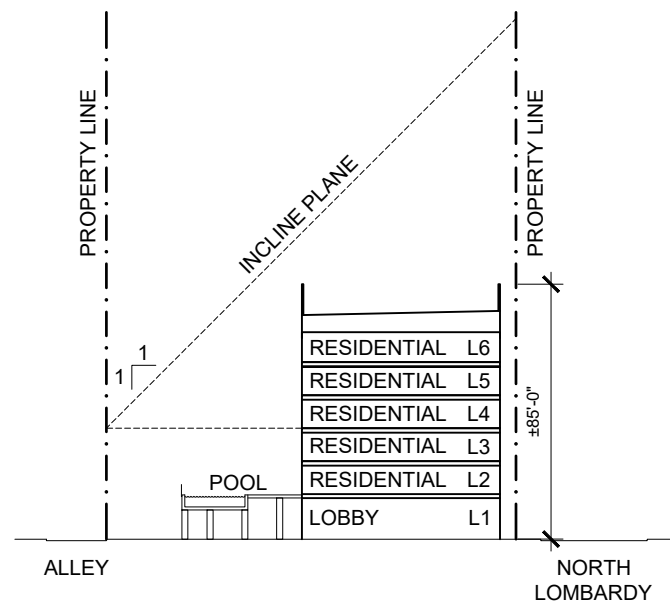
The Applicant presented the Project to neighbors who live on Seminary Avenue. The Applicant also presented the Project to the Edgehill Chamberlayne Court Civic Association. Enclosed is a list of topics discussed at both meetings.

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

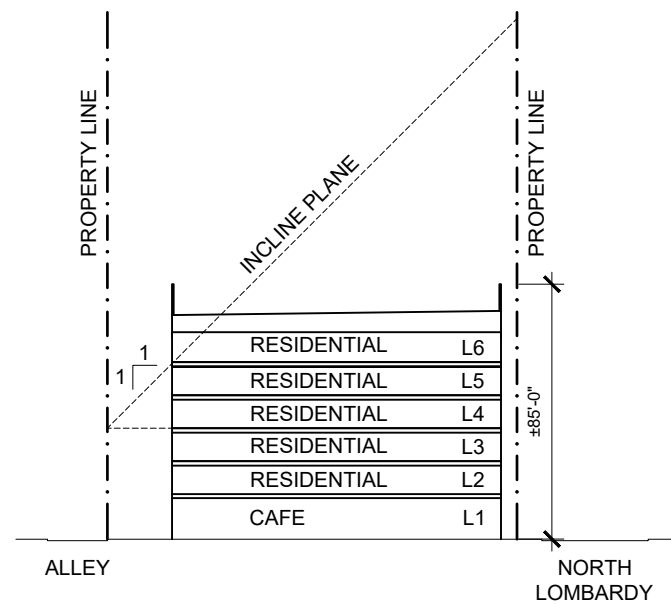
CONCLUSION

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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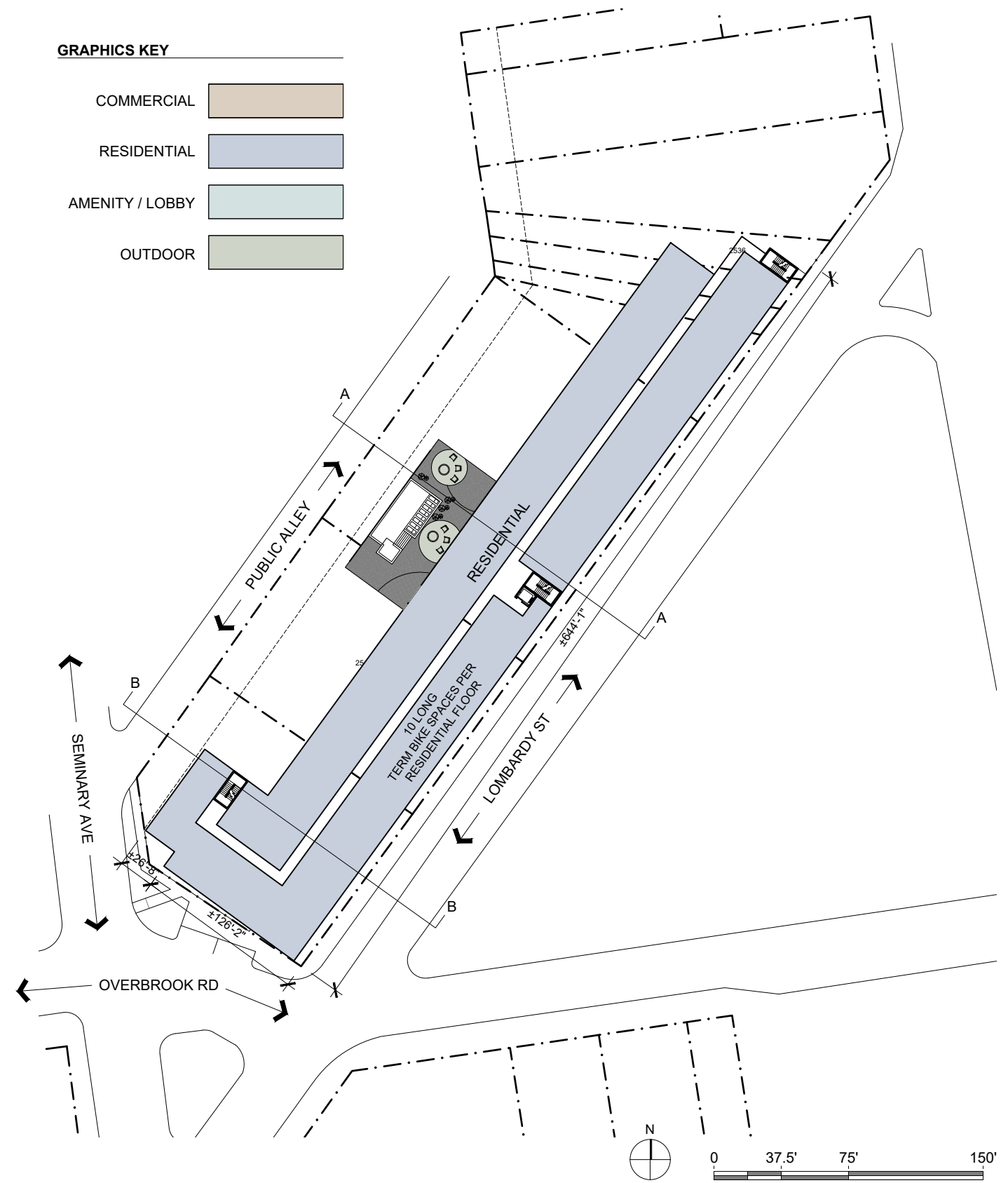


SECTION A-A



SECTION B-B

- GRAPHICS KEY**
- COMMERCIAL
 - RESIDENTIAL
 - AMENITY / LOBBY
 - OUTDOOR



TYPICAL RESIDENTIAL - LEVEL 2 THRU 6

SURVEY PLAT

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.

COMMITMENT NUMBER: 5117836-F-W-02-LISC

EXCEPT FOR 17 - ACHAGE IS NOT INSURED. CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

- CLINTRITE OWNER
ONE PARNWOOD, LLC
1500 N. LOWBANDY STREET
PARCEL: 0000 0690 012
INSTR. No. 2200-25446

THE SUBJECT PARCEL IS ZONED UD-2* (URBAN BUSINESS DISTRICT) PER CITY OF ANCHORAGE

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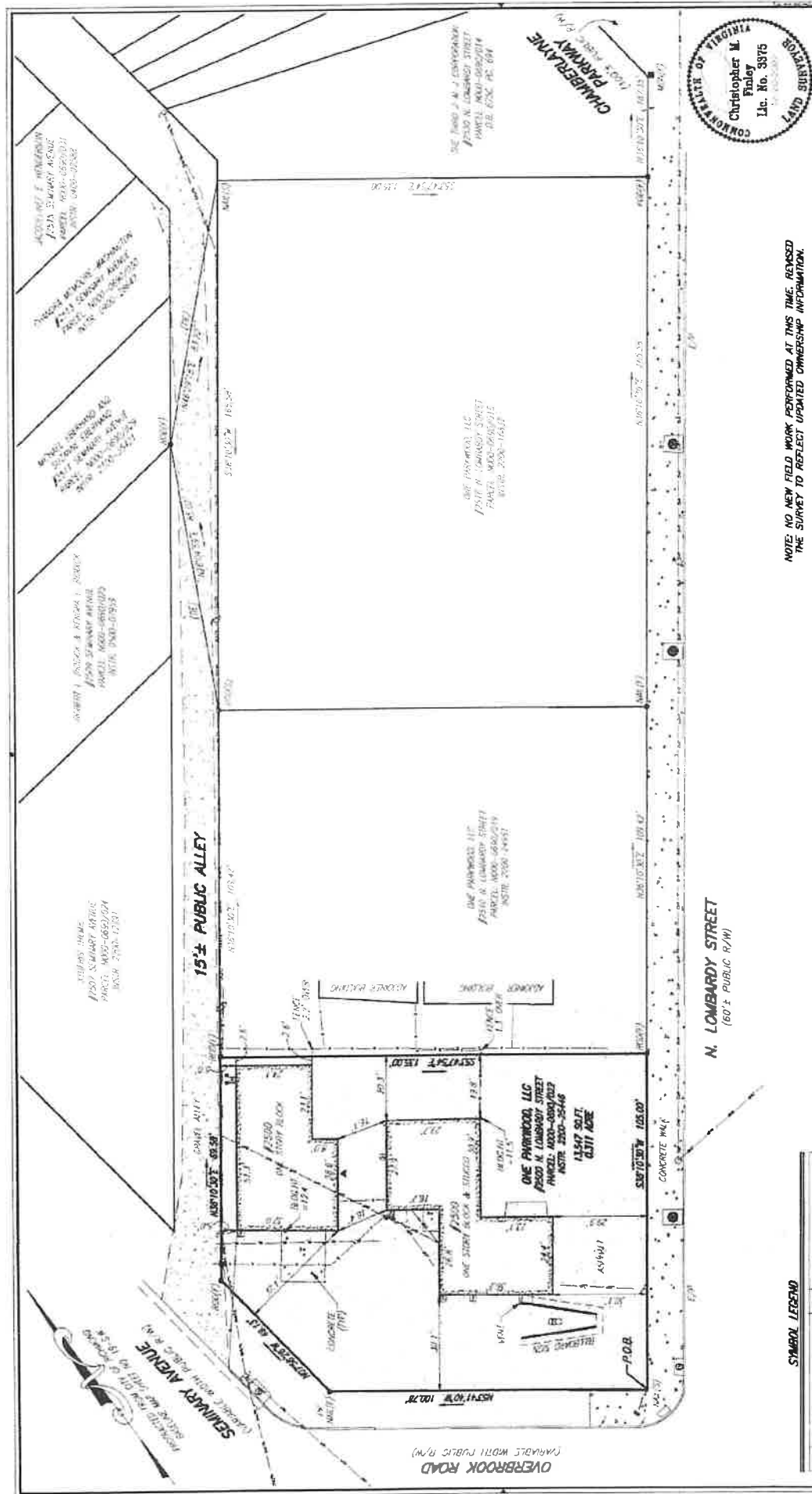
NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
OF 0.311 ACRE OF LAND
KNOWN AS #2500 N. LOMBARDY STREET
BEING PARCEL: N000-0690-022

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS



Support 1 (M3)



NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
OF 0.311 ACRE OF LAND
KNOWN AS #2500 N. LOMBARDY STREET
BEING PARCEL: ND00-0690-022

PLANNERS / ARCHITECTS / ENGINEERS / QUANTITY SURVEYORS
 600 N. GARDEN ST., SUITE 100 • CHICAGO, ILL. 60610 • TEL. 312-786-9000 • FAX 312-786-9001

REV. 03-05-2009
DATE 04-21-2012
PAGE 11 of 20
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DRAWN BY WWS
CHECKED BY CASH
SHEET 2 OF 2

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QUESTIONS

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Scale: 1" = 20'

SURVEY DESCRIPTION - #2510 N. LOMBARDY STREET

BEGINNING AT A ROD FOUND ON THE WEST LINE OF N. LOMBARDY STREET, SAID ROD BEING 105.00 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 SAID ALLEY N36°10'30"E 109.42 FEET TO A POINT; THENCE DEPARTING THE EAST LINE OF SAID 15± FOOT ALLEY S53°47'54"E 135.00 FEET TO A NAIL FOUND ON THE WEST LINE OF N. LOMBARDY STREET; THENCE CONTINUING ALONG THE WEST LINE OF N. LOMBARDY STREET S36°10'30"W 109.42 FEET TO THE POINT OF BEGINNING.

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

151033BNN JN

- [illegible]

- CURRENT OWNER: ONE PARTNERS, LLC
12310 N. LOWMEYER STREET
PARCEL NO: 0090-019
INSUR. NO. 2200-24951

- [illegible]

ALL DATA CONTAINED HEREIN IS UNCLASSIFIED AND UNREVIEWED FOR
 DISSEMINATION. THIS DOCUMENT CONTAINS NEITHER RECOMMENDATIONS
 NOR CONCLUSIONS OF THE NATIONAL ARCHIVES. IT IS THE PROPERTY OF
 THE NATIONAL ARCHIVES AND IS LOANED TO YOUR AGENCY. IT AND ITS
 CONTENTS ARE NOT TO BE DISTRIBUTED OUTSIDE YOUR AGENCY.

THE ABOVE GIVEN VERSION IS THE SAME AS RECEIVED IN THE TITLE COMMITTEE.

72. ONE HUNDRED AND EIGHTEEN DOLLARS AND NO CENTS TO THE UNITED LABORITY COMPANY AND COMPANY, PAID TO THE

2202 21 1074 NO 031373002 53M 250M 0315 311

COGNITION
5726 ON 3-1
C19151 N 43402412



NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

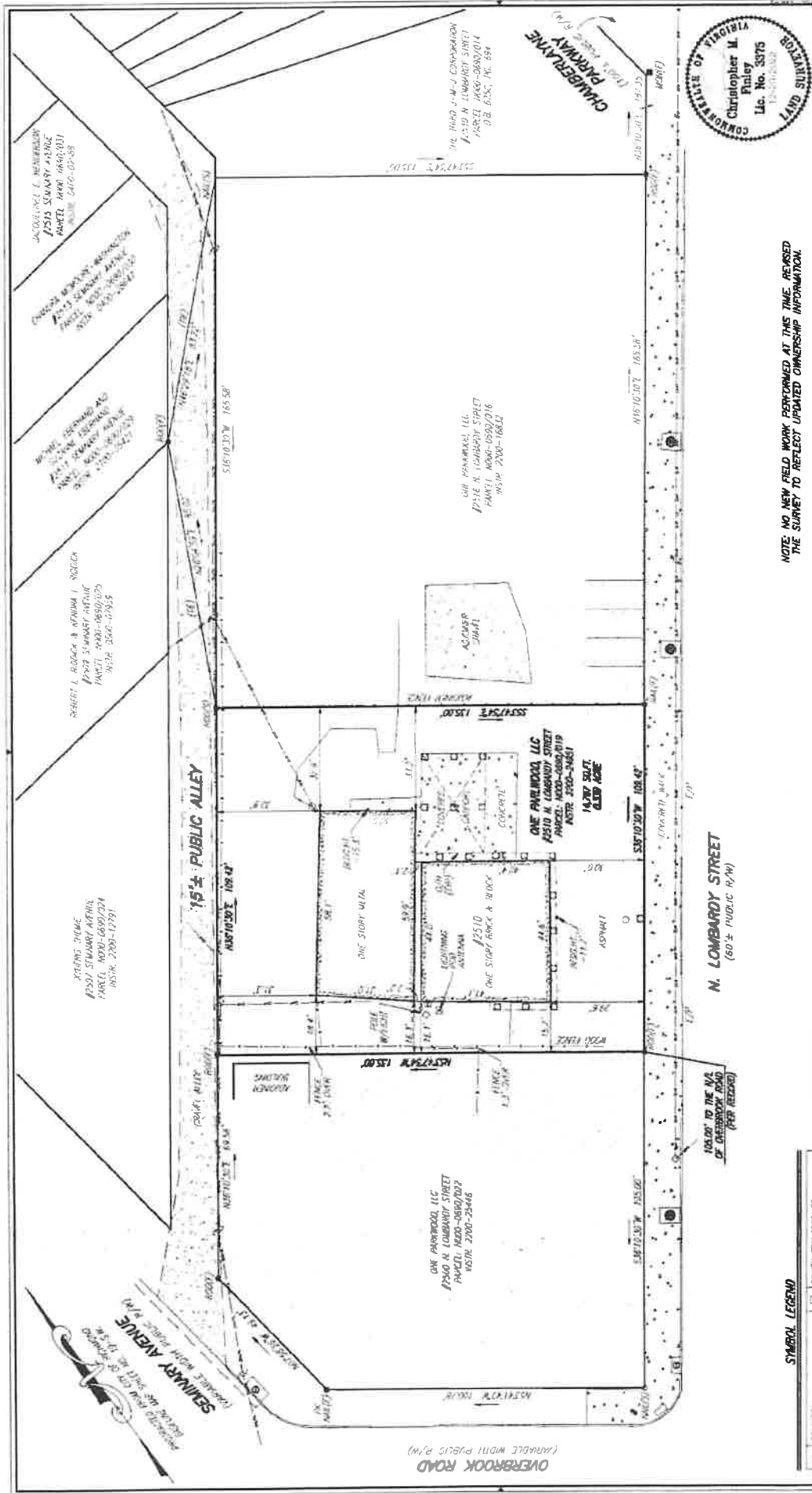
**ALTA/NSPS LAND TITLE SURVEY
OF 0.339 ACRES OF LAND
KNOWN AS #2510 N. LOMBARDY STREET
BEING PARCEL: N000-0690-019
CITY OF RICHMOND, VIRGINIA**

PLANNERS ARCHITECTS / ENGINEERS / SURVEYORS



SUBMIT TO: **DR. J. L. HARRIS**
 DIRECTOR, W. J. HARRIS
 1000 10TH AVENUE
 SUITE 100
 ST. LOUIS, MO 63103
 TEL: 314-241-1111
 FAX: 314-241-1112





SYMBOL LEGEND

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100	ADJACENT

Scale: 1" = 20'

NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVISED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
 OF 0.339 ACRES OF LAND
 KNOWN AS #2510 N. LOMBARDY STREET
 BEING PARCEL: N000-0690-019
 CITY OF RICHMOND, VIRGINIA

BAITZ & ASSOCIATES
 1001 E. MAIN STREET, SUITE 100
 RICHMOND, VIRGINIA 23219
 (804) 350-1234
 FAX (804) 350-1235
 WWW.BAITZ.COM

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.

FILE NUMBER 2017

TECHNOLOGY INCLUDES IMPROVEMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJACENT LAND AND IMPROVEMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJACENT LAND.

THE PAPER GIVEN HEREON IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.

THE SUBJECT PARCEL IS ZONED SUB 2" (URBAN BUSINESS INTERMEDIATE) PER CITY OF KNOXVILLE
ONLINE ASSESSOR INFORMATION AND IS - IN ZONING REPORT FAVORING REZONING

COMMONWEALTH OF VIRGINIA
Christopher M.
Finley
Lic. No. 3375
2-23-2450
LAND SURVEYOR

NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME REUSED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION

ALTA/NSPS LAND TITLE SURVEY
OF 0.513 ACRE OF LAND
KNOWN AS #2516 N. LOMBARDY STREET
BEING PARCEL: N000-0690-016

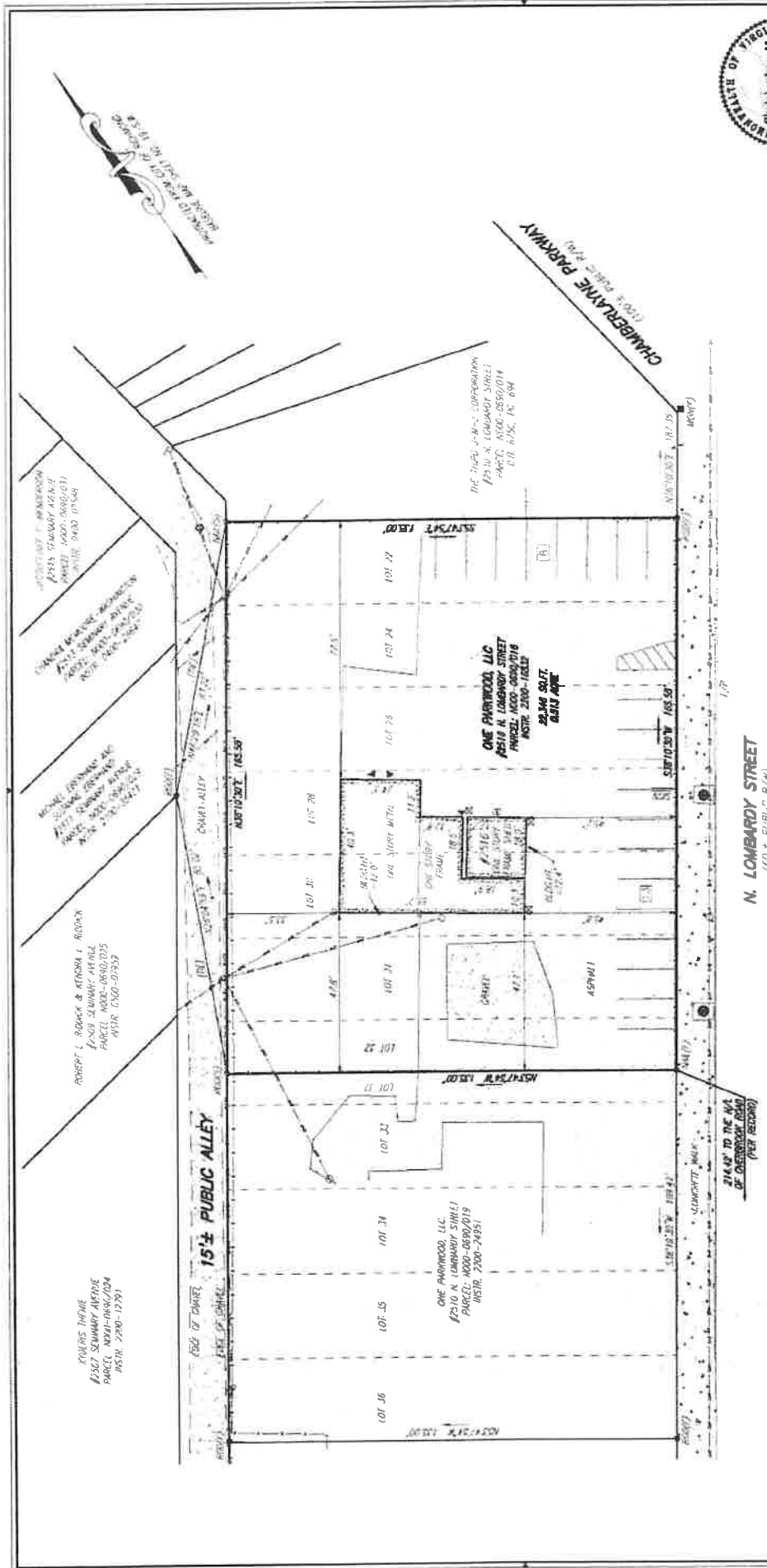
PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS



REV. 12-20-2009
COSTA, DA ELVA
COSTA, DA ELVA

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2011年10月20日



NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. REVERSED THE SURVEY TO REFLECT UPDATED OWNERSHIP INFORMATION.

ALTA/NSPS LAND TITLE SURVEY
OF 0.513 ACRE OF LAND
KNOWN AS #2516 N. LOMBARDY STREET
BEING PARCEL: N000-0690-016
CITY OF RICHMOND, VIRGINIA

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 16145 BAYVIEW AVENUE, FLSH, ALF, C/STATION, FL 33150
 TEL: 305/350-1111 FAX: 305/350-1111

PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 1600 16th Avenue, Suite 100, Chaska, MN 55318
 763-437-2111 FAX 763-437-2112

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●	SCOTLAND	10	100% TRANSFORMER
□	CROWN	1	SEWER MANHOLE
□	COMBUSTION	1	SIGN POST
□	SAFETY	10	SPEAKER IN THERM
□	PASS VOLT	1	STREET TREE
□	GIT MORE	1	TRUCK BOX
□	WIRE	10	UTILITY POLE
□	TECH POLE	1	WALL FLOORING TRAIL
□	NO OF PARKING SPACES	1	CONCRETE TO BE SET
□	NUMBER OF LINES	1	

TEXT LEGEND

(SQFT)	SQUARE FEET
(W/CHT)	WINDING HITCH
(R/W)	RIGHT OF WAY
(ADJ)	ADJUNCTION
(P/B)	PIAT BROW
(I/H)	INLET IN/OUT
(P/C)	PAGE
(O/H)	OVERHANG
(W/C)	WATERCOURSE
(E/P)	EDGE OF PAVEMENT

LINETYPE LEGEND



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.

LEGAL DESCRIPTION (FOR TITLE COMMITMENT)

PARCEL TWO, 2530 N. LOMBARDY ST.

THIS CERTAIN LOT OF LAND WITH ALL IMPROVEMENTS THEREON AND ALL INTERESTS THEREIN, BEING PART OF THE CITY OF RICHMOND, VIRGINIA, IS DESCRIBED AS FOLLOWS: TO HAVE AND TO HOLD TO THE CITY OF RICHMOND, VIRGINIA, THE SOUTHERLY CORNER OF PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 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DATE 12-14-2022
SCALE 1" = 20'
JOB 56220328 00
DRAWN BY WFL
CHECKED BY CMF
SHEET 2 OF 2



Scale 1" = 20'

70.0 40.0 60.0

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