

INTRODUCED: November 10, 2025

AN ORDINANCE No. 2025-254

To amend Ord. No. 2023-266, adopted Oct. 10, 2023, which authorized the special use of the properties known as 2500 North Lombardy Street, 2510 North Lombardy Street, 2516 North Lombardy Street, 2530 North Lombardy Street, 2532 North Lombardy Street, 2534 North Lombardy Street, and 2536 North Lombardy Street for the purpose of exceeding the inclined plane height for a mixed- use building, upon certain terms and conditions, to extend the date by which an application for the building permit shall be made.

Patron – Mayor Avula (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 8 2025 AT 6 P.M.

I. That Ordinance No. 2023-266, adopted October 10, 2023, be and is hereby amended and reordained as follows:

WHEREAS, the owner of the properties known as 2500 North Lombardy Street, 2510 North Lombardy Street, 2516 North Lombardy Street, 2530 North Lombardy Street, 2532 North Lombardy Street, 2534 North Lombardy Street, and 2536 North Lombardy Street, which are situated in a TOD-1 Transit-Oriented Nodal District, desires to use such properties for the purpose of exceeding the inclined plane height for a mixed-use building, which use, among other things, is not currently allowed by section 30-457.9, concerning height, of the Code of the City of Richmond

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: DEC 15 2025 REJECTED: _____ STRICKEN: _____

(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 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 amendatory ordinance, the properties known as 2500 North Lombardy Street, 2510 North Lombardy Street, 2516 North Lombardy Street, 2530 North Lombardy Street, 2532 North Lombardy Street, 2534 North Lombardy Street, and 2536 North Lombardy Street and identified as Tax Parcel Nos. N000-0690/022, N000-0690/019, N000-0690/016, N000-0690/014, N000-0690/013, N000-0690/012, and N000-0690/011, respectively, in the [2023] 2025 records of the City Assessor, being more particularly shown on surveys entitled “ALTA / NSPS Land Title Survey of 0.311 Acre of Land Known as #2500 N. Lombardy Street Being Parcel: N000-0690-022, City of Richmond, Virginia,” prepared by Balzer & Associates, dated May 25, 2022, and last revised December 20, 2022, “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,” prepared by Balzer & Associates, dated May 24, 2022, and last revised December 20, 2022, [and] “ALTA / NSPS Land Title Survey of 0.513 Acres of Land Known as #2516 N. Lombardy Street Being Parcel: N000-0690-016, City of Richmond, Virginia,” prepared by Balzer & Associates, [~~Balzer & Associates,~~] dated May 18, 2022, and last revised December 20, 2022, and “ALTA / NSPS Land Title Survey 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, N000-0690/012 & N000-0690/011, City of Richmond,

Virginia,” prepared by Balzer & Associates, and dated December 14, 2022, copies of which are attached to and made a part of ~~[this ordinance]~~ Ordinance No. 2023-266, adopted October 10, 2023, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of exceeding the inclined plane height for a mixed- use building, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled, “Preliminary Layout Study - Conditional Rezone (5 Over 1),” prepared by One Parkwood LLC, and dated May 15, 2023, hereinafter referred to as “the Plans,” copies of which are attached to and made part of ~~[this ordinance]~~ Ordinance No. 2023-266, adopted October 10, 2023.

(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 for exceeding the inclined plane height for a mixed-use building, substantially as shown on the Plans.

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

(c) Prior to the issuance of any building permit for the Special Use, a ~~[plan of development]~~ site plan for the Special Use shall be approved by the Director of the Department of Planning and Development Review, or the designee thereof, pursuant to Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2020), as amended.

§ 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) The Owner shall make improvements within the right-of-way, including the installation of sidewalks along Seminary Avenue, Overbrook Road, and North Lombardy Street, a ramp at the corner of Seminary Avenue and Overbrook Road, and a ramp at the corner of Overbrook Road and North Lombardy Street, substantially as shown on the Plans, which improvements may be completed in one or more phases as approved by the Director of Public Works. All improvements and work within the public right-of-way shall be (i) completed in accordance with the requirements of the Director of Public Works, (ii) considered completed only upon written confirmation by the Director of Public Works or the designee thereof that such

improvements and work are in accordance with such requirements, and (iii) transferred to the City, following the written confirmation by the Director of Public Works or the designee thereof, pursuant to a transfer of interest document approved as to form by the City Attorney and accepted by the Chief Administrative Officer or the designee thereof on behalf of the City. The Chief Administrative Officer or the designee thereof, for and on behalf of the City, is hereby authorized to accept, in the manner for which this subsection provides, all improvements and work required by and meeting the requirements of this subsection. The final certificate of occupancy shall not be issued for the Property until all requirements of this subsection are fully satisfied.

(f) 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.

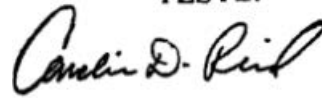
§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this amendatory ordinance. An application for the building permit shall be made within ~~[730]~~ 1,825 calendar days following the date on which this amendatory 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.

- II. This amendatory ordinance shall be in force and effect upon adoption.

A TRUE COPY:

TESTE:

A handwritten signature in cursive script, reading "Carlin D. Reil".

City Clerk

City of Richmond

Intracity Correspondence

O&R Transmittal

DATE: October 10, 2025

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 amend Ord. No. 2023-266, adopted Oct. 10, 2023, which authorized the special use of the properties known as 2500, 2510, 2516, 2530, 2532, 2534, and 2536 North Lombardy Street for the purpose of exceeding the inclined plane height for a mixed-use building, upon certain terms and conditions, to extend the date that the building permit shall be applied for by.

ORD. OR RES. No. _____

PURPOSE: The applicant is requesting a Special Use Permit Amendment to extend the deadline for applying for a building permit.

BACKGROUND: The property known as 2500 North Lombardy is a 15,878 sq. ft., or 0.37 acres, parcel of land. The property known as 2510 North Lombardy is a 14,771 sq. ft., or 0.34 acres, parcel of land. The property known as 2516 North Lombardy is a 22,353, or 0.51 acres, parcel of land. The property known as 2530 is a 9,450 sq. ft., or 0.21 acres, parcel of land. The property known as 2532 North Lombardy is a 3,655 sq. ft., or 0.08 acres, parcel of land. The property known as 2534 North Lombardy is a 3,898 sq. ft., or 0.08 acres, parcel of land.

The property known as 2536 North Lombardy is a 3,413 sq. ft., or 0.07 acres, parcel of land. The properties are in the Virginia Union neighborhood between Overbrook Road and Chamberlayne Avenue. Currently, all adjacent properties are zoned UB-2 Urban Business District

The Richmond 300 Master Plan designates Corridor Mixed-Use for the subject properties. Corridor Mixed-Use is found along major commercial corridors and envisioned to provide for medium- to medium high-density pedestrian- and transit-oriented development.

COMMUNITY ENGAGEMENT: Chamberlayne Industrial Center Association and Edgehill Chamberlayne Court Civic Association were notified of the application; additional community notification will take place after introduction.

STRATEGIC INITIATIVES AND OTHER GOVERNMENTAL: Richmond 300 Master Plan
FISCAL IMPACT: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: November 10, 2025

CITY COUNCIL PUBLIC HEARING DATE: December 8, 2025

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: Planning Commission, December 2, 2025

AFFECTED AGENCIES: Office of Chief Administrative Officer

Law Department (for review of draft ordinance)

RELATIONSHIP TO EXISTING ORD. OR RES.: Ord. 2023-266

ATTACHMENTS: Draft Ordinance, POA Form, Applicant's Report

STAFF:

Alyson Oliver, Program and Operations Supervisor, Land Use Administration (Room 511) 646-3709

Shaianna Trump, Planner Associate, Land Use Administration (Room 511) 646-7319

SPECIAL LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

1. That I Alex Markogiannakis, President of
One Parkwood, LLC, a Maryland limited liability company
(Telephone), 703.485.7493
(Address) 2821 Dorr Ave Ste R, Fairfax, VA, 22031
as owner of the property described as:

2. Parcels:
- a. N0000690022 (2500 N Lombardy Street)
 - b. N0000690019 (2510 N Lombardy Street)
 - c. N0000690016 (2516 N Lombardy Street)
 - d. N0000690014 (2530 N Lombardy Street)
 - e. N0000690013 (2532 N Lombardy Street)
 - f. N0000690012 (2534 N Lombardy Street)
 - g. N0000690011 (2536 N Lombardy Street)

and authorized to take such action, do hereby make, constitute and appoint:

3. Jeffrey P. Geiger (804.771.9557), Susan S. Smith, and Amari Wright
(804.771-9526), any one of whom may act.
(Address) Hirschler Fleischer, P. O. Box 500, Richmond, VA 23218-0500
to act as my true and lawful attorney-in-fact for and in my name, place and stead with full
power and authority I would have if acting personally to seek site plan approval, subdivision
approval, rezoning, conditional use, special use permit and/or special exception, and to set
forth and offer such legally acceptable voluntarily proffered conditions including any
additions, amendments, modifications or deletions thereto that in his discretion are deemed
reasonable, appropriate and necessary.

4. In witness thereof, I have hereto set my hand and seal this 18 day of July, 2025.

ONE PARKWOOD, LLC,
a Maryland limited liability company

By: _____

Alex Markogiannakis, President

STATE/Commonwealth of Virginia
CITY/COUNTY OF Fairfax, to-wit:

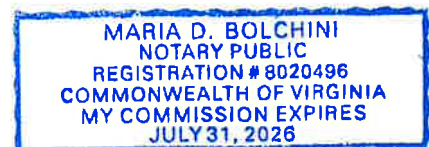
The foregoing Power of Attorney was acknowledged before me in my jurisdiction aforesaid by
Alex Markogiannakis as President of One Parkwood, LLC, a Maryland limited liability company this
18 day of July 2025.

Notary Public

MARIA D. BOLCHINI

My commission expires: 07/31/2026

My notary registration number is: 8020496



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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 ("Applicant"), owns 2500, 2510, 2516, 2530, 2532, 2534, and 2536 N. Lombardy Street Richmond, VA 23220 (collectively, the "Property"). The Property is located on the Northside of Richmond.

In Ordinance No. 2023-266, dated September 11, 2023, the City of Richmond issued the Applicant a limited Special Use Permit ("SUP") to modify the TOD-1 incline plane height requirements for the new building on the Property. The Applicant continues to desire to replace the run-down, underutilized buildings on the Property with a Class-A, mixed-use building containing commercial and multifamily uses. Unfortunately, economic constraints did not allow for the Applicant to begin the permitting process for the Project within the required 730 calendar day deadline stated in the ordinance.

The Applicant is requesting an extension to increase the deadline in which the Applicant must file for the building permit. The Applicant is not seeking any other changes to the previously issued SUP.

This Project will continue provide the community with new residential dwellings, additional retail, and additional 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 Applicant is requesting to amend the text in the SUP to increase the deadline in which the Applicant must file for the building permit from 730 calendar days to 1,825 calendar days following the effective date of the ordinance.

Simultaneously with the issuance of the SUP, the Property was rezoned to the Transit-Oriented Nodal District (TOD-1). The Applicant is not requesting any changes to the rezoning case.

CONCLUSION

The Applicant hopes that amending the SUP will provide for opportunities of economic change so the Applicant may begin the permitting process and further the City's aspirations for this corridor.

**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

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

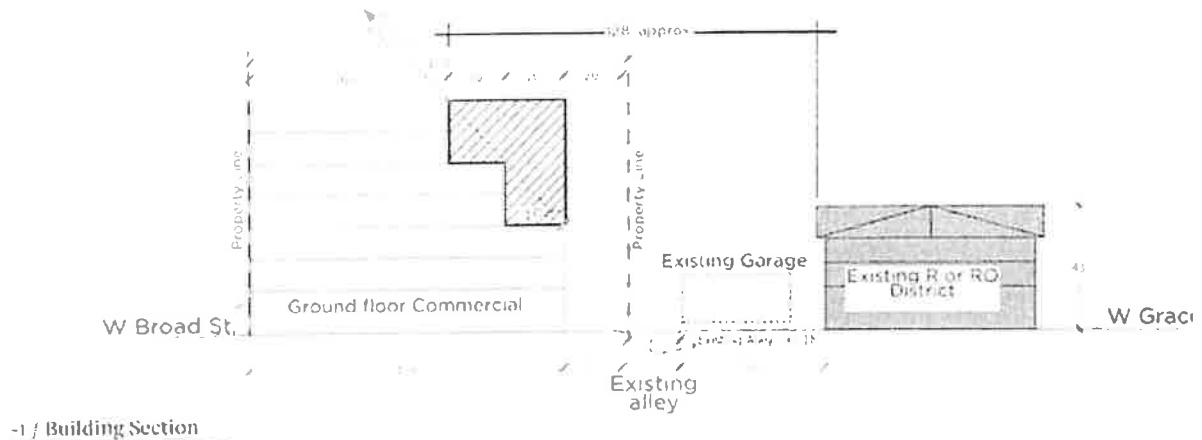
The Property is located in the Urban Business District (UB-2). A request to rezone the Property to the Transit-Oriented Nodal District (TOD-1) is being submitted simultaneously. The Property is situated across an alley from property in a residential district.

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

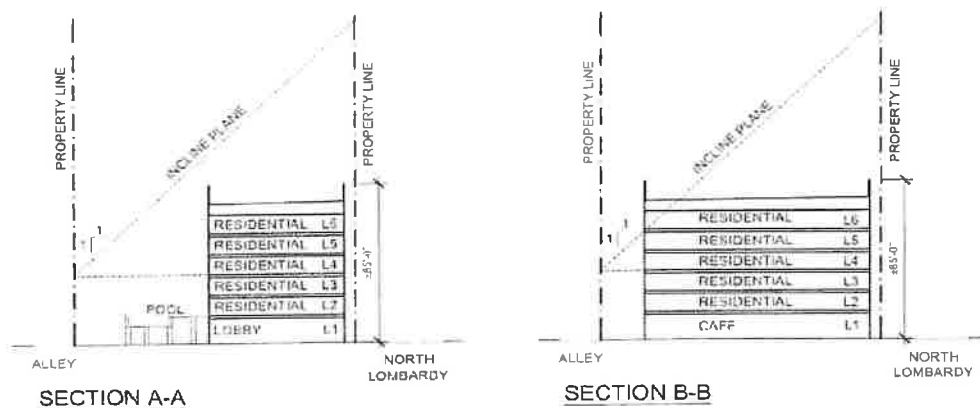
section provides that the inclined plane originates at the third story of the rear building wall. This inclined plane is illustrated in the ordinance as shown below.



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

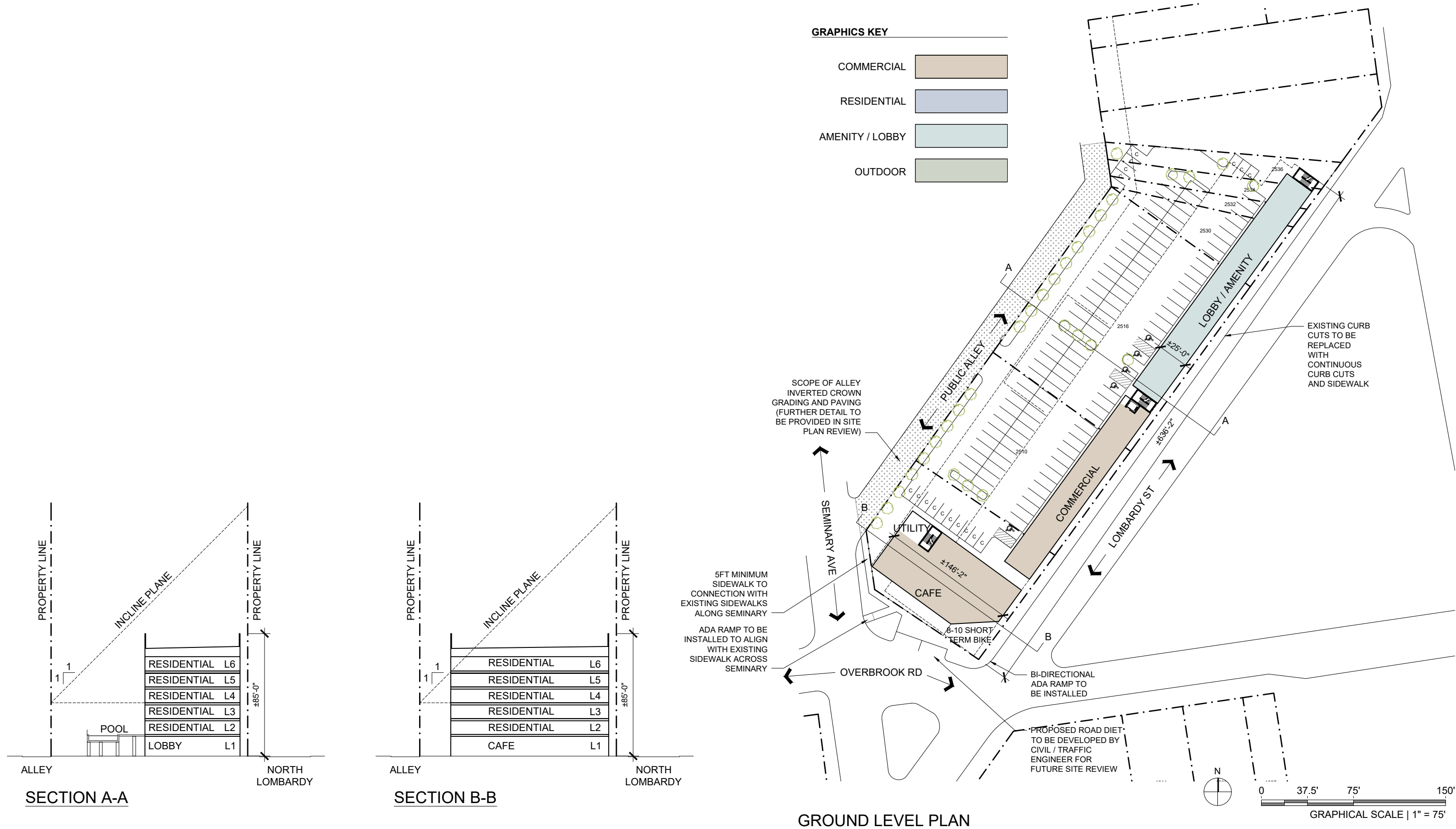
The Applicant presented the Project to neighbors who live on Seminary Avenue. The Applicant also presented the Project to the Edgehill Chamberlayne Court Civic Association. Enclosed is a list of topics discussed at both meetings.

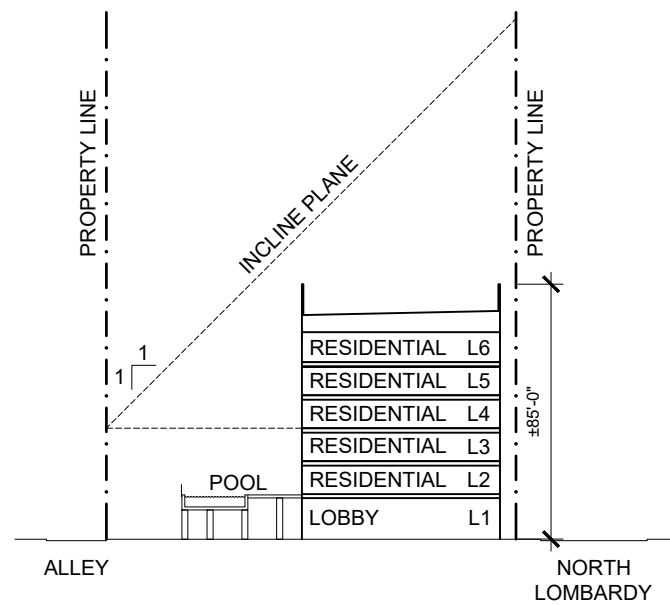
At the suggestion of Councilmember Ann-Frances Lambert, the Applicant also reached out to the Chamberlayne Industrial Center Association and Chamberbrook.

CONCLUSION

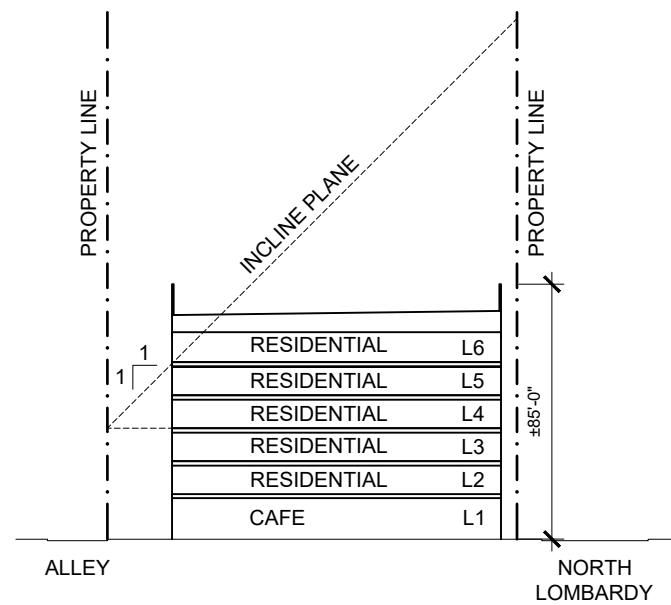
The Applicant desires to begin the rejuvenation of the Property. If this rezoning request is granted, this Project will help contribute to the area's evolution and further the City's aspirations for this corridor.

15390021.5 046214.00005

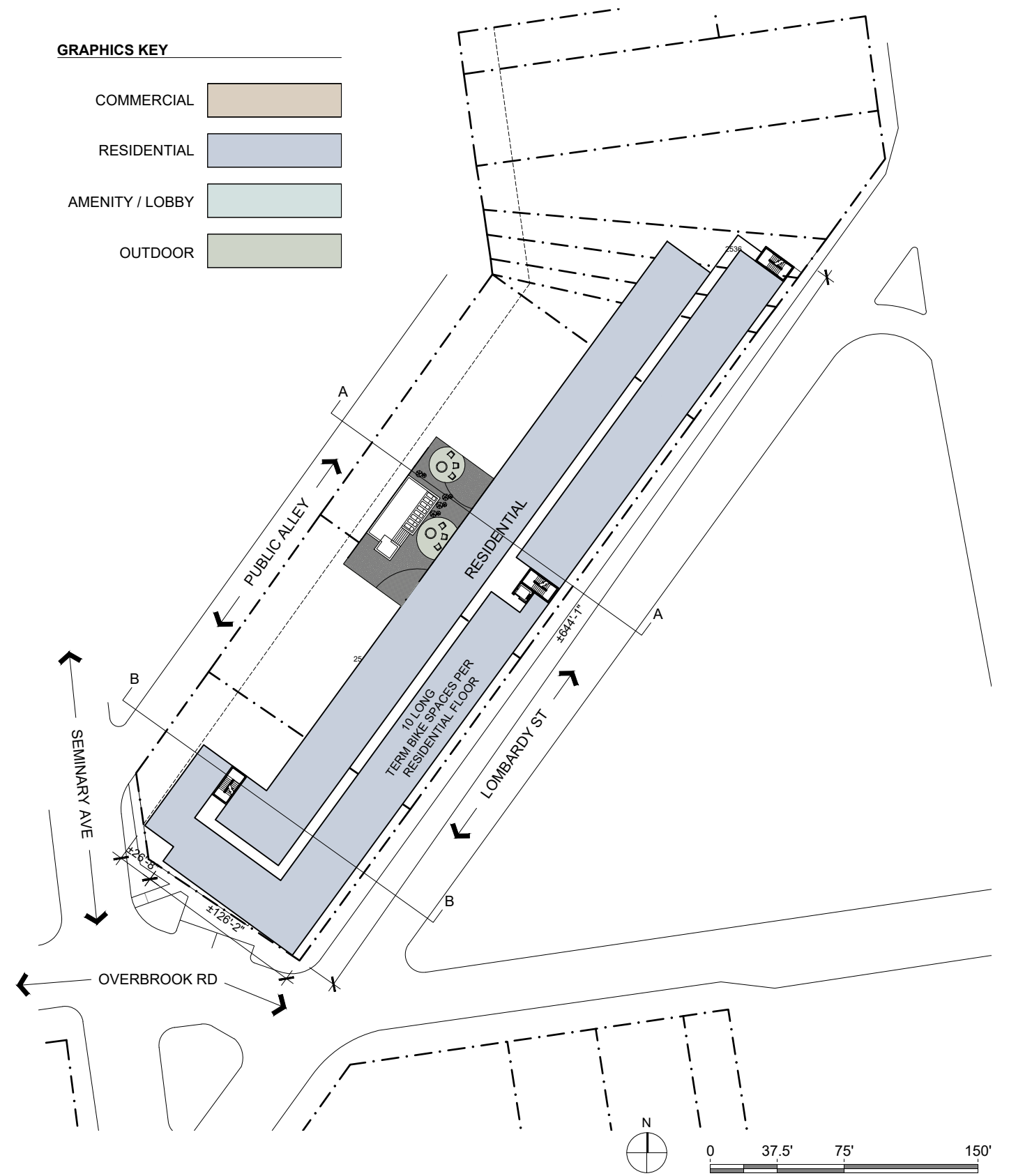




SECTION A-A



SECTION B-B



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.



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



1993 12-21-2003
 1994 01-21-2004
 1995 02-21-2005
 1996 03-21-2006
 1997 04-21-2007
 1998 05-21-2008
 1999 06-21-2009
 2000 07-21-2010
 2001 08-21-2011
 2002 09-21-2012
 2003 10-21-2013
 2004 11-21-2014
 2005 12-21-2015
 2006 01-21-2016
 2007 02-21-2017
 2008 03-21-2018
 2009 04-21-2019
 2010 05-21-2020
 2011 06-21-2021
 2012 07-21-2022
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 2016 11-21-2026
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 2196 11-21-2206
 2197 12-21-

PLANNERS ARCHITECTS ENGINEERS / CONVEYORS

[illegible]

SYMBOL / FCSYM

DATE / PAGE/IN

11

- [illegible]

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.

NOTES CORRESPONDING TO "SCHEDULE B - PART II"

FILE NUMBER: 70151

- EXCEPTION 1 - ANY DEFECT, LACK, INADEQUACY, INDEMNITY CLAIM, OR OTHER MATTER THAT ARISES FOR THE FIRST TIME IN THE PUBLIC RECORDS, OR IS CORRECTED THEREAFTER, UP TO 10 YEARS AFTER THE COMMENCEMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I REQUIREMENTS ARE MET, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 2 - REAL ESTATE TAXES, OTHER PUBLIC CHARGES (INCLUDING, BUT NOT LIMITED TO, ASSESSMENTS BY ANY COUNTY, MUNICIPALITY, METROPOLITAN DISTRICT, OR COMMISSION) AND THE BALANCE OF ANY SUCH CHARGES PAYABLE ON ANY ANNUAL BASIS WHICH ARE NOT YET DUE AND THEREFORE CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 3 - RIGHTS OR CLAIMS OF PARTIES OTHER THAN THE APPLICANT IN ACTUAL POSSESSION OF ANY OR ALL OF THE PROPERTY, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 4 - EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 5 - ANY ENCROACHMENT, ENCUMBRANCE, ADJUNCTION, VARIATION, OR ADVERSE ENCUMBRANCE AFFECTING THE TITLE THAT WOULD BE DESIGNATED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 6 - ANY LENS OR RIGHT TO A LENS FOR SERVICES, LABOR OR MATERIAL, ELECTRICITY OR AFTER FURNISHED, ISSUED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 7 - REAL ESTATE TAXES SUBSEQUENT TO THE SECOND HALF OF THE 2020 TAX YEAR PLUS ANY OTHER SUPPLEMENTARY TAXES NOTED THEREAFTER TO THE EFFECTIVE DATE HEREON, ARE A LENS, LENS AND PARALLEL CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 8 - ANY ENCROACHMENT, ENCUMBRANCE, VARIATION, OR ADVERSE ENCUMBRANCE AFFECTING THE TITLE THAT WOULD BE DESIGNATED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.
- EXCEPTION 9 - ANY LENS OR RIGHT TO A LENS FOR SERVICES, LABOR OR MATERIAL, ELECTRICITY OR AFTER FURNISHED, ISSUED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS, CONTAINS NO SURVEY INFORMATION TO BE PLOTTED HEREON.

GENERAL NOTES

- CURRENT OWNER: ONE PARKWOOD, LLC 27510 N. LOMBARDY STREET PARKER, MISSOURI 64600-0019 PHONE: 314-220-1491
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PROVIDED BY LOMBARDY/ALTA LAND TITLE INSURANCE COMPANY, FILE NO. 70151, DATED MARCH 16, 2022.
- CIRCLED DIMENSIONS CORRESPOND TO EXCEPTIONS AS LISTED IN SCHEDULE B - SECTION 1. THEREFORE, THE SUBJECT PARCEL IS WITHIN E.F.M.A. DEFERRED FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP NO. 22012R0200, DATED APRIL 2, 2020.
- THERE ARE NO MARKET BARRING SPACES ON THE SUBJECT PARCEL.
- APPROXIMATE LOCATION OF UNDERGROUND UTILITIES ARE SHOWN AS POINT MARKED BY MISS. UTILITY OF MISSOURI - TROUBLESHOOTING - 3001, FILE NO. 1001219-000, FILE NO. 1001215-000, NOT ALL SURFACE FEATURES MAY BE SHOWN HEREON.
- THERE WAS NO APPARENT VISIBLE EVIDENCE OF A GRAVE SITE OR CEMETERY ON THE SUBJECT PROPERTY AT TIME OF SURVEY.
- THERE WAS NO DISCREPANCY EVIDENCE OF CURRENT EARTH MOVING, MARK, MEASURING, CONSTRUCTION OR BUILDING ADDITIONS AT THE TIME OF SURVEY.
- THE SITE HAS DIRECT ACCESS TO A PUBLIC ALLEY AND TO N. LOMBARDY STREET, A PUBLIC RIGHT-OF-WAY.
- THE SUBJECT PARCEL IS ZONED THB-2 (URBAN BUSINESS DISTRICT) PER CITY OF RICHMOND (PHONE ASSESSOR INFORMATION AND OS - NO ZONING VIOLATION) PROVIDED BY HANDBOOK.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

ALL THAT CHHANI LOT, PART OF PART OF LAND WITH IMPROVEMENTS THEREON AND APPURTENANCES THEREON, BEING, AND BEING, IN THE COUNTY OF RICHMOND, VIRGINIA, COMMENCING AT THE CORNER OF LOT 10, BLOCK A, SECTION 28, TALE, NORTHEAST 1/4 OF LOTS 11, 14, 15, 16 AND PART OF LOT 12, BLOCK A, CHHANI TRACT, COUNTY OF RICHMOND, VIRGINIA, ATTACHED IS AND RECORDED WITH THE FIELD IN THE 2020 BTA, THE 1076, REFERENCE TO WHICH IS HEREIN MADE, FOR A MORE IMMEDIATE DESCRIPTION OF THE PROPERTY HEREIN CONTAINED.

THE MAP AND RECORD INSTRUMENTS

THE PARCEL SHOWN HEREON IS THE SAME AS DESCRIBED IN THE TITLE COMMITMENT.

SURVEYOR'S CERTIFICATION

I, ONE PARKWOOD, LLC, A VIRGINIA LIMITED LIABILITY COMPANY AND COMMERCIAL LAND TITLE INSURANCE COMPANY, HAS TO CLERK, 2021 THIS MAP OF THE SURVEY ON WHICH IT IS BASED, WAS MADE IN ACCORDANCE WITH THE 2021 VIRGINIA STANDARD BUREAU REQUIREMENTS FOR LAND SURVEYING, AND THE SURVEY WAS CONDUCTED BY ALTA AND NSPS, AND THE SURVEY WAS COMPLETED ON MAY 12, 2022.

12-20-2022 DATE

CHRISTOPHER M. FINLEY
C.E. No. 15429
CIVIL ENGINEER (P.E.)



NOTE: NO NEW FIELD WORK PERFORMED AT THIS TIME. RE-LEASED 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 (BUREAU)
1000 N. LOMBARDY STREET, SUITE 100
RICHMOND, VIRGINIA 23220-1000
PHONE: (804) 781-1000
FAX: (804) 781-1001
WWW.BALZER-AND-ASSOCIATES.COM



BALZER & ASSOCIATES

SHEET 1 OF 2



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

24. "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJACENT LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJACENT LAND.

THE ABOVE SIZE HEREIN IS THE SAME AS DESCRIBED IN THE FULL COMMENT.

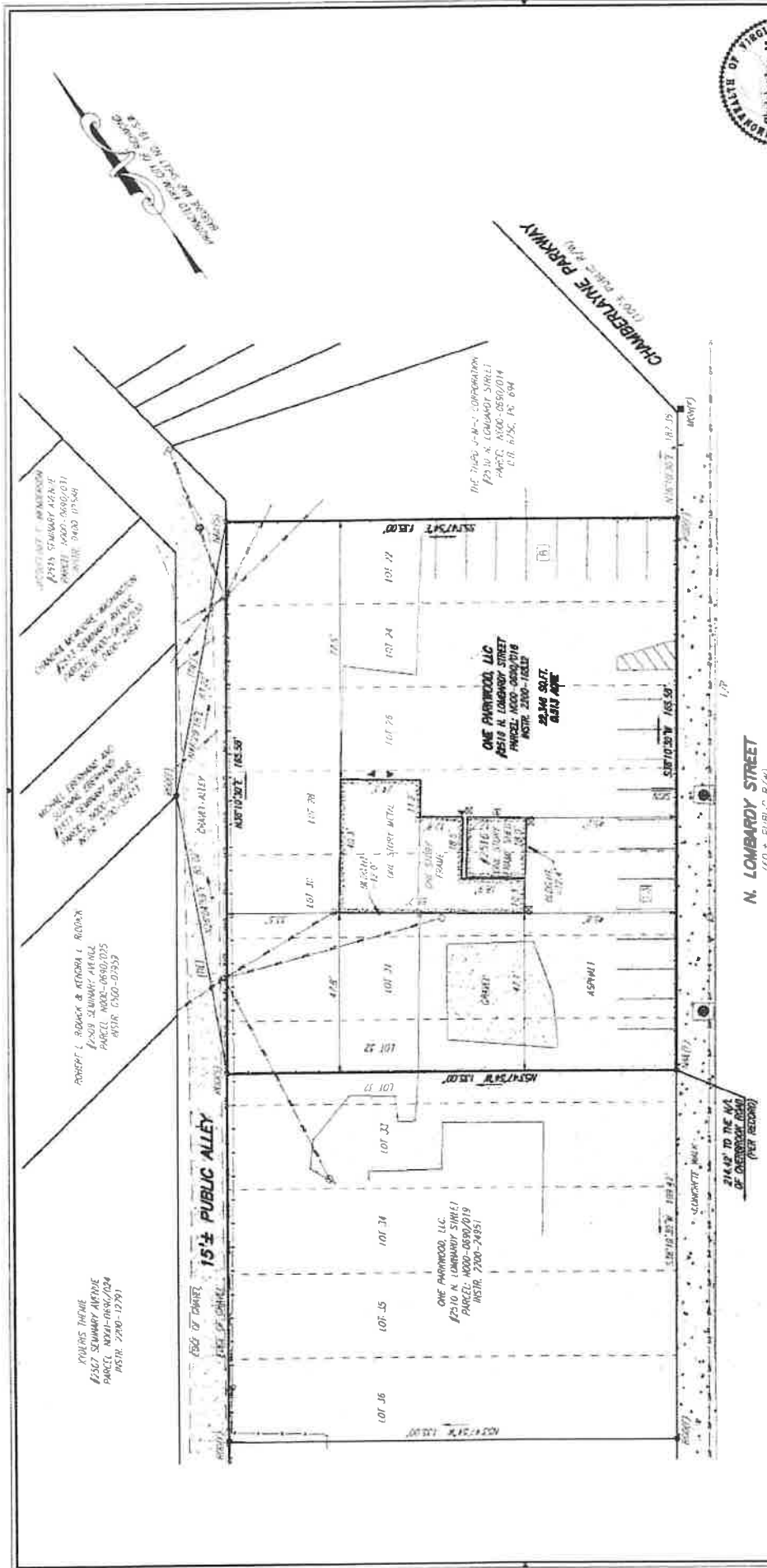
THE SUBJECT PARCEL IS ZONED "UB 2" (URBAN BUSINESS DISTRICT) BY CITY OF RICHMOND'S ZONING ORDINANCE AND IS A "PENDING RECDT" PARCEL OF "PENDING RECDT" INFORMATION AND IS A "PENDING RECDT" PARCEL OF "PENDING RECDT" INFORMATION.

5251 64 317
21037 100.000 100.000



PLANNERS / ARCHITECTS / ENGINEERS / SURVEYORS
 SPECIALIZING IN COMMERCIAL, INDUSTRIAL, RESIDENTIAL,
 AND INSTITUTIONAL DESIGN. 2015 JEFFERSON BLVD., SUITE 100, FORT WORTH, TEXAS 76102. (817) 336-1111

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



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
 1600 16th Avenue, Suite 100, Chaska, MN 55318
 763-437-2111 FAX 763-437-2112

**BALZER
& ASSOCIATES**

05-03-09 Mr. Cox
Page 12 of 2

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.



DATE 12-14-2022
SCALE 1" = 20'
JOB 56220323 00
DRAWN BY WFL
CHECKED BY CMF
SHEET 2 OF 2

