

INTRODUCED: June 27, 2022

AN ORDINANCE No. 2022-214

As Amended

To authorize the special use of the property known as 309 West Hooper Street 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: JUL 25 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 309 West Hooper Street, 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 section 30-410.1 of the Code of the City of Richmond (2020), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2020), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: NOV 14 2022 REJECTED: _____ STRICKEN: _____

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 309 West Hooper Street and identified as Tax Parcel No. N000-0697/003 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Physical Location Survey of Part of Lots 12 & 13, Block 4, Brookland Park, City of Richmond, Virginia,” prepared by Potts, Minter and Associates, P.C., and dated January 12, 2022, 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 “309 W Hooper Street, SUP Application Documents,” prepared by Andrew P. McVeigh, III, with sheets A1.0 and A2.1 dated January 17, 2022, and sheet A4.1 dated March 19, 2022, and hereinafter referred to as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans.

(b) One off-street parking space shall be provided for the Special Use, substantially as shown on the Plans.

(c) All building materials, elevations, and site improvements, shall be substantially as shown on the Plans.

(d) ~~[Access to the alley for the adjacent property at 2720 Fendall Avenue shall be provided across the Property, substantially as shown on the Plans.]~~ The Special Use and any structures appurtenant thereto shall not be located within the ten-foot-wide area labelled on the Plans as “Access to Alley Provided to Adjacent Property Owner.”

(e) No portion of the Special Use or structure appurtenant thereto shall be located above any water service line that serves any real property other than the Property.

§ 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

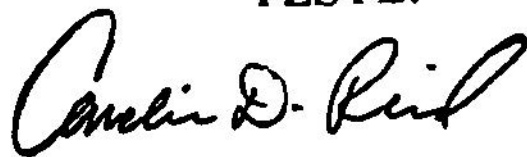
Richmond (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(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.

**A TRUE COPY:
TESTE:**

A handwritten signature in black ink, appearing to read "Camille D. Reil". The signature is fluid and cursive, written over a white background.

City Clerk



City of Richmond

RECEIVED
By CAO Office at 1:34 pm, Jun 02, 2022

2022-151

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

Item Request File Number: PRE.2022.0136

O & R Request

DATE: May 27, 2022

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (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 known as 309 Hooper Street to allow the
construction of a single family detached dwelling, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 309 Hooper Street to allow the
construction of a single family detached dwelling, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for the construction of a
single-family detached dwelling within an R-5 Residential (Single Family) zone on an existing lot with an
overall size smaller than 6,000 square feet, lot width of less than 50 feet, front yard less than 25 feet, side
yard less than 5 feet, and lot coverage greater than 35 percent; whereas, dwelling units within the R-5
Residential zone are required to meet such requirements. A Special Use Permit is therefore requested.

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. This item will be scheduled for consideration by the Commission at its July 18, 2022, meeting.

BACKGROUND: The property is located in the Northern Barton Heights neighborhood at 309 Hooper Street, between Griffin and Fendall Avenue. The property is currently a 1,446 sq. ft. (.033 acre) parcel of land that contains the foundations of a previous structure. The application requests to allow the construction of a single-family detached dwelling that does not meet zoning code requirements for overall lot size, lot coverage, or front and side setbacks.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This designation is defined as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

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.

The current zoning for this property is R-5 Residential (Single Family). Adjacent properties are zoned the same R-5 zone and the surrounding land uses include primarily residential. The proposed development has a density of 30 units per acre.

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: June 27, 2022

CITY COUNCIL PUBLIC HEARING DATE: July 25, 2022

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
July 18, 2022

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: Ray Roakes, Associate Planner, Land Use Administration (Room 511) 804-646 5467



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

Property Address: _____ Date: _____

Tax Map #: _____ Fee: _____

Total area of affected site in acres: _____

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

Zoning

Current Zoning: _____

Existing Use: _____

Proposed Use

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

Existing Use: _____

Is this property subject to any previous land use cases?

Yes

No

☐☐

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: _____

Company: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner: _____

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code: _____

Telephone: _(_____) _____ Fax: _(_____) _____

Email: _____

Property Owner Signature: *A. M. [Signature]*

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)

SPECIAL USE PERMIT APPLICATION

309 W HOOPER ST.

**Applicant: Andrew Peter McVeigh III
Dated: January 16, 2022**



(Photograph of the property by the applicant)



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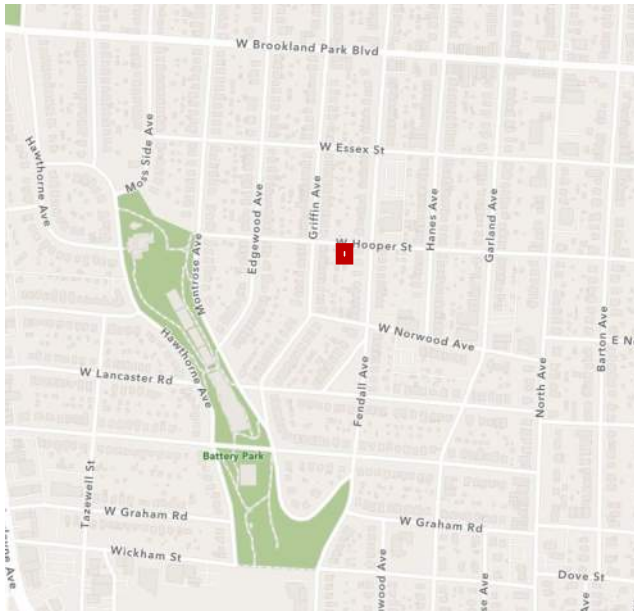
APPENDICIES

- A. COPY OF 1956 PLAT MAP
- B. RECORD OF CONVERSATIONS WITH RESIDENTS
- C. COPY OF LETTER PROVIDED TO RESIDENTS
- D. SITE SURVEY
- E. ARCHITECTURAL DRAWINGS

I. Introduction

I am pleased to submit for your consideration this Special Use Permit application for the property at 309 West Hooper Street, Richmond, Virginia 23222 for a two-story, detached single-family home in a residential neighborhood near Battery Park. This application, including the drawings of the proposed development, have been completed by the property owner, Andrew Peter McVeigh III, a Richmond-based architect.

Figure 1: The property location near Battery Park (*Source: Richmond Online Parcel Mapper, Accessed December 10, 2021*).



The property is currently zoned R-5 - Residential (Single Family) and within the city neighborhood of Northern Barton Heights. The property is zoned Residential within the Richmond 300 Future Land Use online map.

Figure 2: The property location (*Source: Richmond Online Zoning Map, Accessed December 10, 2021*).

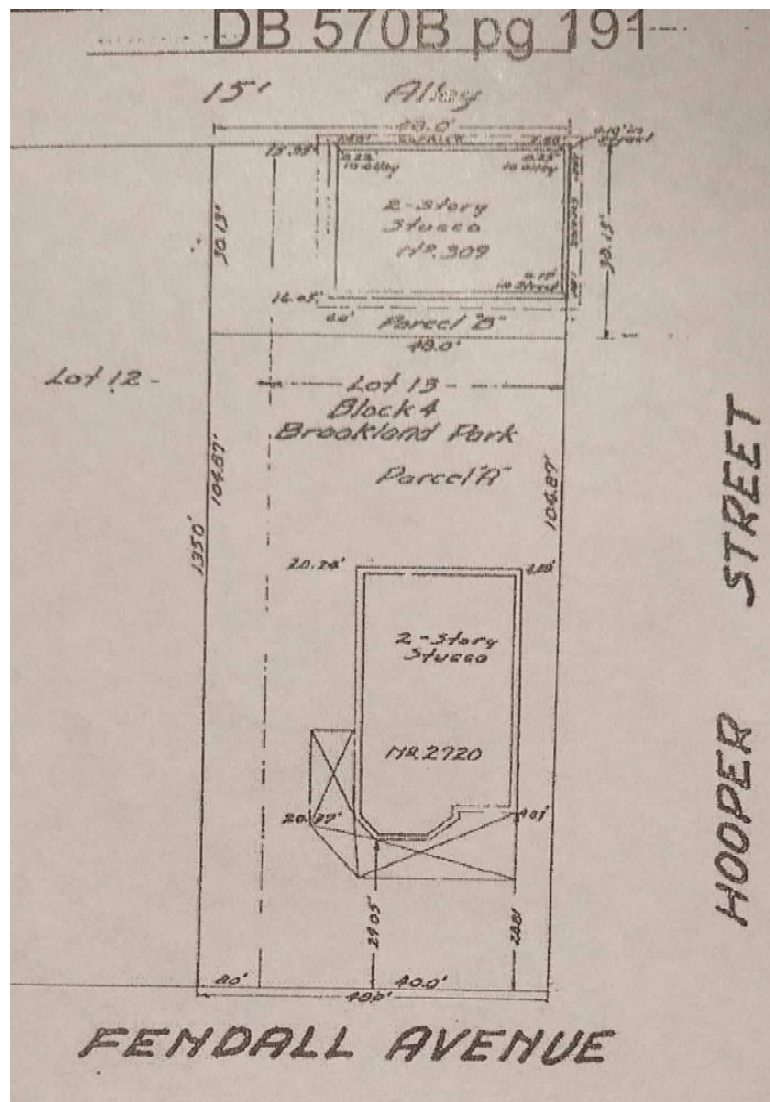


II. Property History

A plat map dated January 25, 1956 by Chas. H. Fleet & Associates indicates property improvements previously included a two-story stucco building. Unfortunately, no additional drawings or photographs of the structure could be found. Long-time community residents of adjacent properties confirmed that this building was a local convenience store selling canned goods, candy, and other sundries. The store was frequented by young children due to its proximity to the school bus stop. It is not known when the store ceased to operate, nor the date the structure was razed.

It is assumed that the property was originally combined with the adjacent parcel, because when considered together, these two parcels closely match the size and shape of nearby parcels. Neither the genesis nor the date of the parcel cleavage is known.

Figure 3: 1956 plat survey indicating the presence of a two-story stucco structure on Parcel B (Source: Deed Book 570B Pg 191).



III. Existing Conditions

The .033-acre property measuring 30' x 48' is currently vacant. All that remains of the previous structure are deteriorating five-foot high retaining walls on three sides. Substantial cracks are visible, and the reinforcing steel is exposed in several locations. Portions of the previous concrete slab are evident within the boundary of the retaining walls. The site lacks permanent railings to prevent falls into the depressed area.

The property has a history of neglect. The finished grade increases from a low point along the sidewalk at Hooper Street to a plateau at the rear of the property, which gives the site the appearance of a forgotten hole or chasm. The most recent Google Streetview image of the parcel communicates this clearly. The property appears abandoned and prominently features a dumped sofa among the overgrowth and litter.

Hyperlink: 2014 condition of the property as seen on Google Streetview <https://goo.gl/maps/GeC5TYHahB49vd8L7>.

The Neighborhood

The surrounding housing stock generally includes substantial three-story four-square homes with generous covered front porches. Common exterior finishes include brick, stucco, and wood and vinyl siding. The neighborhood had previously been somewhat neglected and the housing stock had been suffering from deferred maintenance. In recent years however, the local area has experienced a surge of building activity, including renovations and additions. This ongoing regeneration is visible on the nearby commercial strip, which features a mixture of derelict, abandoned properties alongside boutique eateries.

Figure 4: Example of nearby stucco homes (*Photograph by the author*).



Figure 5: Example of nearby siding-finished home (*Photograph by the author*).



Figure 6: Example of nearby brick home (*Photograph by the author*).



IV. Proposed Development

The design includes a two-story, detached single-family dwelling with an exterior wall finish of face brick. The roof ridge is offset to visually decrease the height of the primary façade on Hooper Street, which features rectangular openings aligned between stories. As with the surrounding properties, the design incorporates a canopy-covered front porch along with a small seating area providing access to the front door.

The development encompasses:

- 1,387 gross square feet* of conditioned space
- 213 gross square feet* of enclosed garage
- 213 gross square feet* of covered terrace at the rear
- Two bedrooms, one of which includes a sleeping loft
- Two bathrooms

Vehicular access to the alley is provided to the adjacent property owner, Mr. Manning, within a ten-foot strip of land at the rear of the property. A four-foot setback is provided at Hooper Street, and three-foot setbacks are provided along the remaining two sides. A garage storing a single vehicle is entered via the alley. A backdoor exiting toward the adjacent property is connected to Hooper Street with exterior concrete stairs. All roofs are metal and similarly colored. Both the canopy and the covering over the rear terrace are predominately composed of wood.

Privacy Strategies

The privacy concerns of Mr. Manning have been accounted for in the proposed development. A privacy fence will be constructed to separate the parcels and hide the backdoor. The exterior windows which overlook Mr. Manning's yard will include frosted glass to provide natural light and aesthetic interest while obscuring the visual connection. Additionally, wood shutters will be provided along the east side of the rear terrace which overlooks Mr. Manning's yard. Together, these strategies will afford the adjacent property a high degree of privacy.

* Gross square footage calculation includes stairways and the thickness of walls. This is not a measure of usable square feet. Refer to the architectural drawings for additional information.

V. SUP Considerations

The proposed development is aligned with the intent of the Richmond Master Plan and will be a benefit to the local community. The specific concerns highlighted in the SUP application are addressed below.

1. *The development will not be detrimental to the safety, health, morals, and general welfare of the community involved.*

I personally visited all properties within 150' and provided the residents with an overview of the proposed development. Of the residents with whom I was able to speak, the great majority were in favor of the project and agreed it would be appropriately scaled and a welcome improvement. The only resident who expressed concerns to me was the adjacent property owner, Mr. Manning. Among his concerns were privacy and vehicular access, both of which are thoughtfully addressed in the design. Please refer to Appendix B for a more complete record of my conversations with nearby residents.

Community safety will improve by the elimination of left-over, forgotten space which tends to attract illegal dumping. A correctly sized and occupied residence will be a community asset; the existing hole in the ground is a community liability.

2. *The development will not create congestion in streets, roads, alleys, and other public ways and places in the area involved.*

Hooper Street is substantially sized yet handles low levels of traffic; there is generally ample space available for street parking. Residents tend to use private garages or park on the north-south main streets upon which most houses are sited. Parking for one vehicle will be provided on-site in a garage accessed via the alley. Assuming a two-car household, the quantity of street-parked vehicles may increase by only a single car.

Currently, the retaining wall at the alley is built up to the property line. The design includes a three-foot setback along this edge, which would effectively increase the space available for vehicles, cyclists, and pedestrians sharing the alley, enhancing safety. Additionally, the sightlines available to drivers exiting the alley will be expanded, which will decrease the likelihood of striking a pedestrian at the sidewalk.

3. *The development will not create hazards from fire, panic, or other dangers.*

The exterior finish is brick, which is inherently fire-resistant. The increased property setbacks afford protection from the spread of fire by increasing fire separation distances. Roofs will include a noncombustible metal finish. In the unlikely event of a fire, vehicular access is available to both this property and the adjacent property. At only two-stories, emergency rescues are feasible.

The neighborhood is composed of substantial lots with large detached single-family homes. Therefore, the risk of panic due to overcrowding is low. The existing, exposed topographical change presents a fall hazard and is an attractive nuisance for children. The proposed development would eliminate these dangers.

4. *The development will not tend to cause overcrowding of land and an undue concentration of population.*

The proposed development only includes two bedrooms. Ample space is available between the proposed building and the surrounding structures.

5. *The development 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.*

Once implemented, the proposed development will increase the tax assessment of the property, which will directly increase funds available to public schools. The property is not immediately adjacent to parks, schools, or playgrounds, so negative effects are inconceivable. Since there was a similarly sized structure on the site programmed for retail and possibly housing above, it is reasonable to assume that this previous building included electrical, water, and sewer connections. Therefore, the design of the Richmond utility systems probably already account for service to this parcel and the reintroduction of service will not overwhelm or negatively affect local networks.

6. *The development will not interfere with adequate light and air.*

Because the property is oriented north-south and at the north end of the block, the development will not affect southernly access to direct natural light for the adjacent parcels. In converting the property from a forgotten hole into a usable home, litter and illegal dumping will decrease, likely bringing about an increase in local air quality.

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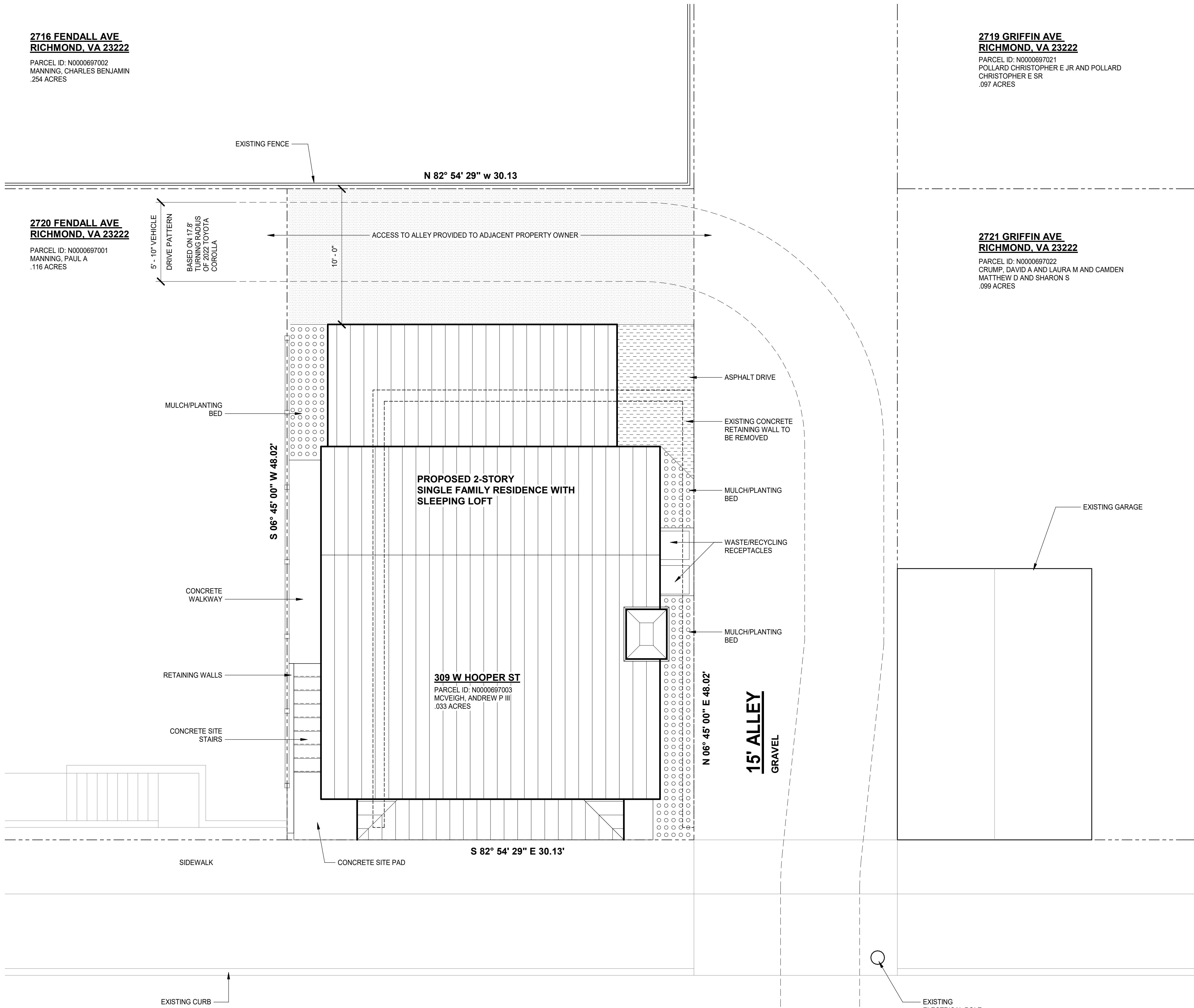
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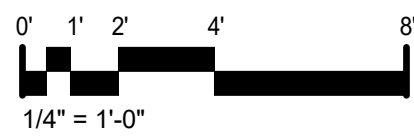
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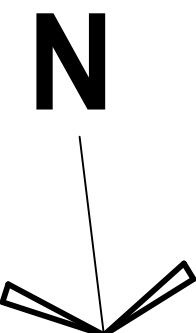
1
A4.1 | A1.0

SITE PLAN

1/4" = 1'-0"



W HOOPER STREET
50' ROW



309 W HOOPER STREET
SUP APPLICATION DOCUMENTS

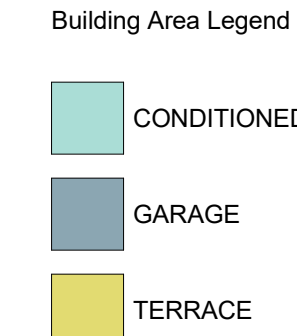
ANDREW P MCVEIGH III

REGISTERED ARCHITECT NO. 0401017313
5104 HILL DRIVE, HENRICO VIRGINIA 23228

PROJECT NO: 123456
DATE: JANUARY 17, 2022
REVISIONS
DATE DESCRIPTION

SITE PLAN

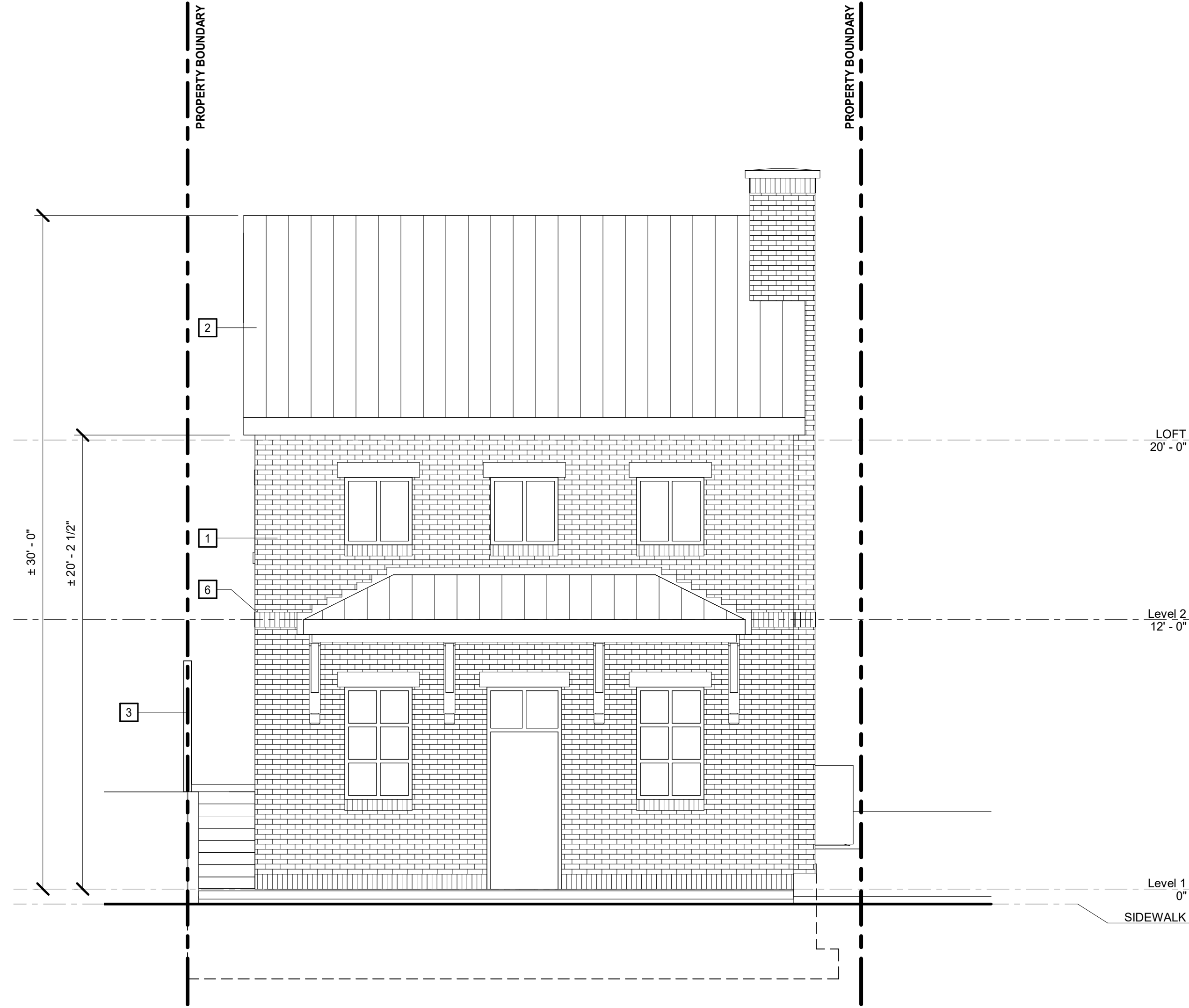
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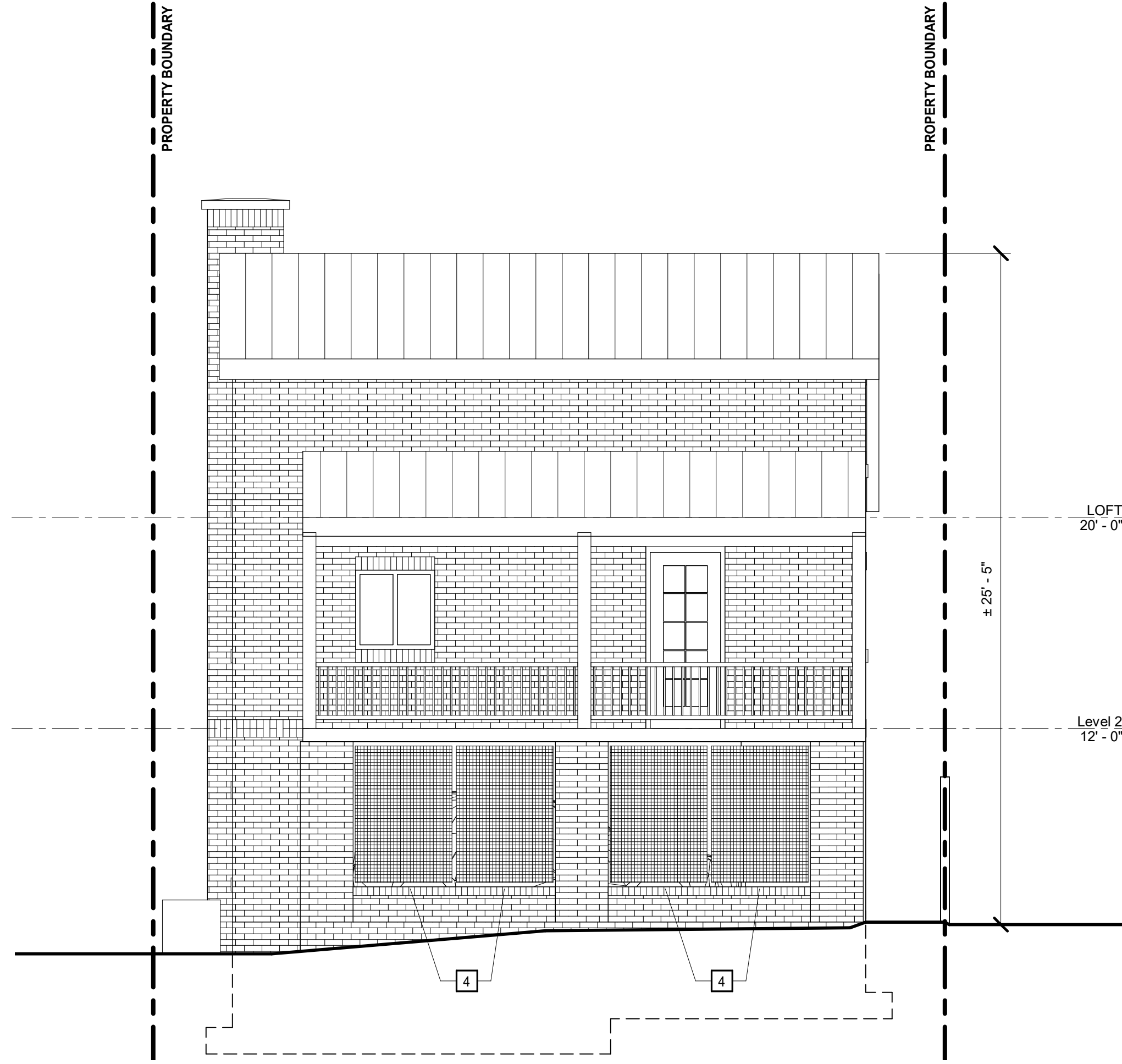
CONDITIONED ROOM SCHEDULE		
Number	Name	Area
1	LIVING ROOM	126 SF
2	KITCHEN	172 SF
3	STAIRS	114 SF
4	BATHROOM	47 SF
5	SHOWER ROOM	47 SF
7	MASTER BEDROOM	156 SF
8	CLOSET	5 SF
9	BEDROOM	102 SF
10	CLOSET	8 SF
11	CLOSET	14 SF
12	SLEEPING LOFT	144 SF
14	CLOSET	35 SF
15	CLOSET	Not Placed
		969 SF

UNCONDITIONED ROOM SCHEDULE		
Number	Name	Area
5	GARAGE	181 SF
12	TERRACE	212 SF
		393 SF

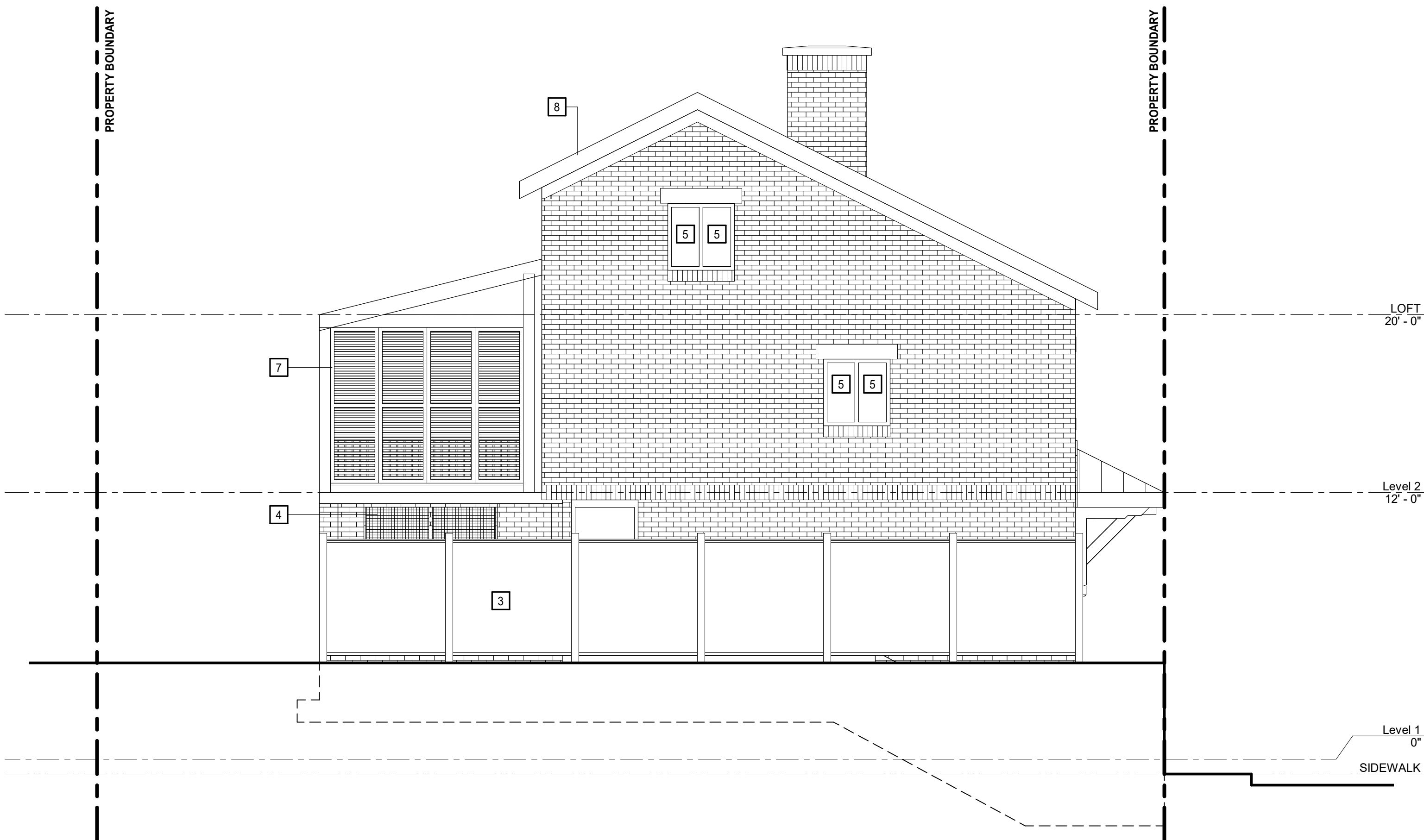
REPRESENTED BY n
APPLIES TO DRAWINGS A2.1 - A2.nn



3 NORTH ELEVATION
A2:1C A4:1 1/4" = 1'-0"



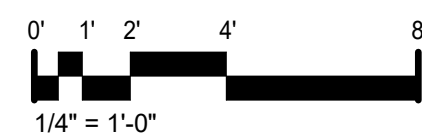
2 SOUTH ELEVATION
A2:1C A4:1 1/4" = 1'-0"



4 EAST ELEVATION
A2:1C A4:1 1/4" = 1'-0"



1 WEST ELEVATION
A2:1C A4:1 1/4" = 1'-0"



GENERAL NOTES

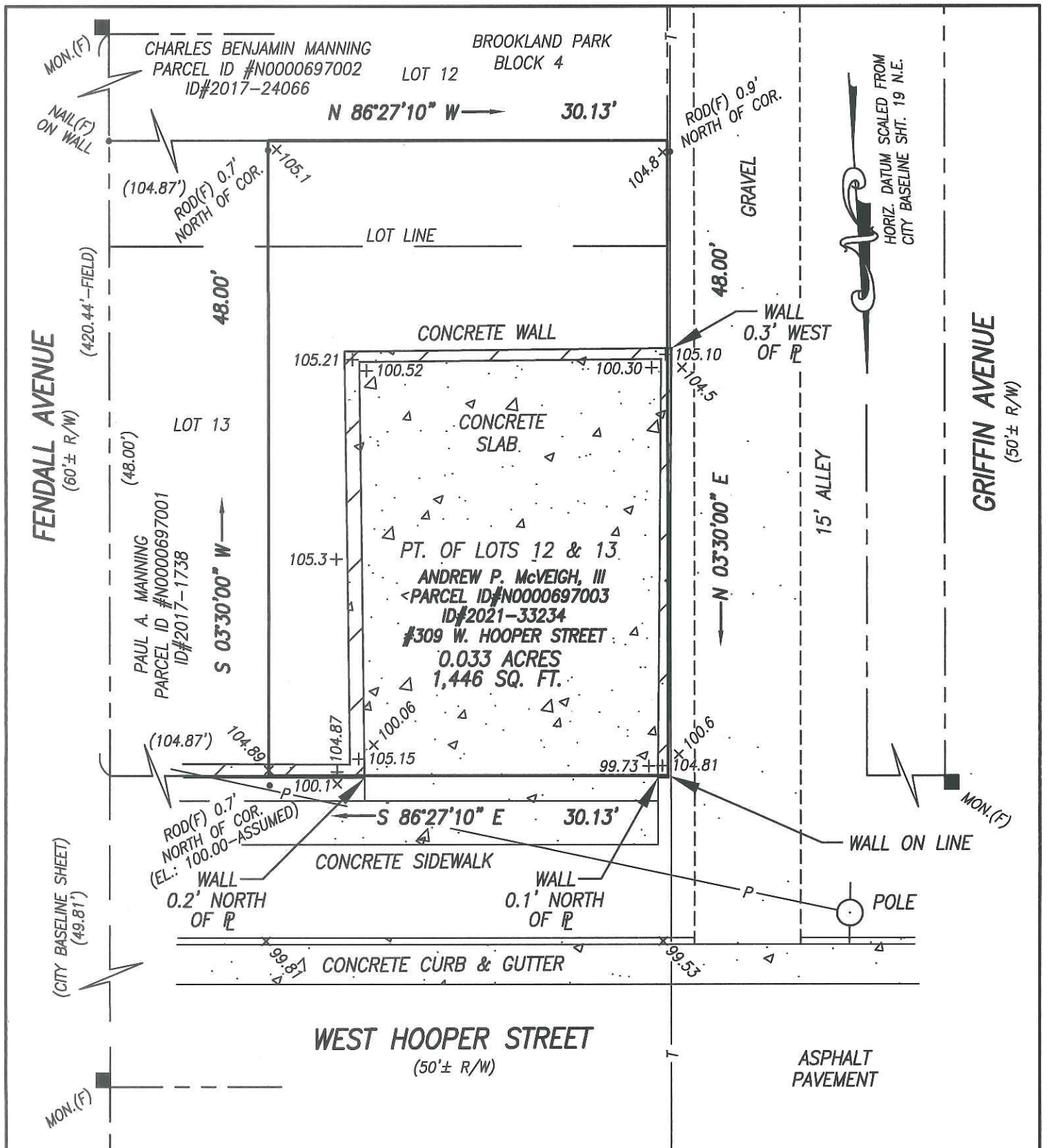
DRAWINGS SUBMITTED FOR CONSIDERATION AS PART OF A SPECIAL USE PERMIT APPLICATION.

BUILDING ELEVATION KEYNOTES

REPRESENTED BY **1**
APPLIES TO DRAWINGS A4.1 - A4.n

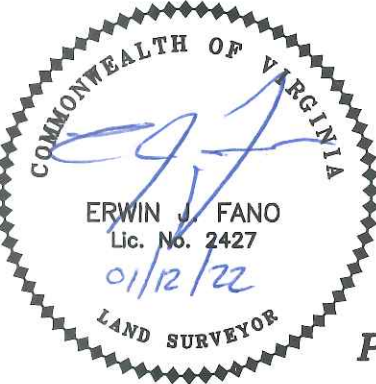
1	FACE BRICK
2	METAL ROOF
3	PRIVACY FENCE
4	METAL SCREEN
5	FROSTED GLASS AT WINDOW
6	BRICK SOLDIER COURSE
7	SHUTTERS
8	PAINTED TRIMWORK
9	WASTE BIN
10	RECYCLING BIN
11	OVERHEAD GARAGE DOOR
12	PAINTED CANTILEVERED CANOPY

PROJECT NO: 123456
DATE: MARCH 19, 2022
REVISIONS
DATE DESCRIPTION



THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE DOES NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.

PHYSICAL LOCATION SURVEY OF PART OF LOTS 12 & 13, BLOCK 4, BROOKLAND PARK, CITY OF RICHMOND, VIRGINIA



NOTE: THIS PROPERTY APPEARS TO BE LOCATED IN ZONE "X" AS SCALED FROM FEMA COMMUNITY PANEL NO. 5101290033D (EFFECTIVE DATE: APRIL 02, 2009)

This is to certify that on JANUARY 12, 2022, I made an accurate Field Survey of the premises shown hereon; that all improvements and easements 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 as shown hereon.

POTTS, MINTER and ASSOCIATES, P.C.
Engineers, Land Surveyors, Land Planners
3520 Courthouse Road
Richmond, Virginia 23236
(804) 745-2876

Date: 01/12/22
Scale: 1" = 10'
J.N. 2112-09

CHECKED: **WKT**