

INTRODUCED: September 9, 2019

AN ORDINANCE No. 2019-259

To amend and reordain Ord. No. 2000-319-326, adopted Nov. 13, 2000, as amended by Ord. No. 2007-222-194, adopted Sept. 10, 2007, which authorized the special use of the property known as 214 North Lombardy Street for the purpose of modifying the exterior and interior of the building and adding new signage to the facade, to authorize a restaurant, tearoom, café, delicatessen, ice cream parlor, or similar food and beverage service establishment and up to three dwelling units, upon certain terms and conditions.

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Patron – Mayor Stoney (By Request)

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Approved as to form and legality  
by the City Attorney

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PUBLIC HEARING: OCT 14 2019      AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I.      That Ordinance No. 2000-319-326, adopted November 13, 2000, as amended by Ordinance No. 2007-222-194, adopted September 10, 2007, be and is hereby amended and reordained as follows:

§ 1.    That the property known as 214 North Lombardy Street/1601 Hanover Avenue, located at the southwest corner of Hanover Avenue and North Lombardy Street, containing ~~[3750]~~ 3,750 square feet of land area, more or less, identified as Tax Parcel No. W000-

AYES:                      9                      NOES:                      0                      ABSTAIN: \_\_\_\_\_

ADOPTED:    OCT 14 2019    REJECTED: \_\_\_\_\_    STRICKEN: \_\_\_\_\_

0664/014 in the ~~[2007]~~ 2019 records of the City Assessor, being more completely ~~[described as follows: beginning at the point of intersection of the south right of way line of Hanover Avenue and west right of way line of North Lombardy Street; thence extending in a westerly direction along the south right of way line of Hanover Avenue 30.00 feet to a property line; thence extending in a southerly direction between parallel lot lines 125.00 feet to a 15 foot alley]~~ shown on a survey entitled “Boundary Survey of Property Situated at 1601 Hanover Avenue, Richmond, VA 23220,” prepared by Landmark-fleet Surveyors, P.C., and dated February 4, 2019, a copy of which is attached to and made a part of this amendatory ordinance, is hereby permitted to be used for a restaurant, café, tearoom, or similar beverage service establishment, including a food preparation area, laundry and storage, and up to three dwelling units, substantially as shown on a survey~~[r]~~ entitled “Boundary Survey of Property Situated at 1601 Hanover Avenue, Richmond, VA 23220,” prepared by Landmark-fleet Surveyors, P.C., and dated February 4, 2019, and the plans entitled ~~[“Si Exterior SUP Submission” and “Si Signage”]~~ “1601 Apartments,” prepared by ~~[Ratio Studio]~~ an unknown preparer, and dated ~~[June 1, 2007 ,and the building on such real estate may be converted and adapted for such purposes. A copy of said plans]~~ May 5, 2017, collectively referred to as “the Plans,” copies of which are attached to ~~[the draft of]~~ this amendatory ordinance and ~~[are to be]~~ hereby made a part hereof.

§ 2. That the ~~[Commissioner of Buildings is hereby authorized to issue to the owner of the real estate]~~ adoption of this ordinance constitutes the issuance of a special use permit for ~~[such purposes, a building permit, for the conversion and adaptation of the building and premises, and to permit the use of]~~ the property for such purposes. The special use permit shall ~~[be transferable to the successor or]~~ inure to the benefit of the owner or owners of the fee

simple title as of the date on which this ordinance is adopted and their successors in fee simple title of the owner~~[, whether acquired by operation of law, deed or otherwise, and shall run with the land]~~ subject to the following terms and conditions:

(a) The owner shall be bound by, observe, and shall comply with all other laws, ordinances and rules and regulations adopted pursuant thereto, applicable to the land and to the building, except as otherwise provided in this ordinance.

(b) Use of the property shall be limited to a ~~[restaurant substantially as shown on the attached floor plans,]~~ restaurant, tearoom, café, delicatessen, ice cream parlor, or similar food and beverage service establishment and ~~[two apartments]~~ up to three dwelling units, substantially as shown on the Plans. The seating capacity of the restaurant, tearoom, café, delicatessen, ice cream parlor, or similar food and beverage service establishment shall not exceed ~~[eighty (80)]~~ 80 persons. The restaurant, tearoom, café, delicatessen, ice cream parlor, or similar food and beverage service establishment use shall occur only within the building and shall not be permitted outside the building, except in accordance with a sidewalk café permit approved pursuant to Chapter 24, Article II, Division 8 of the Code of the City of Richmond (2015), as amended, or as permitted by subsection (h) of this section. Notwithstanding the approval of any such permit, no on-premises consumption of alcohol shall be permitted exterior to the building or in any portion of the public right-of-way.

(c) Facilities for the collection of refuse serving the residential units of the Property shall be provided in accordance with the requirements of the Director of Public Works. ~~[Such facilities]~~ Facilities for the collection of refuse serving the use of the restaurant, tearoom, café, delicatessen, ice cream parlor, or similar food and beverage service establishment shall be served by a private refuse collection service and located and screened within the interior

courtyard of the property so as not to be visible from adjacent properties and public streets.

(d) Final grading and drainage plans, if required, shall be approved by the Director of ~~[Community Development]~~ Public Utilities prior to the issuance of building permits.

(e) Storm or surface water shall not be allowed to accumulate on the land, and adequate facilities for the drainage of storm or surface water from the land or buildings shall be provided by the owner at its cost and expense so as not to adversely affect or damage adjacent properties or public streets and the use thereof.

(f) ~~[Identification of the premises shall be limited to one nine (9) square foot sign in the form of a stained glass window as shown on the plans]~~ Signs on the property shall be limited to (i) signs permitted in all districts pursuant to section 30-505 of the Code of the City of Richmond (2015), as amended, and (ii) not more than one wall sign, awning sign, or canopy sign not exceeding an aggregate of 20 square feet in area in accordance with a signage plan approved by the Director of Planning and Development Review specifying the type, location, dimensions, materials, and means of illumination of the signage.

(g) There shall be no enlargement or exterior alterations to the building except for those which are ~~[shown on the attached plans]~~ expressly authorized by this ordinance and normal repair and maintenance.

(h) ~~[In accordance with section 15.2-2286(A)(3) of the Code of Virginia, this special use permit shall be subject to an automatic review by the governing body upon a change in possession, a change in the owner of the business, or a transfer of majority control of the business entity. Upon review by the governing body, it may either amend or revoke the special use permit after notice and a public hearing as required by section 15.2-2206 of the Code of Virginia]~~ The exterior portion of the building fronting on North Lombardy Street may be altered

to incorporate a walk-up window in connection with the use of the property as a restaurant, tearoom, café, delicatessen, ice cream parlor, or similar food and beverage service establishment; provided, however, that no alcohol shall be sold through the walk-up window for on-premises or off-premises consumption.

(i) No amplified sound or music, live or otherwise, or public address system shall be operated in a manner that sound produced therefrom is audible beyond the boundaries of the [premises] property including without limitation, any band or musical performance; provided, however, that the foregoing shall not prohibit two or fewer acoustic instruments that do not include percussions.

(j) Application for a building permit for the interior and exterior modifications shall be made within [~~twenty four (24)~~ 24 months from the effective date of this amendatory ordinance, which building permit shall expire by limitations and become null and void if any necessary construction has not commenced within [~~one hundred eighty (180)~~ 180 days from the date of the building permit or if construction is suspended or abandoned for a period of [~~one hundred eighty (180)~~ 180 days at any time after the work is commenced, as provided in the applicable provision of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within [~~twenty four (24)~~ 24 months from the effective date of the ordinance granting the special use permit, or should the building permit expire and become null and void after the expiration of the [~~twenty four (24)~~ 24 month time period for making application for the building permit, the privileges granted by this ordinance with respect to the interior and exterior modifications as well as signage will terminate and the special use permit will become null and void.

(k) The hours of operation of the restaurant, tearoom, café, delicatessen, ice cream

parlor, or similar food and beverage service establishment use shall be limited to 6:00 a.m. through 9:00 p.m., Monday through Sunday, provided that no deliveries shall be made prior to 7:00 a.m.

(l) The restaurant, tearoom, café, delicatessen, ice cream parlor, or similar food and beverage service establishment shall not be authorized for any Virginia Alcoholic Beverage Control Authority license for on-premises or off-premises consumption of mixed beverages.

(m) No off-street parking shall be required for the property; provided, however, that for as long as the property is located within any residential restricted parking district established pursuant to Chapter 27, Article VI, Division 3 of the Code of the City of Richmond (2015), as amended, each lease for each dwelling unit authorized by this ordinance shall include language that restricts applications by tenants to the City for parking permits such that the aggregate total of parking permits for all dwelling units on the property is no more than five. The owner shall notify the Zoning Administrator upon the termination of each tenant's lease.

(n) 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 (2015), as amended, and all future amendments to such laws.

§ 3. ~~That the [privileges granted by this ordinance may under certain circumstances be revoked. Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of~~

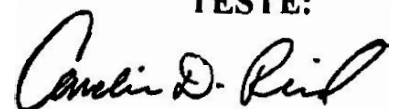
~~the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it shall review the violation and the special use permit pursuant to the provisions of sections 114-1050.7 through 114-1050.11 of the Code of the City of Richmond (2004), as amended, if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of the section 114-1080 of the Code of the City of Richmond (2004), as amended, or any other applicable laws or regulations]~~ 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 (2015), 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 (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

§ 4. That when the privileges granted by this ordinance terminate and the special use permit becomes null and void or when the use of the [~~premises~~] property is abandoned for a period of [~~twenty four (24)~~] 24 consecutive months, use of the [~~real estate~~] property shall be governed thereafter by the zoning regulations prescribed for the district in which the [~~real estate~~] property is then situated.

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

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, appearing to read "Carlin D. Reed".

**City Clerk**

# City of Richmond

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

## Item Request

File Number: PRE.2019.064

O & R REQUEST

4-8786  
MAY 01 2019

Office of the  
Chief Administrative Officer

## O & R Request

**DATE:** April 29, 2019

EDITION **RECEIVED**

**TO:** The Honorable Members of City Council

MAY 20 2019

**THROUGH:** The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request) (This is no way reflects a recommendation on behalf of the Mayor.)  
OFFICE OF THE CITY ATTORNEY

**THROUGH:** Selena Cuffee-Glenn, Chief Administrative Officer

**THROUGH:** Sharon Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To amend and reordain Ord. No. 2000-319-326, adopted November 13, 2000, as amended by Ord. No. 2007-222-194 adopted September 10, 2007, which authorized the special use of the property known as 214 North Lombardy Street, for the purpose of modifying the exterior and interior of the building and adding new signage to the façade, to authorize a café, tearoom, or similar beverage service establishment and up to three dwelling units, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_\_

**PURPOSE:** To amend and reordain Ord. No. 2000-319-326, adopted November 13, 2000, as amended by Ord. No. 2007-222-194 adopted September 10, 2007, which authorized the special use of the property known as 214 North Lombardy Street, for the purpose of modifying the exterior and interior of the building and adding new signage to the façade, to authorize a café, tearoom, or similar beverage service establishment and up to three dwelling units, upon certain terms and conditions.

**REASON:** The applicant wishes to amend and re-ordain Ord. No. 2000-319-326, adopted November 13, 2000, as amended by Ord. No. 2007-222-194 adopted September 10, 2007, which authorized a special use permit for a restaurant and two dwelling units, to instead authorize a café, tearoom, or similar beverage service establishment, and up to three dwelling units.

**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 June 17, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 3,750 SF (.09 acre) parcel of land improved with a three-story mixed-use building. The property is located at the southwest corner of North Lombardy Street and Hanover Avenue, and is a part of The Fan neighborhood in the City's Near West Planning District.

The proposed special use permit amendment would include additional restrictions to the non-residential use of the property, including restrictions on hours of operation and a prohibition on mixed alcoholic beverages.

The City of Richmond's current Master Plan designates the subject property for Single-Family Medium-Density land use which includes, "...single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7 (City of Richmond, Master Plan, p.133). The proposed residential density of the project is approximately 35 units per acre.

All adjacent and nearby properties are located within the same R-6 Single-Family Residential District as the subject property. A mix of single-, two-, and multi-family land uses, with some commercial land uses, are present in the vicinity.

**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:** \$1,200

**DESIRED EFFECTIVE DATE:** Upon adoption

**REQUESTED INTRODUCTION DATE:** May 28, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** June 24, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
June 17, 2019

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** Amendment of Ord. No. 2007-222-194

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 804-646-5734

**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.richmond.gov/>

SUP-045652-2018

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: 214 N. Lombardy St./1601 Hanover Ave. Date: 11/20/2018

Tax Map #: W000-0064-014 Fee: \$1200

Total area of affected site in acres: 0.086

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

**Zoning**

Current Zoning: R-6

Existing Use: Restaurant with two (2) dwelling units (as per SUP)

**Proposed Use**

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

Restaurant (with restrictions) with three (3) dwelling units

Existing Use: \_\_\_\_\_

Is this property subject to any previous land use cases?

Yes

No



If Yes, please list the Ordinance Number: See Applicant's Report

**Applicant/Contact Person:** T. Preston Lloyd, Jr., Esq.

Company: Williams Mullen

Mailing Address: 200 S. 10th Street, Suite 1600

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 4,206,615 Fax: ( )

Email: plloyd@williamsullen.com

**Property Owner:** Antar Abouzaki

If Business Entity, name and title of authorized signee: Antar Abouzaki

(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: 3701 Barrington Bridge Place

City: Henrico State: VA Zip Code: 23233

Telephone: (804) 677,6667 Fax: (804) 261,4005

Email: \_\_\_\_\_

**Property Owner Signature:** Antar Abouzaki

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)

# WILLIAMS MULLEN

Direct Dial: 804.420.6615  
plloyd@williamsmullen.com

November 30, 2018

## VIA EMAIL AND HAND-DELIVERY

City of Richmond Department of Community Development  
Land Use Administration Division, Room 511  
City Hall, 900 East Broad Street  
Richmond, Virginia 23219  
Mr. Matthew Ebinger, Secretary, City Planning Commission

Re: Special Use Permit Application – 214 N. Lombardy Street/1601 Hanover Avenue  
City Tax Parcel No. W000-0064/014 (the "Property")

Ladies and Gentlemen:

This firm is counsel to Mr. Antar Abouzaki (the "Applicant"), the current owner of the parcel and improvements commonly known as 214 N. Lombardy Street/1601 Hanover Avenue, in the Historic Fan District of the City of Richmond (the "Property"). We write to enclose an application with the materials noted on Exhibit A, which proposes to amend and re-ordain the existing Special Use Permit authorizing the residential and commercial uses of the Property, subject to certain terms and conditions proposed herein (the "Application"). This cover letter shall serve as the Applicant's Report for the Application.

## BACKGROUND

The Property is comprised of a three-story residential structure fronting on Hanover Avenue and a contiguous two-story, former carriage-house structure fronting on Lombardy Street, presently vacant, that was formerly comprised of a restaurant use. The restaurant use of the portion of the Property known as 214 N. Lombardy dates back to at least 1945, as noted in the minutes of City Board of Zoning Appeals ("BZA") case 45-45, which approved a variance to allow an expansion of the restaurant portion of the structure. By special use permit enacted as Ordinance No. 89-296-282, adopted October 23, 1989, as subsequently amended by Ordinance No. 2000-319-326, adopted November 13, 2000, as further amended by Ordinance No. 2007-222-194 (as amended, the "SUP"), City Council authorized the special use of the Property for "a restaurant ... and two apartments", which use was subject to the conditions set forth in the SUP. The SUP conditions include the following requirement (§ 2(h)):

"...this [SUP] shall be subject to an automatic review by [City Council] upon a change in possession, a change in the owner of the business, or a transfer of majority control over the business entity. Upon review by [City Council], it may either amend or revoke the special use permit after notice and a public hearing as required by [applicable provisions of the Code of Virginia]."

Following a subsequent change in possession of the Property, the Applicant desires to obtain an amendment to re-authorize the special use of the Property as further described below.

# WILLIAMS MULLEN

November 30, 2018

Page 2

## PROPOSED USE

The Applicant proposes to amend and re-ordain the existing SUP, subject to the following modifications:

A. **Coffee House.** Re-authorize the use of the "restaurant", as authorized in the prior SUP; provided, however, that such restaurant use shall be regulated in order to facilitate a coffee shop (or equivalent concept) that is subject to the following additional conditions and restrictions:

i. **Hours of Operation.** The public hours of operation of the restaurant use shall be limited to the following: no earlier than 6:00 a.m. and no later than 9 p.m., Monday through Sunday. No deliveries shall be permitted prior to 7 a.m.

ii. **Alcohol.** The restaurant shall neither apply for nor be issued any ABC license authorizing on- or off-premises consumption of mixed beverages.

iii. **Noise.** No amplified sound, live or otherwise, or public address system, shall be operated in a manner such that any sound produced on the Property is audible from any location off the Property.

iv. **Refuse.** Facilities for the collection of refuse shall be screened and located in the courtyard of the building.

v. **Floor Plans.** The restaurant use shall be limited to the portion of the building shown and labeled as "1<sup>st</sup> FLR RESTAURANT" and "2<sup>nd</sup> FLR RESTAURANT" on sheet A-004 of the enclosed Conceptual Plan. No other alternations or enlargements to the exterior of the building shall be permitted.

B. **Dwelling Units.** Authorize the use of the balance of the building for up to three (3) residential dwelling units, substantially as shown and labeled as "1<sup>ST</sup> FLOOR (UNIT 1)", "2<sup>ND</sup> FLOOR (UNIT 2)" and "3<sup>RD</sup> FLOOR (UNIT 3D)" on sheet A-001 of the Conceptual Plan, enclosed herewith. The interior layout of the residential dwelling units shall be substantially as shown on Sheets A-002 and A-003 of the Floor Plans.

## CONFORMANCE WITH HISTORICAL USES, MASTER PLAN, AND SURROUNDING ZONING

The Application is consistent with over a half-century of historic use of the Property as a restaurant with residential dwelling units. These uses also are generally consistent with the Master Plan Future Land Use designation of the Property as "Single Family (Medium Density)". The Property and nearly all parcels in the immediate vicinity are zoned R-6, which permits up to two (2) dwelling units in a structure as a matter of right; however, various actions of the BZA and City Council have authorized the commercial and/or multifamily use of many buildings in within a block radius of the Property, including

# WILLIAMS MULLEN

November 30, 2018

Page 3

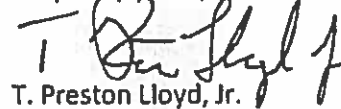
205<sup>1</sup>, 206<sup>2</sup> and 210<sup>3</sup> Lombardy, next door at 1603 Hanover Avenue<sup>4</sup>, as well as 302<sup>5</sup>, 304<sup>6</sup>, 306<sup>7</sup>, and 310 Lombardy/1601 Park Avenue<sup>8</sup>. This offers ample evidence of the conformance of this proposal with the existing character of the Historic Fan District, i.e. street-oriented retail uses along a north-south corridor with residential units located above or fronting on an east-west street.

## COMPLIANCE WITH CHARTER

The Ordinance as previously approved demonstrates that the special use of the Property as a restaurant with residential units meets the criteria set forth in the Charter of the City of Richmond that the Application is not (i) 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 cause overcrowding of land and 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.

Thank you for your consideration of this matter. Please confirm when the Application has been received and deemed complete, or contact the undersigned at 804.420.6615 or [plloyd@williamsmullen.com](mailto:plloyd@williamsmullen.com), should you require any additional materials.

Very truly yours,



T. Preston Lloyd, Jr.

Enclosures

cc. The Honorable Kimberly Gray, 2<sup>nd</sup> District Member, Richmond City Council (via email)  
Nael Abouzaki, Esq. (via email w/o enclosures)

37659452\_1

<sup>1</sup> Commercial space that includes Lombardy Market and the restaurant Flora (f/k/a Balliceaux).

<sup>2</sup> Twelve (12)-unit apartment building.

<sup>3</sup> Four (4)-unit apartment building.

<sup>4</sup> Five (5)-unit apartment building.

<sup>5</sup> Three (3)-unit apartment building.

<sup>6</sup> Three (3)-unit apartment building.

<sup>7</sup> Three (3)-unit apartment building.

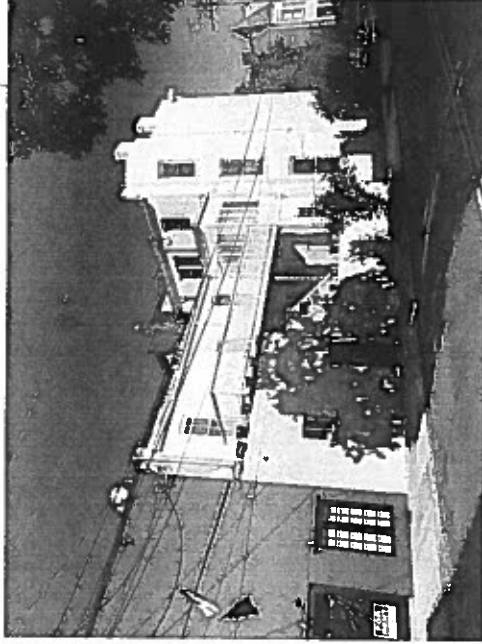
<sup>8</sup> Commercial space that includes restaurant Kuba Kuba, as authorized by Special Use Permit Ord. No. 99-324-304 adopted Oct. 11, 1999, beneath residential units. This ordinance followed a prior variance approved by the BZA as Case No. 31-97, which authorized a coffee shop restaurant. Per the minutes of that case:

"Mr. [Rodney] Poole [BZA Member] expressed concern about customers double parking in the morning. He noted a similar facility in the Grove/Libbie area which is a big problem in the mornings. The subject property is located at a narrow and heavily traveled intersection. Ms. [Ann] Cox [BZA Member] stated that *this is likely to be more of a neighborhood facility with a greater percentage of walk-in traffic.*" (Emphasis added)

The BZA ultimately approved the proposal unanimously (with one abstention).

# 1601 Apartments

1601 HANOVER AVENUE  
FAN DISTRICT  
RICHMOND, VIRGINIA



LOMBARDY STREET VIEW



HANOVER AVE VIEW

# 1601 Apartments

1601 Apartments  
1601 Highway 100  
Ft. Belvoir, VA  
Richmond, Virginia

PROJECT OWNER  
Arlene Associates  
P.O. Box 3094  
Houston, Virginia 21228

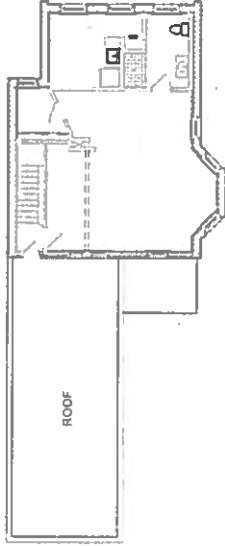
MAY 5, 2017

SCALE  
1/16" = 1'-0"

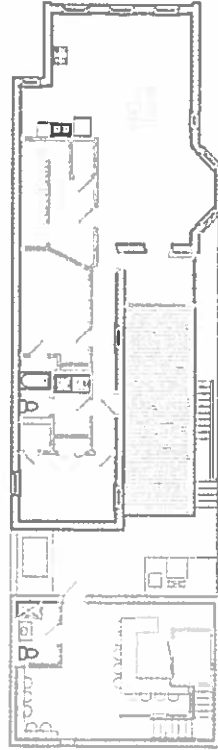
KEYPLANS & AREAS

A-001

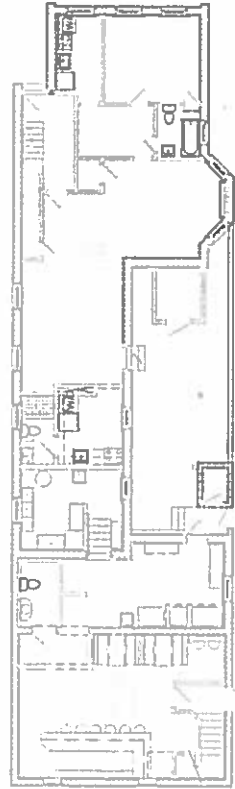
BUILDING AREAS (GROSS)	
DESCRIPTION	Area
Roof	7,285 Sq. Ft.
Basement	7,285 Sq. Ft.
1st Floor	7,285 Sq. Ft.
2nd Floor	7,285 Sq. Ft.
3rd Floor	7,285 Sq. Ft.
4th Floor	7,285 Sq. Ft.
5th Floor	7,285 Sq. Ft.
6th Floor	7,285 Sq. Ft.
7th Floor	7,285 Sq. Ft.
8th Floor	7,285 Sq. Ft.
9th Floor	7,285 Sq. Ft.
10th Floor	7,285 Sq. Ft.
11th Floor	7,285 Sq. Ft.
12th Floor	7,285 Sq. Ft.
13th Floor	7,285 Sq. Ft.
14th Floor	7,285 Sq. Ft.
15th Floor	7,285 Sq. Ft.
16th Floor	7,285 Sq. Ft.
17th Floor	7,285 Sq. Ft.
18th Floor	7,285 Sq. Ft.
19th Floor	7,285 Sq. Ft.
20th Floor	7,285 Sq. Ft.
21st Floor	7,285 Sq. Ft.
22nd Floor	7,285 Sq. Ft.
23rd Floor	7,285 Sq. Ft.
24th Floor	7,285 Sq. Ft.
25th Floor	7,285 Sq. Ft.
26th Floor	7,285 Sq. Ft.
27th Floor	7,285 Sq. Ft.
28th Floor	7,285 Sq. Ft.
29th Floor	7,285 Sq. Ft.
30th Floor	7,285 Sq. Ft.
31st Floor	7,285 Sq. Ft.
32nd Floor	7,285 Sq. Ft.
33rd Floor	7,285 Sq. Ft.
34th Floor	7,285 Sq. Ft.
35th Floor	7,285 Sq. Ft.
36th Floor	7,285 Sq. Ft.
37th Floor	7,285 Sq. Ft.
38th Floor	7,285 Sq. Ft.
39th Floor	7,285 Sq. Ft.
40th Floor	7,285 Sq. Ft.
41st Floor	7,285 Sq. Ft.
42nd Floor	7,285 Sq. Ft.
43rd Floor	7,285 Sq. Ft.
44th Floor	7,285 Sq. Ft.
45th Floor	7,285 Sq. Ft.
46th Floor	7,285 Sq. Ft.
47th Floor	7,285 Sq. Ft.
48th Floor	7,285 Sq. Ft.
49th Floor	7,285 Sq. Ft.
50th Floor	7,285 Sq. Ft.
51st Floor	7,285 Sq. Ft.
52nd Floor	7,285 Sq. Ft.
53rd Floor	7,285 Sq. Ft.
54th Floor	7,285 Sq. Ft.
55th Floor	7,285 Sq. Ft.
56th Floor	7,285 Sq. Ft.
57th Floor	7,285 Sq. Ft.
58th Floor	7,285 Sq. Ft.
59th Floor	7,285 Sq. Ft.
60th Floor	7,285 Sq. Ft.
61st Floor	7,285 Sq. Ft.
62nd Floor	7,285 Sq. Ft.
63rd Floor	7,285 Sq. Ft.
64th Floor	7,285 Sq. Ft.
65th Floor	7,285 Sq. Ft.
66th Floor	7,285 Sq. Ft.
67th Floor	7,285 Sq. Ft.
68th Floor	7,285 Sq. Ft.
69th Floor	7,285 Sq. Ft.
70th Floor	7,285 Sq. Ft.
71st Floor	7,285 Sq. Ft.
72nd Floor	7,285 Sq. Ft.
73rd Floor	7,285 Sq. Ft.
74th Floor	7,285 Sq. Ft.
75th Floor	7,285 Sq. Ft.
76th Floor	7,285 Sq. Ft.
77th Floor	7,285 Sq. Ft.
78th Floor	7,285 Sq. Ft.
79th Floor	7,285 Sq. Ft.
80th Floor	7,285 Sq. Ft.
81st Floor	7,285 Sq. Ft.
82nd Floor	7,285 Sq. Ft.
83rd Floor	7,285 Sq. Ft.
84th Floor	7,285 Sq. Ft.
85th Floor	7,285 Sq. Ft.
86th Floor	7,285 Sq. Ft.
87th Floor	7,285 Sq. Ft.
88th Floor	7,285 Sq. Ft.
89th Floor	7,285 Sq. Ft.
90th Floor	7,285 Sq. Ft.
91st Floor	7,285 Sq. Ft.
92nd Floor	7,285 Sq. Ft.
93rd Floor	7,285 Sq. Ft.
94th Floor	7,285 Sq. Ft.
95th Floor	7,285 Sq. Ft.
96th Floor	7,285 Sq. Ft.
97th Floor	7,285 Sq. Ft.
98th Floor	7,285 Sq. Ft.
99th Floor	7,285 Sq. Ft.
100th Floor	7,285 Sq. Ft.



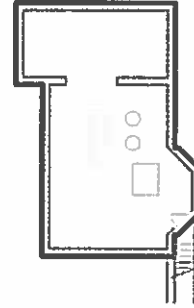
3RD FLOOR (UNIT3)



2ND FLOOR (UNIT2)



1ST FLOOR (UNIT1)



BASEMENT

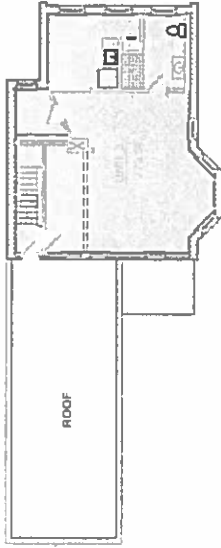


# 1601 Apartments

PROPERTY ADDRESS  
1601 Halcyon Avenue  
Ft. Collins, CO 80504  
Ft. Collins, Virginia

PROJECT OWNER  
Andar Aboukhalil  
P.O. Box 1006  
Ft. Collins, Virginia 22729

BUILDING AREAS (GROSS)	
DESCRIPTION	Area
1st Floor	11,100.00
2nd Floor	11,100.00
3rd Floor	11,100.00
Basement	11,100.00
Roof	11,100.00
Staircase	11,100.00
Elevator	11,100.00
Garage	11,100.00
Storage	11,100.00
Other	11,100.00
Total	55,500.00



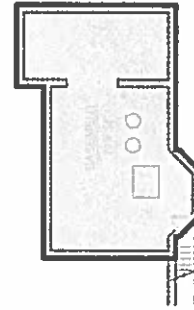
3RD FLOOR (UNIT3)



2ND FLOOR (UNIT2)



1ST FLOOR (UNIT1)



BASEMENT

MAY 5, 2017

1/16" = 1'-0"

KEYPLANS & AREAS

A-001

# 1601 Apartments

1601 Main Street  
Fair District  
Richmond, Virginia

Project # 1111  
Arlene Abouzeid  
P.O. Box 3090  
Henric, Virginia 23118

MAY 5, 2017

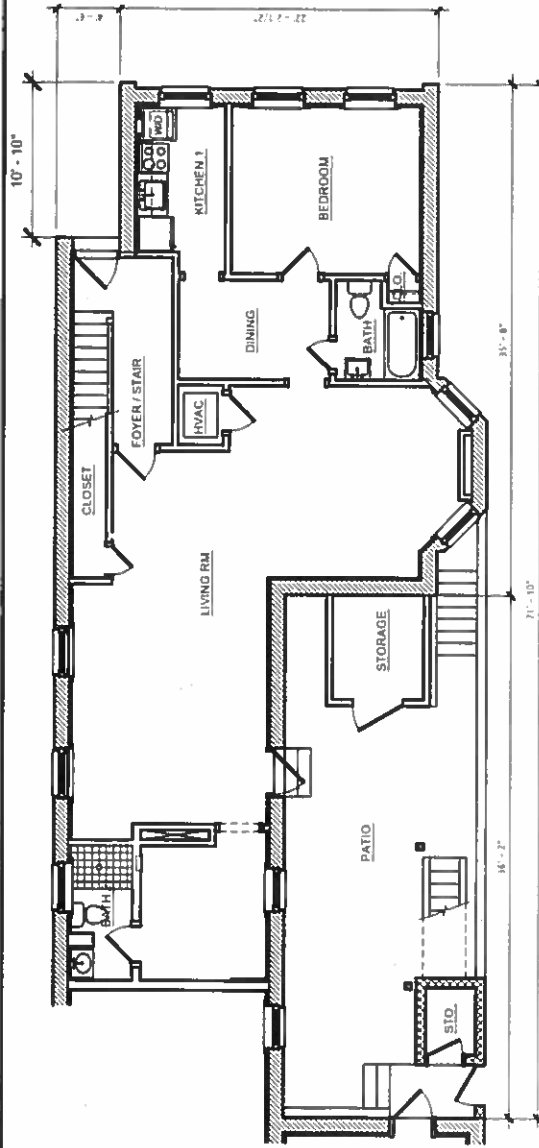
1/8" = 1'-0"

APARTMENT PLANS

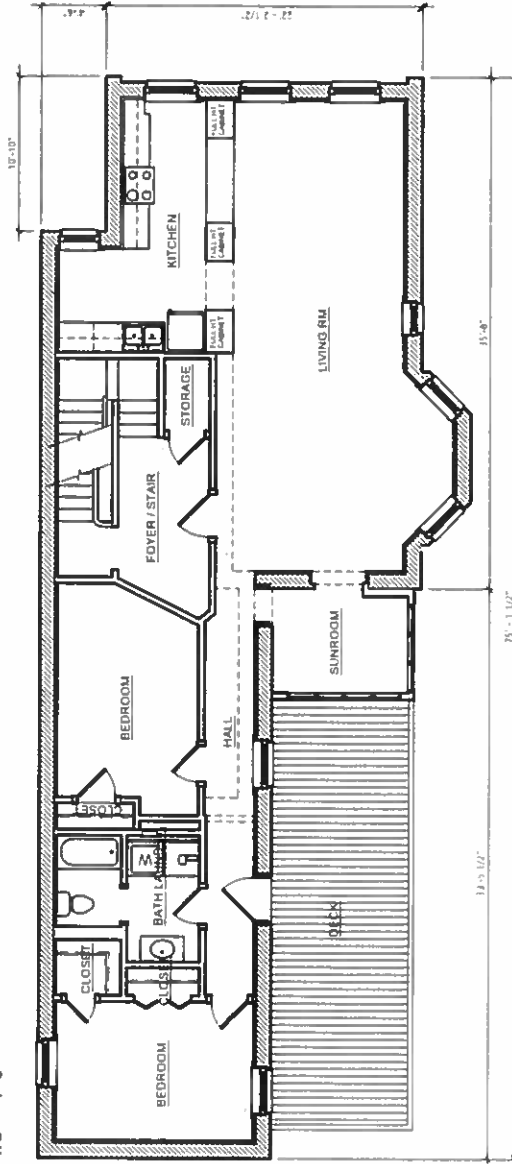
A-002

UNIT 1	
DESCRIPTION	AREA
LIVING RM	527 SF
BEDROOM	176 SF
KITCHEN 1	82 SF
DINING	81 SF
BATH 1	44 SF
BATH 2	16 SF
CLO.	8 SF
KITCHEN 2	101 SF
BATH 2	57 SF
CLOSET 2	45 SF
	1130 SF

UNIT 2	
DESCRIPTION	AREA
LIVING RM	482 SF
DECK	320 SF
KITCHEN	190 SF
BEDROOM	159 SF
BEDROOM	156 SF
HALL	122 SF
SUNROOM	70 SF
BATH	68 SF
CLOSET	23 SF
STORAGE	20 SF
LAUNDRY	17 SF
CLOSET	14 SF
CLOSET	12 SF
	1603 SF



1 1ST FLOOR OVERALL  
1/8" = 1'-0"



2 2ND FLOOR - UNIT 2  
1/8" = 1'-0"



# 1601 Apartments

PROPERTY ADDRESS  
1601 Ramsey Avenue  
Fall District  
Richmond, Virginia

PROJECT OWNER  
Astar Alexandria  
P.O. Box 1946  
Richmond, Virginia 23218

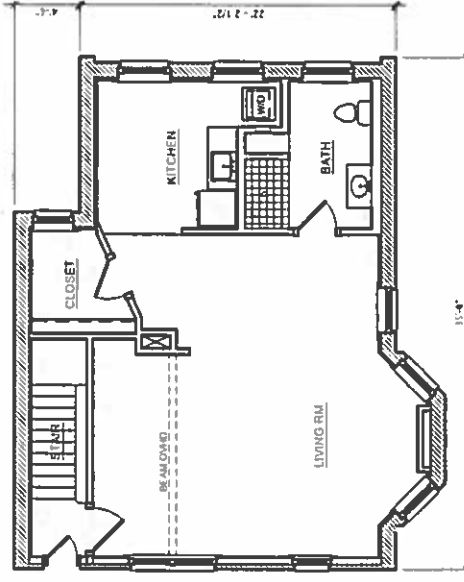
DATE  
MAY 5, 2017

SCALE  
1/8" = 1'-0"

APARTMENT PLANS

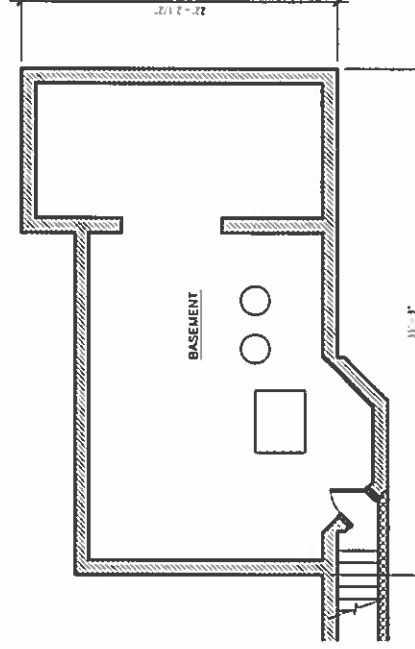
A-003

UNIT 3	
DESCRIPTION	AREA
LIVING RM	483 SF
KITCHEN	133 SF
BATH	83 SF
CLOSET	54 SF
	773 SF



① 3RD FLOOR - UNIT 3  
1/8" = 1'-0"

BASEMENT	
DESCRIPTION	AREA
BASEMENT	728 SF
	728 SF



② Basement  
1/8" = 1'-0"



# 1601 Apartments

PROPERTY ADDRESS  
1601 Weaver Avenue  
Ft. Ostrin 1  
Richmond, Virginia

PROJECT OWNER  
Aster Abouzaki  
P.O. Box 1076  
Richmond, Virginia 23228

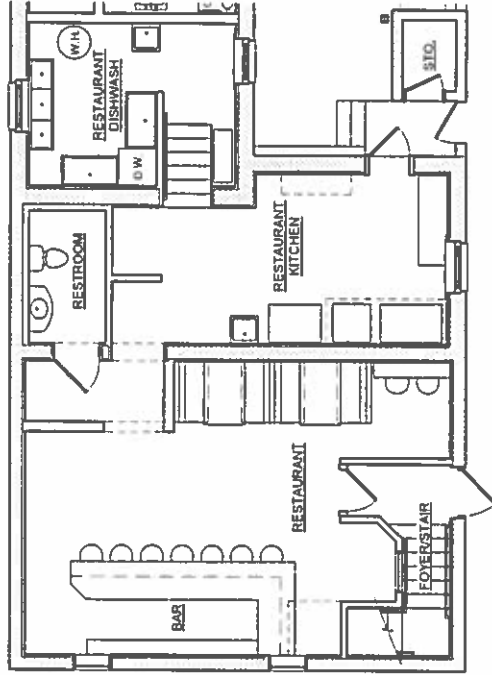
DATE  
MAY 5, 2017

SCALE  
1/8" = 1'-0"

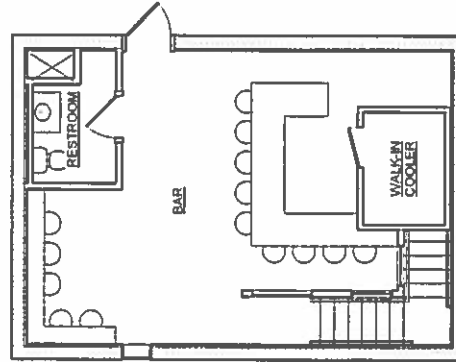
RESTAURANT PLANS

A-004

RESTAURANT AREAS		
DESCRIPTION		AREA
1ST FLOOR		
BAR		121 SF
DISHWASH		159 SF
FOYER/STAIR		52 SF
KITCHEN		277 SF
RESTAURANT		343 SF
RESTROOM		52 SF
VEST.		41 SF
TOTAL		1047 SF
2ND FLOOR		
BAR		409 SF
RESTROOM		48 SF
STAIR		72 SF
WALK-IN COOLER		45 SF
TOTAL		573 SF



1 1ST FLOOR RESTAURANT  
1/8" = 1'-0"



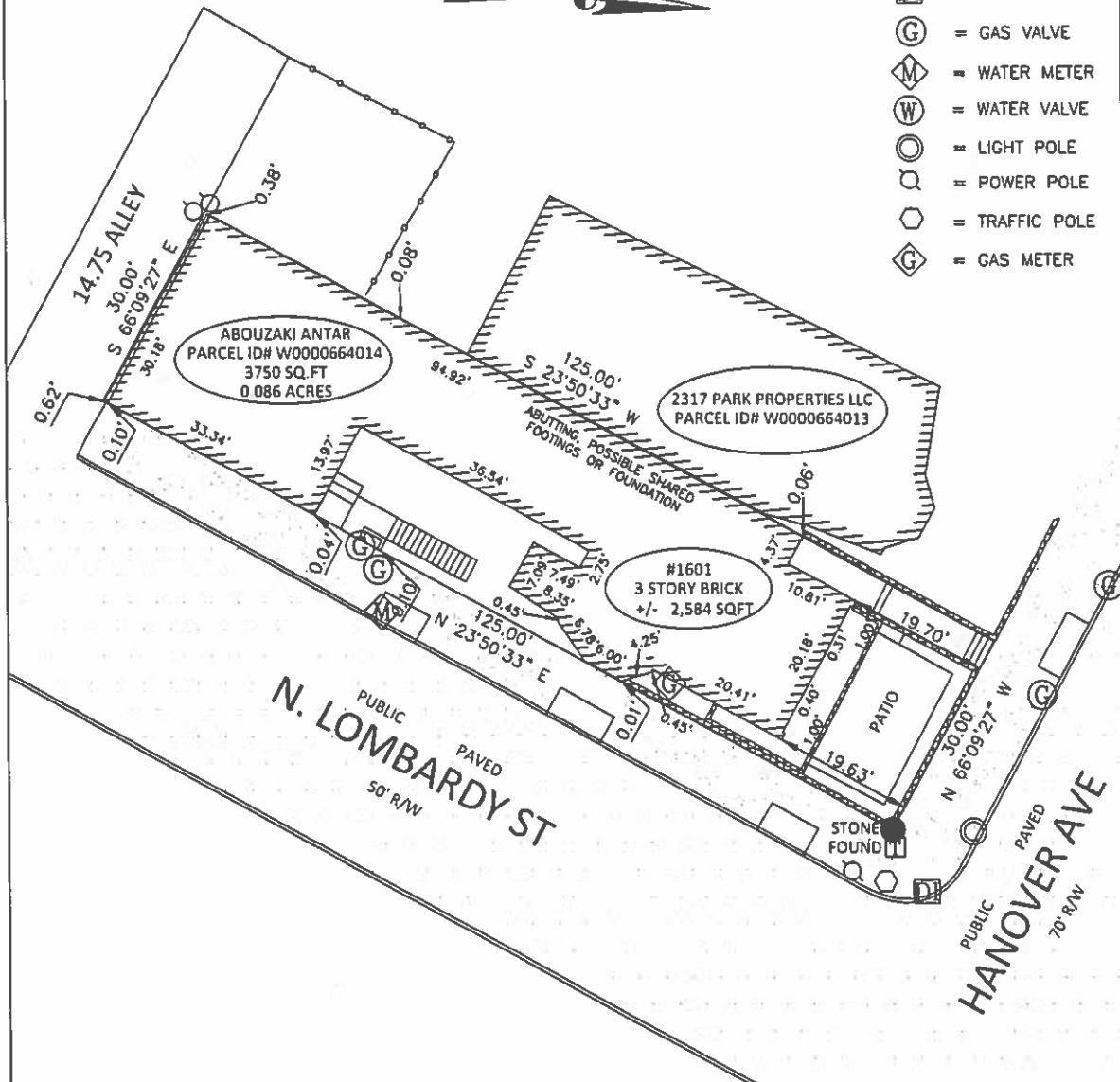
2 2ND FLOOR - RESTAURANT  
1/8" = 1'-0"



RE: NAEL ABOUZAKI  
D.B. 24296 PG. 244



- = ASPHALT
- = TRAFFIC BOX
- = DROP INLET
- = GAS VALVE
- = WATER METER
- = WATER VALVE
- = LIGHT POLE
- = POWER POLE
- = TRAFFIC POLE
- = GAS METER



**NOTES:**

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

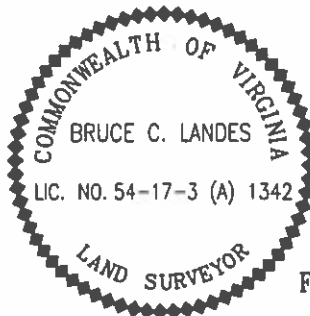
WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 5101290037D, EFFECTIVE DATE: 04/02/2009)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY

THE INFORMATION CONVEYED HEREON IS THE WORK PRODUCT OF LANDMARK-FLEET SURVEYORS P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED ARCHITECTS.



**BOUNDARY SURVEY OF PROPERTY  
SITUATED AT**

1601 HANOVER AVE  
RICHMOND, VA 23220  
CITY OF RICHMOND, VA  
FEBRUARY 04, 2019 SCALE 1" = 20'

**Landmark-fleet Surveyors, P.C.**

8014 MIDLOTHIAN TURNPIKE, SUITE 103  
RICHMOND, VA. 23235 PH. 804-327-0333  
LANDESBUCE@GMAIL.COM

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FILE: RICHMOND CITY