



**City Of Richmond, Virginia
Office of the City Clerk**

Request to Withdraw Legislation

Paper Number: Ord. 2023-110

Chief Patron: Mayor Levar Stoney (By Request)

Introduction Date: March 27, 2023

Chief Patron Signature:  05/19/2023

For Office Use Only

Attestation: 

Effective Date: 5/22/23

INTRODUCED: March 27, 2023

AN ORDINANCE No. 2023-110

To authorize the special use of the property known as 5314 1/2 Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: APR 24 2023 AT 6 P.M.

WHEREAS, the owner of the property known as 5314 1/2 Stokes Lane, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a single-family detached dwelling, which use, among other things, is not currently allowed by sections 30-410.4, concerning lot area and width, and 30-410.5, concerning yards, 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 5314 ½ Stokes Lane and identified as Tax Parcel No. W020-0064/051 in the 2023 records of the City Assessor, being more particularly shown on a survey entitled “Survey of a Portion of Lot 8, Westwood, City of Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., dated September 22, 2014, and last revised February 9, 2016, 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 single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Survey of a Portion of Lot 8, Westwood, City of Richmond, Virginia,” prepared by A. G. Harocopos & Associates, P.C., dated September 22, 2014, and last revised February 9, 2016, “5314 ½ Stokes Lane,” prepared by Unlimited Renovations LLC, and dated April, 2020, and “5314 ½ Stokes Lane,” prepared by an unknown preparer, and dated October, 2014, 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 single-family detached dwelling, substantially as shown on the Plans.

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

(c) The height of the Special Use shall not exceed one story, substantially as shown on the Plans.

(d) All building materials, elevations, and site improvements shall be substantially as shown on the Plans. Vinyl shall not be permitted as a siding material.

(e) 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.



City of Richmond

2023-095

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

Item Request File Number: PRE.2022.0600

O & R Request

DATE: February 15, 2023

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This is 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 5314 ½ Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property 5314 ½ Stokes Lane for the purpose of a single-family detached dwelling, upon certain terms and conditions.

REASON The applicant is requesting a Special Use Permit to authorize a single-family detached dwelling within an R-5 Single-Family Residential Zone. While the use is permitted the property does not meet the current lot size requirements. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council.

BACKGROUND: The property is located in the Westhampton neighborhood on Stokes Lane, between Glenburnie Road and Dunbar Street. The property is currently a 3076.5 sq. ft. (0.071 acre) parcel of land. The City's Richmond 300 Master Plan designates the future land use for the subject property as Residential, which is defined as "Neighborhood consisting primarily of single-family houses on large or medium-sized lots more homogeneous in nature" (p. 54)

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre (p 54).

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets

The current zoning for this property is R-5 Residential Zone. All adjacent properties are located within the same R-5 Residential Zone with the Henrico-Richmond City jurisdictional line towards the north of the property. The area is generally single family residential.

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

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

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$300 application fee

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: March 13, 2023

CITY COUNCIL PUBLIC HEARING DATE: April 10, 2023

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: Planning Commission
April 3, 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 Form, Applicant's Report, Plans, Survey, Map

STAFF: Shaianna Trump, Associate Planner, Land Use Administration (Room 511) 646-6304



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

Project Name: 5314 1/2 Stokes Lane Date: March 17, 2022

Property Address: 5314 1/2 Stokes Lane Tax Map #: W0200064051

Fee: \$300.00 Total area of affected site in acres: 0.071 Acres
(See page 3 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-5

Existing Use: Vacant Lot

Is this property subject to any previous land use cases? Construct a Single-Family Dwelling

Yes **No**
 If Yes, please list the Ordinance Number:

Proposed Use

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

Applicant/Contact Person: Will Gillette / Mark Baker

Company: Baker Development Resources, LLC

Mailing Address: 530 E Main Street, Suite 730

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 874-6275 Fax: ()

Email: markbaker@bakerdevelopmentresources.com

Property Owner: Dominion Area Development Group, LLC

If Business Entity, name and title of authorized signee: Bryan Traylor, managing member

(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: 615 Albemarle Street,

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 399-7495 Fax: ()

Email: bryantraylor@gmail.com

Property Owner Signature: BRYAN c. TRAYLOR

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

March 23, 2022

*Special Use Permit Request
5314 ½ Stokes Lane, Richmond, Virginia
Map Reference Numbers: W020-0064/051*

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:	Mark Baker Baker Development Resources 530 East Main Street, Suite 730 Richmond, VA 23219

Introduction

The applicant is requesting a special use permit (the "SUP") for the property known as 5314 ½ Stokes Lane (the "Property"). The SUP would authorize the construction of one (1) new single-family detached dwelling. While the single-family detached use is permitted by the underlying R-5 Single Family Residential zoning district, some of the applicable feature requirements cannot be met, and therefore, the SUP is required.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the north side of Stokes Lane between Glenburnie Road and Dunbar Street. It is referenced by the City Assessor with the tax parcel number of W020-0064/051. The Property is a relatively flat vacant lot whose rear property lines abut the Richmond/Henrico city line. 5314 ½ Stokes Lane is 30.0 feet wide by 102.55 feet in depth and contains approximately 3,076 square feet of lot area (0.071 acres). The surrounding properties consist of generally small lots, ranging in size, which are developed with single-family dwellings.



A majority of properties in the area are developed with single-family detached dwellings. To the south lies a commercial corridor along Patterson Avenue. To the rear of the subject property are properties located outside of the City of Richmond in Henrico County.

EXISTING ZONING

The Property and all properties in the immediate vicinity are zoned R-5 Single Family Residential, which permits the proposed single-family detached dwellings. Many properties in the vicinity do not conform to the R-5 feature requirements for lot area or lot width. Adjacent land to the north, within Henrico County, is also zoned for single-family residential use.

MASTER PLAN DESIGNATION

The Richmond 300 Master Plan (the “Master Plan”) suggests “Residential” for the Property. The Master Plan suggests this future land use designation allow for a variety of housing types that are consistent with the scale, density, and design of what exists in the vicinity. This designation also encourages that developments reinforce a gridded street pattern to increase connectivity. Single-family dwellings are the contemplated primary use in the Residential future land use designation (p. 54).

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. In the High-Quality Places and Inclusive Housing chapters, there are number of supporting objectives, such as:

- Ensure that building materials are durable, sustainable, and create a lasting addition to the built environment, and provide maximum adaptability for environmental change, change of use, and efficiency.
- Allow and encourage a variety of architectural styles.
- Implement urban design and architecture strategies that maintain and enhance the unique character of Richmond’s residential districts.
- Increase the number of Richmonders living in a development pattern that encourages density and reduces dependency on single-occupancy vehicles. (Thriving Environment).

Proposal

PURPOSE OF REQUEST

The Property and 5312 Stokes Lane were created by a Subdivision, which was approved by the Planning Commission on August 21, 1951 and subsequently platted. However, the

properties were not created as buildable lots. Rather, they were intended to be part of two conveyances in order to affect a land swap. The original subdivider (L.C. Jones), owned land on both sides of a lot owned by Willie O. and Gracie L. Hopkins. Hopkins was to deed an area of land to L.C. Jones in order to allow for lots 8 through 12 to be created/configured to the west of the Hopkins property. In turn, L.C. Jones was to deed an area of land abutting the Hopkins to the east, which was not needed for the creation/configuration of lots 1 through 6.

Looking at the subdivision, there is a notation at the top of Lots 7 and 8 stating that the eastern 20.03 feet (19.56 feet by more recent survey in 1987 and 2014) of Lot 8 was to be conveyed from Hopkins to Jones and that the eastern 25.53 feet of Lot 7 was to be conveyed from Jones to Hopkins. The problem is that those two conveyances never happened. But the numbering of the lots and, more importantly, the subdivision approval was obviously based on those conveyances happening so that Hopkins' new reconfigured lot per the subdivision would be known as Lot 7 and Jones would have retained all of Lot 8. Since those conveyances did not occur Hopkins owned and continued owning the western 55.44 feet of what was now identified as Lot 7 together with the eastern 20.03 (19.56 by current survey) feet of what is now identified as Lot 8. And, Jones owned and continued owning the remaining parcels – the eastern part of Lot 7 (5312 Stokes Lane) and the western part of Lot 8 (5314 ½ Stokes Lane).

This situation is highly unorthodox. It's likely that policies in place today would not allow for such an approval. Typically, this lot line adjustment or parcel swap would need to be completed prior to application for subdivision. It is unclear why the swap was permitted to be contemplated as a part of the subdivision – in other words, why this level of uncertainty was introduced into the process. In addition to a lack of follow through on the part of the subdivider and adjacent lot owner, the problem was compounded by the fact that the permits were issued and the subdivision lots developed, but for these two residual parcels, without any recognition of the issue throughout the years.

The end result is that, because the conveyance never happened, the properties both became orphan parcels which did not meet the zoning requirements as buildable lots. Lot area and lot width feature requirements are not met. A lot width of 50 feet and lot area of 5,000 square feet are required. 5312 Stokes Lane has a lot width of 26.53 feet and a lot area of 2,651 square feet, while 5314 ½ Stokes Lane has a lot width of 30.0 feet and a lot area of 3,076 square feet of lot area. Therefore, an SUP is required in order to permit the development.

The property owner purchased the properties without any knowledge of this issue. The reason for the purchase was in order to develop them with two dwellings as is currently proposed. The issue concerning the properties was not realized by the owner until after the purchase when an attempt was made to request building permits. Since that realization, the owner has communicated with the adjacent property owners, none of which have any interest in purchasing the parcels and incorporating them into their respective lots. As a result, the lots remain unbuildable absent any special approval.

Interestingly, while not technically buildable lots from a zoning perspective, the assessor's office also seems to have incorrectly assessed them as buildable. The properties are currently assessed and taxed as buildable lots. In fact, the land is actually taxed at a higher rate than that of contiguous parcels that are already developed with dwellings. 5310, 5314 and 5316 Stokes are taxed at a rate ranging from \$6.02 to \$9.43 a square foot while 5312 and 5314 1/2 Stokes Lane are taxed at rates of \$14.71 and \$12.68 per square foot.

In exchange for the SUP, the intent of this request is to ensure a high-quality, market rate home ownership opportunity that is consistent with the goals of the Master Plan while remaining compatible with the overall historic fabric of the neighborhood.

PROJECT DETAILS/DESIGN

When complete, the proposed dwelling at 5314 1/2 Stokes Avenue would be one story and contain three bedrooms and two-and-one-half bathrooms in 1,124 square feet of finished floor area. The dwelling would be of a traditional design that is consistent with the architectural character found within the neighborhood. The proposed floor plan is modern and efficient, and designed to meet the needs of the market. The new dwelling includes a master bedroom with en-suite bathroom and walk-in closet. Care was taken in the design and siting of the dwelling to ensure compatibility with other homes in the neighborhood and that all other zoning standards would be met.

Findings of Fact

The following are factors indicated in Section 17.11 of the Charter and Section 30-1050.1 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 SUP for high-quality infill construction 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 SUP will not result in significant traffic impacts to nearby residential neighborhoods. The negligible traffic generation and off-street parking space for the dwellings will create no congestion on streets, roads, alleys or any other public right of way.

- ***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 SUP will not tend to over crowd 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 SUP would not adversely affect the above referenced City services.

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

The light and air available to the subject and adjacent properties will not be affected. The proposed buildings are of compatible massing and spacing to the existing in the vicinity and normal side yard setbacks would be met. As a result, this request will not interfere with the provision of adequate light and air to the adjacent buildings.

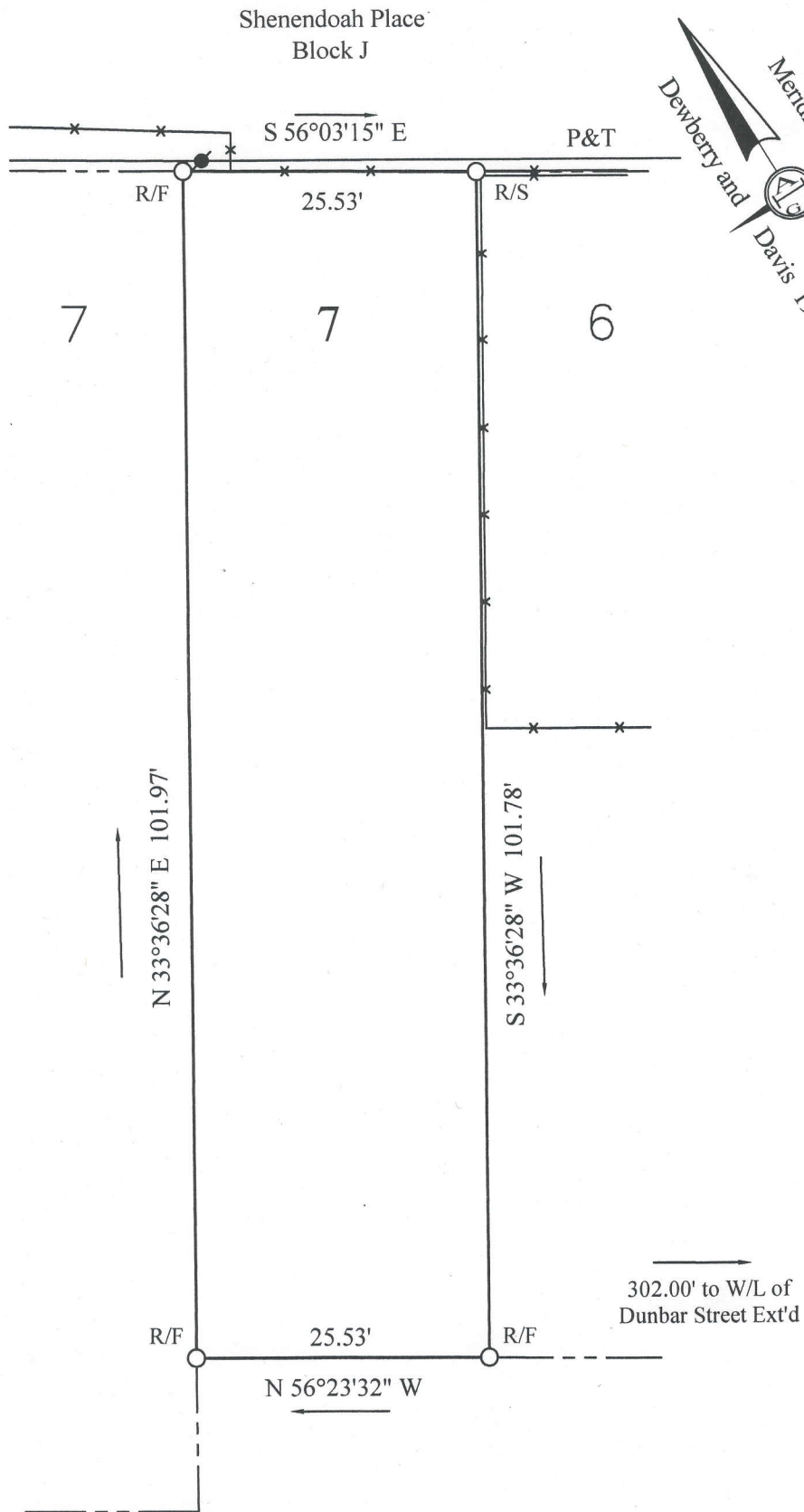
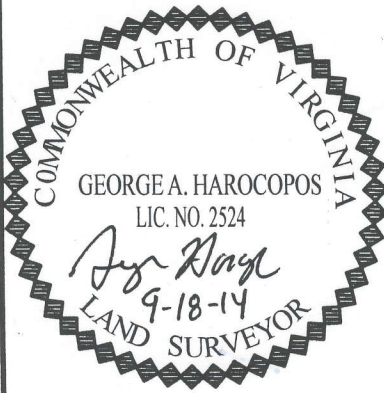
Summary

In summary we are enthusiastically seeking approval for the construction of one high-quality, single-family detached dwelling on the Property. This proposal represents an ideal infill development for this location and the creation of additional housing stock within the City. In exchange for the approval, the quality assurances conditioned through the SUP would guarantee the construction of a higher quality dwelling. This would contribute to the overall vibrancy of the neighborhood and would be consistent with the historic development pattern of surrounding neighborhood and the goals set forth in the Richmond 300 Master Plan.

This is to certify that on 9/18/14
 I made an accurate field survey of the known 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 shown hereon.

NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
510129 0009D

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



5312 STOKES LANE

SURVEY OF
 A PORTION OF LOT 7
WESTWOOD
 CITY OF RICHMOND, VIRGINIA

JN 44159

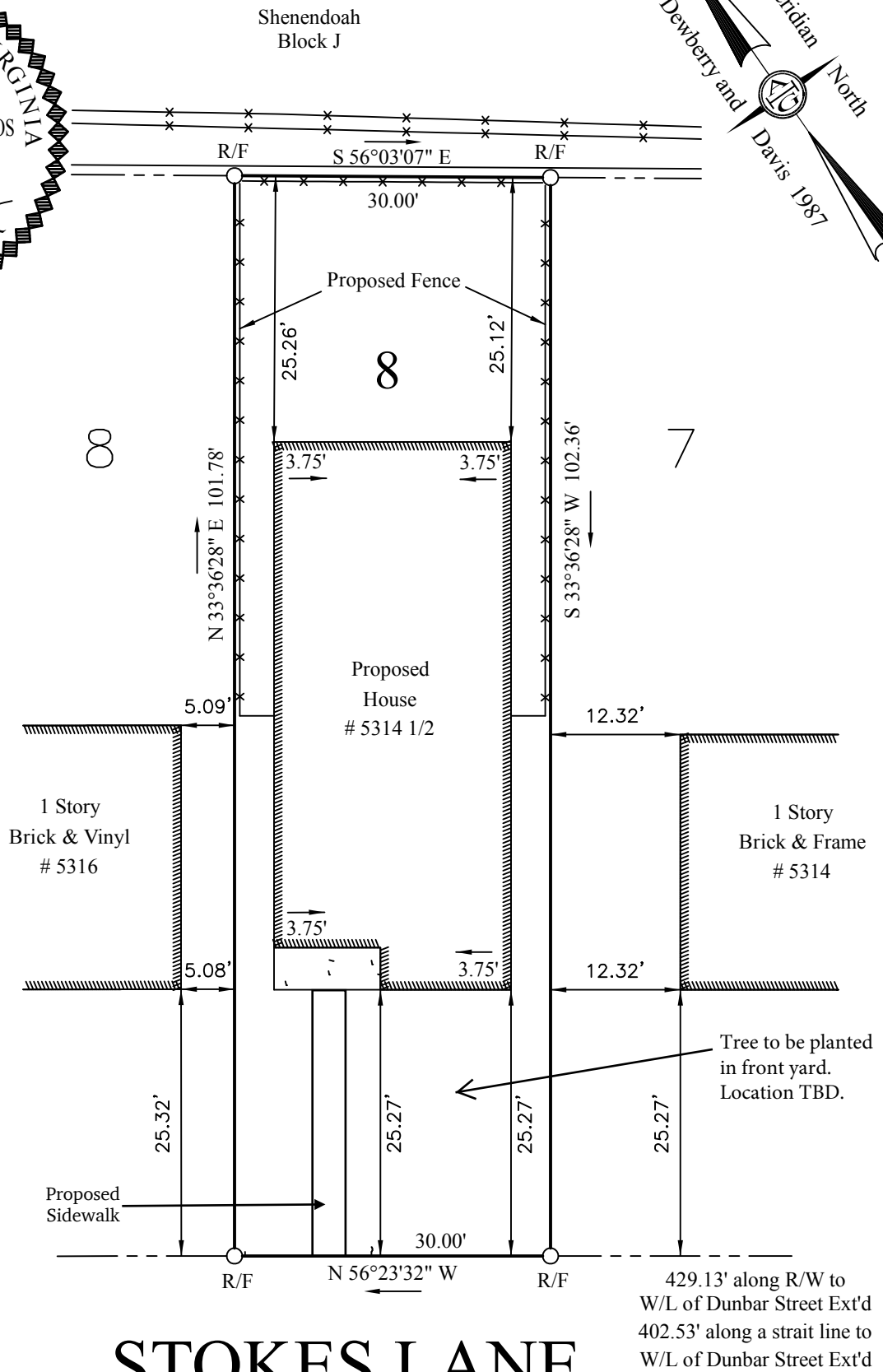
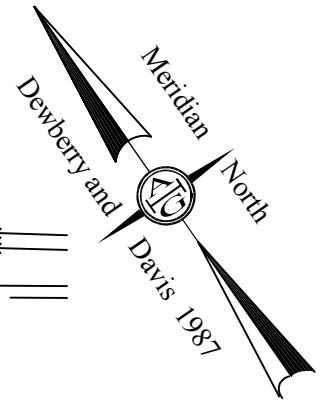
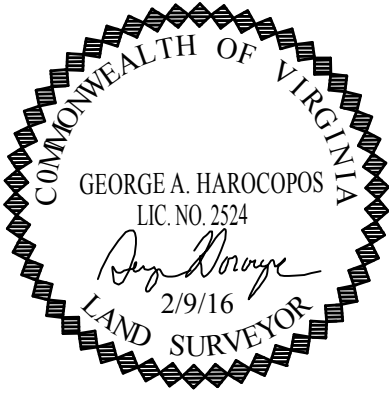
A. G. HAROCOPOS & ASSOCIATES, P.C.	
CERTIFIED LAND SURVEYOR AND CONSULTANT	
4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112	
Office 804 744 2630 FAX 804 744 2632	
E-MAIL AGHAROCOPOS@VERIZON.NET	
Scale <u>1"=15'</u>	Date <u>9/22/14</u> Drawn by <u>RFL</u>

NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF: BRYAN TRAYLOR

This is to certify that on 9/18/14 Rev. 2/9/16
 I made an accurate field survey of the known 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
 shown hereon.

NOTE: THIS LOT APPEARS
 TO BE IN FEMA FLOOD ZONE
X AS SHOWN ON HUD
 COMMUNITY PANEL NUMBERS
510129 0009D

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



STOKES LANE

SURVEY OF
 A PORTION OF LOT 8
WESTWOOD
 CITY OF RICHMOND, VIRGINIA

JN 44160

A. G. HAROCOPOS & ASSOCIATES, P.C.

CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 E. MILLRIDGE PKWY. SUITE 200 MIDLOTHIAN VA. 23112

Office 804 744 2630 FAX 804 744 2632

E-MAIL AGHAROCOPOS@VERIZON.NET

Scale 1"=15' Date 9/22/14 Drawn by RFL
 Revised 2/9/16

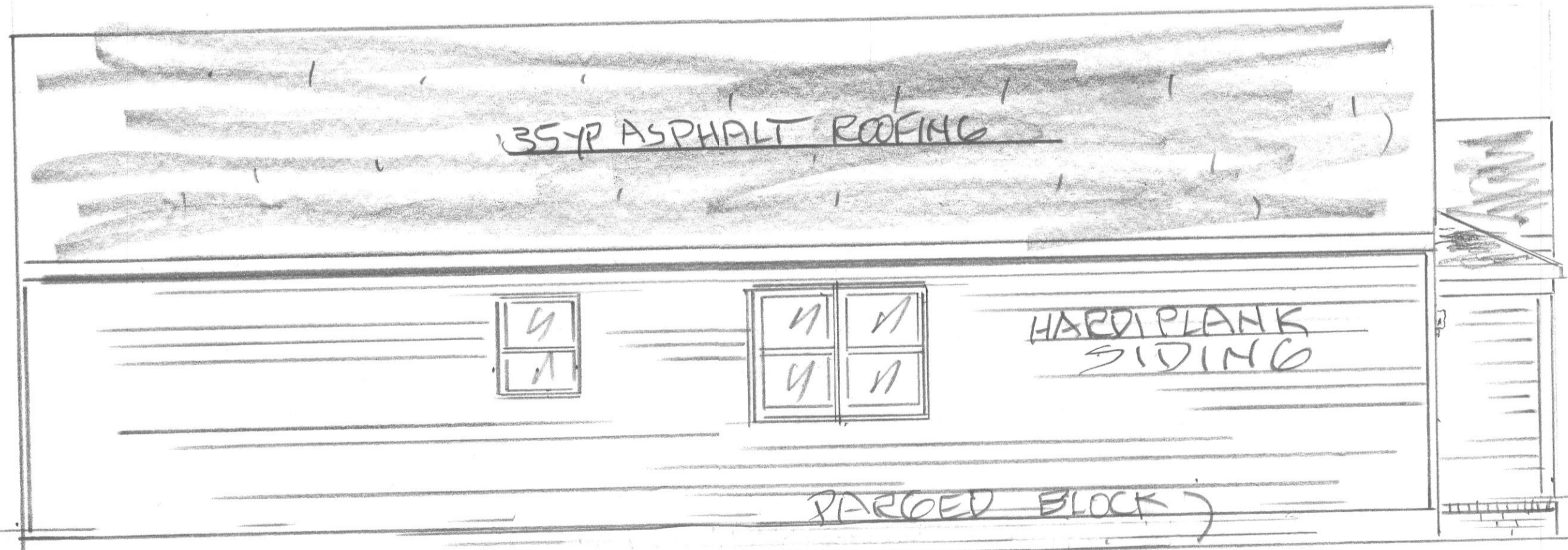
NOTE: PLAT PREPARED FOR THE EXCLUSIVE
 USE OF: BRYAN TRAYLOR



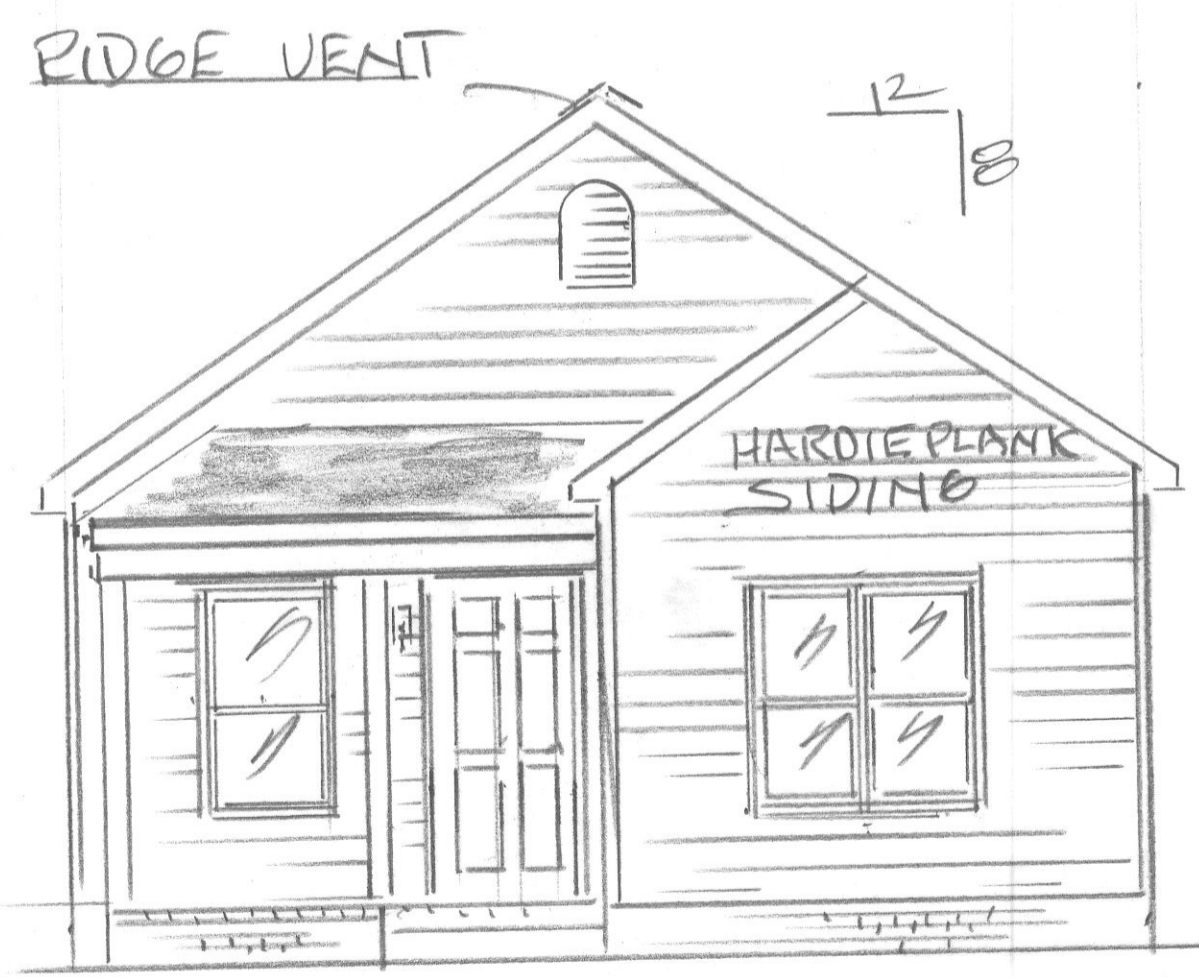
RIGHT SIDE ELE



REAR ELE



LEFT SIDE ELE



FRONT ELE

5314 1/2 STOKES LANE
1/4" = 1'-0"

