

INTRODUCED: April 26, 2021

AN ORDINANCE No. 2021-110

To authorize the special use of the property known as 513 Northside Avenue for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAY 24 2021 AT 6 P.M.

WHEREAS, the owner of the property known as 513 Northside Avenue, which is situated in a R-5 Single-Family Residential District, desires to use such property for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, which use, among other things, is not currently allowed by section 30-410.2, concerning permitted accessory uses and structures, 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

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: MAY 24 2021 REJECTED: _____ STRICKEN: _____

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 ordinance, the property known as 513 Northside Avenue and identified as Tax Parcel No. N000-1147/004 in the 2021 records of the City Assessor, being more particularly shown on a survey entitled “Plot Plan Showing Improvements on Lot [sic] 5 & 6, Block 7, Plan of ‘Northside Place,’ in the City of Richmond, Virginia,” prepared by McKnight & Associates, P.C., and dated September 19, 2020, 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 no more than one dwelling unit within an accessory building to an existing single-family dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Conceptual Plans for SUP at 513 Northside Ave for Accessory Dwelling Unit,” prepared by Enthusiasm Institute LLC, and dated September 2, 2020, 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 no more than one dwelling unit within an accessory building to an existing single-family dwelling, substantially as shown on the Plans.

(b) No less than two off-street parking spaces shall be provided on the Property, to the rear of the single-family dwelling.

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

(d) The height of the Special Use shall not exceed the height shown on the Plans.

(e) All building materials and elevations shall be substantially as shown on the Plans.

§ 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.

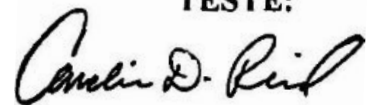
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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 "Carolin D. Reil".

City Clerk

City of Richmond

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

Item Request

File Number: PRE.2021.571

O & R Request

DATE: March 26, 2021

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.)



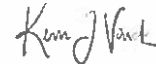
THROUGH: J.E. Lincoln Saunders, Acting Chief Administrative Officer



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



FROM: Kevin J. Vonck, Acting Director, Department of Planning and
Development Review



RE: To authorize the special use of the property known as 513 Northside Avenue for the purpose
of a dwelling unit within an accessory building, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 513 Northside Avenue for the purpose
of a dwelling unit within an accessory building, upon certain terms and conditions.

REASON: The applicant is requesting a Special Use Permit which would allow for a dwelling unit
accessory to a single-family dwelling within an R-5 Single-Family Residential District. The proposed use is
not currently allowed by section 30-410.2 of the Code of the City of Richmond 2021, regarding permitted
accessory uses and structures. A Special Use Permit is therefore required.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning
Ordinance, the City Planning Commission will review this request and make a recommendation to City
Council. This item will be scheduled for consideration by the Commission at its May 17, 2021, meeting.

BACKGROUND: The property is located in the Highland Terrace neighborhood on Northside Avenue between Richmond-Henrico Turnpike and Wellington Street. The property is currently improved with a 1,444 sq. ft. single family detached dwelling situated on a 5,250 sq. ft. (.12 acre) parcel of land.

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential. This category is viewed to include "...single-family houses on large- or medium-sized lots more homogeneous in nature. The future development style includes houses "...on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings." Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present. Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses include: Single-family houses, accessory dwelling units, and open space. Secondary Uses include: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets. (p. 54) The density of the proposed development is approximately 16 units per acre.

The current zoning for this property is R-5 (Single Family Residential). All adjacent properties are located within the same R-5 Residential Zone. Residential land use predominates the area.

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

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: April 26, 2021

CITY COUNCIL PUBLIC HEARING DATE: May 24, 2021

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
May 17, 2021

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: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 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.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: 513 Northside Avenue

Date: 09/02/2020

Tax Map #: N0001147004 Fee: 300

Total area of affected site in acres: 0.121

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

Zoning

Current Zoning: R-5

Existing Use: One Single Family Detached Dwelling

Proposed Use

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

Addition of one (1) Accessory Dwelling Unit

Existing Use: One Single Family Detached Dwelling

Is this property subject to any previous land use cases?

Yes

No

☐☒

If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Charlie Wilson and Jennifer VanSteenburgh

Company: Baker Development Resources

Mailing Address: 513 Northside Avenue

City: Richmond

State: VA

Zip Code: 23222

Telephone: (804) 822-5428

Fax: ()

Email: charlie@bakerdevelopmentresources.com

Property Owner: Charlie Wilson and Jennifer VanSteenburgh

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

(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: 513 Northside Avenue

City: Richmond

State: VA

Zip Code: 23222

Telephone: (804) 822-5428

Fax: ()

Email: charlie@bakerdevelopmentresources.com

Property Owner 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)

APPLICANT'S REPORT

SEPTEMBER 2, 2020

REVISED MARCH 8, 2021

*Special Use Permit Request
513 Northside Avenue, Richmond, Virginia
Map Reference Numbers: N000-1147-004*

Submitted to:	City of Richmond Department of Planning and Development Review Land Use Administration 900 East Broad Street, Suite 511 Richmond, Virginia 23219
Submitted by:	Charles Wilson and Jennifer VanSteenburgh 513 Northside Avenue Richmond, VA 23222

Introduction

We are the owners and current residents of 513 Northside Avenue (the "Property"), and are requesting a special use permit (the "SUP") for the Property. The SUP would authorize the construction of an accessory dwelling unit ("ADU") to the rear of the existing primary single-family detached dwelling. Because ADUs are not a permitted use in the R-5 Single Family Residential zoning district, the SUP is required to authorize the request.

Existing Conditions

SITE DESCRIPTION AND EXISTING LAND USE

The Property is located on the south side of Northside Avenue between Richmond-Henrico Turnpike and Wellington Street. The Property is referenced by the City Assessor as 513 Northside Avenue, with a tax parcel number of N000-1147/004. The Property is 50 feet in width and 105 feet in depth, contains approximately 5,250 square feet of lot area, and is currently improved by a split-level single-family detached dwelling that was constructed in 1967 and was recently renovated. According to its deed history, the Property is comprised of two (2) lots that are 25 feet in width, further being Lots 5 and 6 of the original Northside Place subdivision from 1907.



The properties on the south line of Northside Avenue in this block are occupied by single-family dwellings, with the exception of a two-family dwelling at the eastern portion of the block. The north side of Northside Avenue in this block is predominately occupied by single family dwellings, with the exception of a two-family dwelling at the corner of Northside Avenue and Wellington Street. Moving towards the nearby corridors of Brookland Park Boulevard to the south and Meadowbridge Road to the east, there are a variety of residential densities. Some examples are a

four-family dwelling found on the 600-block of Northside Avenue, a two-family dwelling on the 500-block of Arnold Avenue, and an accessory dwelling unit that was authorized by a special use permit at the corner of Craigie Avenue and Wellington Street. The aforementioned commercial corridors are both within walking distance and include a variety of commercial, residential, office, mixed-use and institutional uses.

EXISTING ZONING

The Property and the surrounding properties are zoned R-5 Single-Family Residential, which only permits single-family detached dwellings as a residential use. The overwhelming majority of properties in the immediate vicinity do not conform to the feature requirements, and frequently the use requirements, that are applicable to this district.

MASTER PLAN DESIGNATION

The Master Plan (2000) recommends "Single-Family (low-density)" for the Property. The Master Plan describes this land use category as follows: "Primary uses are single-family detached dwellings, at densities up to seven units per acre...Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5."

The Master Plan includes other written policy guidance that is applicable to the proposal, including:

- The desire for increased opportunities for residential development
- The recognition that the vast majority of opportunities for new development are located in the context of existing neighborhoods

The draft Richmond 300 plan, which is currently undergoing staff review, recommends "Residential" for the Property. Within this designation, accessory dwelling units are listed as appropriate primary uses (p. 52). Furthermore, within the "Inclusive Housing" chapter of the draft plan, there are two objectives that support this request. The two objectives, to "assist households to age in place in their neighborhoods," and "to encourage more housing types throughout the City," both suggest that the Zoning Ordinance should be amended to "allow accessory dwelling units in all residential zones," (p. 144-145).

Proposal

PURPOSE OF REQUEST

The SUP would permit the construction of an ADU to the rear of the Property. As previously mentioned, ADUs are not a permitted use in the R-5 Single Family Residential District, which is the sole reason for this SUP request. All other feature requirements in the R-5 District that are applicable to the Property will be adhered to, such as the 5-foot rear- and side-yard setback requirements, and the 35% maximum lot coverage requirement.

The proposed development is consistent with the intended density for the Property. As mentioned previously, the Property, which is 50 feet in width, consists of two (2) 25-foot wide lots. According to Sanborn maps, no dwellings existed prior to the existing primary structure, which per Assessor records was constructed in 1967. When constructed, the primary structure straddled the two lots, which effectively eliminated the possibility that two dwellings could front

onto Northside Avenue. The request, then, is not inconsistent with the density that was originally intended when the Property was subdivided in 1907. The primary difference is that the request would achieve the intended density by locating the second dwelling to the rear of the Property in an accessory structure, and would therefore not have frontage onto Northside Avenue.

PROJECT DETAILS/DESIGN

The proposed ADU would be located on the second story, above a new accessory garage structure. The footprint of the new structure would be approximately 17.50 feet by 24.00 feet. The ADU would be accessed by exterior stairs that would be located along the eastern façade. While itself not requiring SUP approval, the ground floor garage would be accessed from the alley and would be intended for use by the occupants of the primary dwelling.

When complete, the ADU would be approximately 420 square feet in floor area and would be configured as a studio apartment. Care was taken in designing it so as to include generous kitchen and bathroom layouts, as well as a private outdoor covered deck on the northern façade. As the budget permits, the cladding used will be either cementitious or wood siding. The construction methods for the structure are intended to approach "passive house" standards so as to minimize energy usage and fossil fuel dependency, and in accommodating that may include features such as: 2"x8" exterior framing, rigid insulation external to the sheathing to limit thermal bridging, and if possible a heat recovery ventilation unit.

In exchange for the SUP, the intent of this request is to more efficiently utilize the Property to create a new housing opportunity in the neighborhood with a high-quality product that is in-line with future land use guidance. By permitting the SUP, another dwelling unit can be provided to help alleviate (at least to the extent possible) what is becoming a housing shortage in the City—where demand is outpacing supply and housing costs therefore increasing.

Findings of Fact

The following are factors included in Section 17.11 of the Charter and Section 30-1050.1 of the Zoning Ordinance relative to the approval of special use permits by City Council. The proposed special use permit will not:

- *Be detrimental to the safety, health, morals and general welfare of the community involved.*

The proposed SUP will not impact the safety, health, morals and general welfare of the nearby neighborhoods. The proposed site improvements and density are consistent with other development in the vicinity. This request would simply permit the efficient utilization of the Property in order to allow for new development to occur in a manner that is both of quality as well as consistent with the originally anticipated density of the Property. The improvement of the Property in conjunction with the high quality/benefits provided by the SUP will provide positive impacts in terms of health, welfare, etc., and furthermore will add to the vibrancy of the neighborhood.

- ***Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.***

The proposed SUP will not result in significant traffic impacts to nearby residential neighborhoods. The traffic generation for one additional dwelling unit will be negligible, especially within the context of a walkable neighborhood. In addition, proposed parking meets that required by zoning, in that for the two (2) total dwelling units, three (3) parking spaces will be accommodated on-site, which exceeds the zoning standard of one (1) space per dwelling unit.

In addition, the Property lies within a ten-minute walk to three different bus corridors, two of which (the "2" routes along North Avenue and the "3" routes along Meadowbridge Road) offer high-frequency 15-minute service and one of which (the "20" orbital route along Brookland Park Boulevard) offers a 30-minute frequency. Because of that, the Property is within a 30-minute bus commute to Downtown, Manchester, VCU, Scott's Addition, the Fan, the Museum District, and Carytown.

As such, the SUP will not create congestion on streets, roads, alleys or any other public right of way.

- ***Create hazards from fire, panic or other dangers.***

The Property will be developed in a manner consistent with the requirements of the building code and in accordance with the requirements of Fire and Emergency Services. The City's codes applicable to this development are designed to eliminate such hazards.

- ***Tend to overcrowding of land and cause an undue concentration of population.***

The SUP will not tend to overcrowd the land or create an undue concentration of population. The request is reflective of the anticipated use of the Property for two dwelling units based on the original subdivision.

- ***Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.***

The SUP would not adversely affect the above referenced City services. To the contrary, the proposal would provide positive fiscal (tax) benefits that would enhance the City's ability to provide these services to the proposed development.

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

The light and air available to the subject and adjacent properties will not be affected. The massing of the proposed structure is compliant to what the underlying zoning district and feature regulations applicable to accessory structures allow for by-right.

Summary

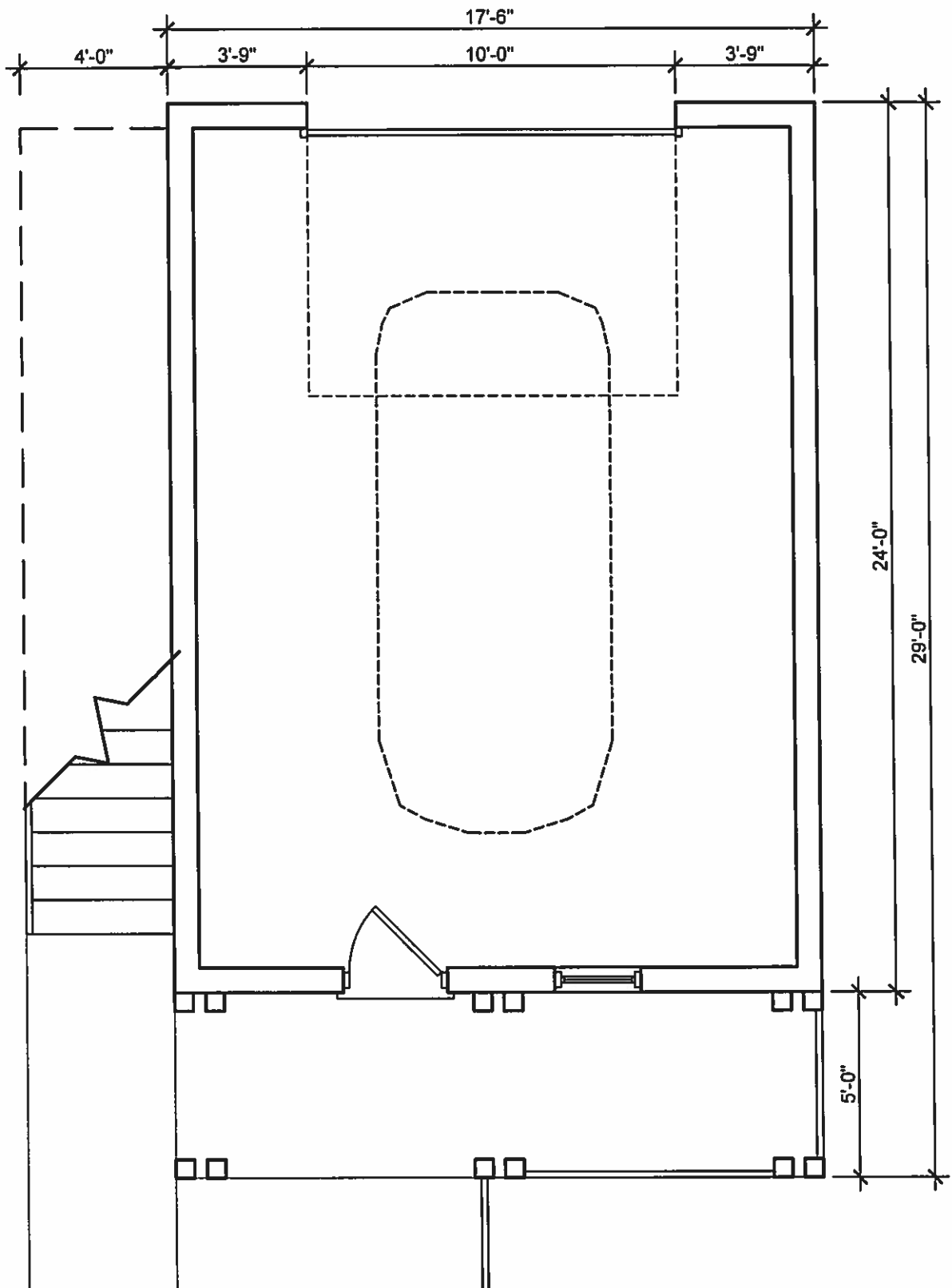
In summary we are enthusiastically seeking approval for the construction of an Accessory Dwelling Unit at the rear of the Property. This Special Use Permit proposal represents an ideal, small-scale urban infill development for this location that is mindful of its surroundings. In exchange for the SUP, the quality assurances conditioned therein would guarantee the construction of a new housing type that furthers the realization of recent planning guidance.

We thank you for your time, and encourage you to reach out to us directly with any questions you might have at (804)822-5428 or charlie@bakerdevelopmentresources.com.

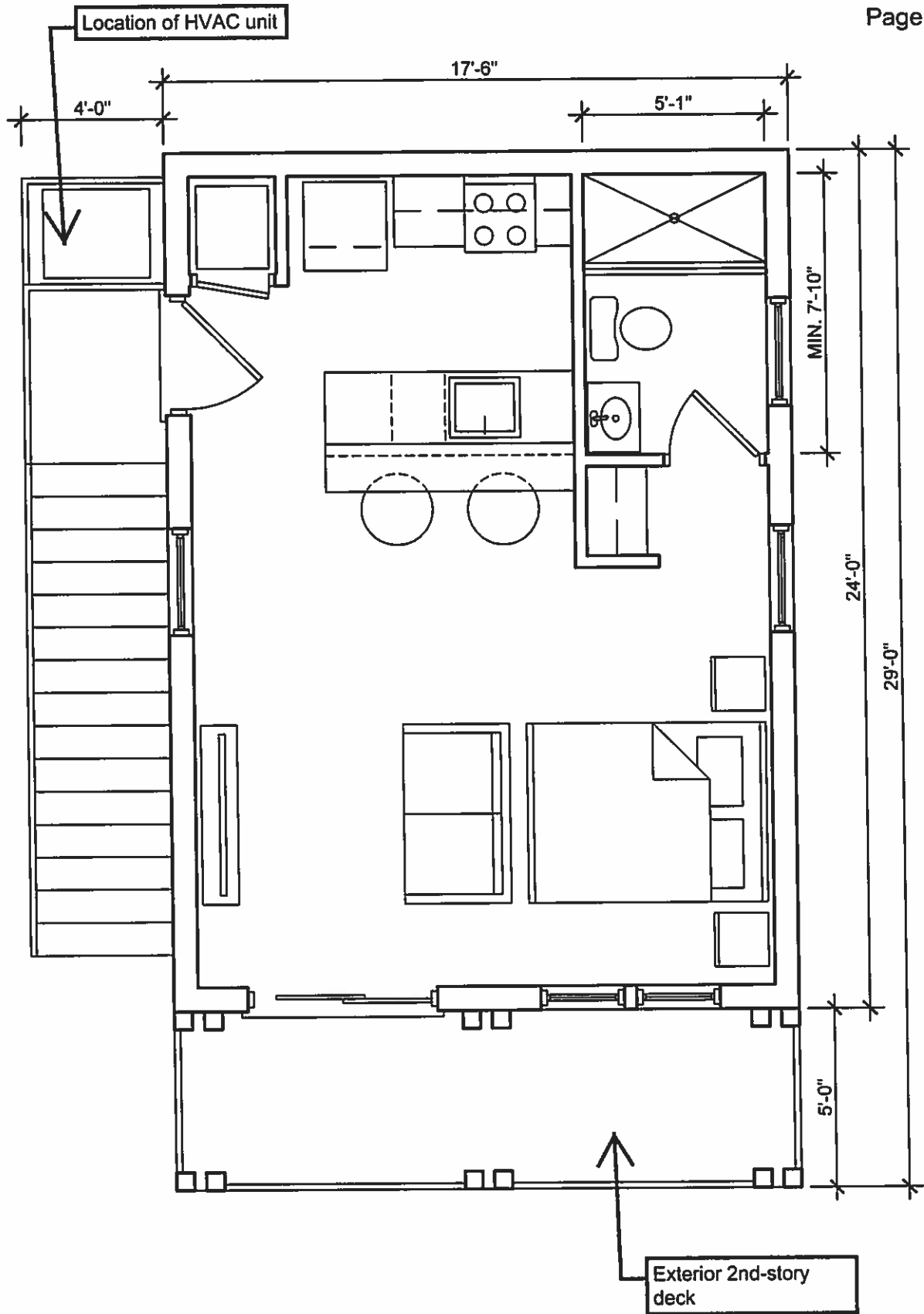
Sincerely,

Charlie Wilson

Jennifer VanSteenburgh



FLOOR: 1

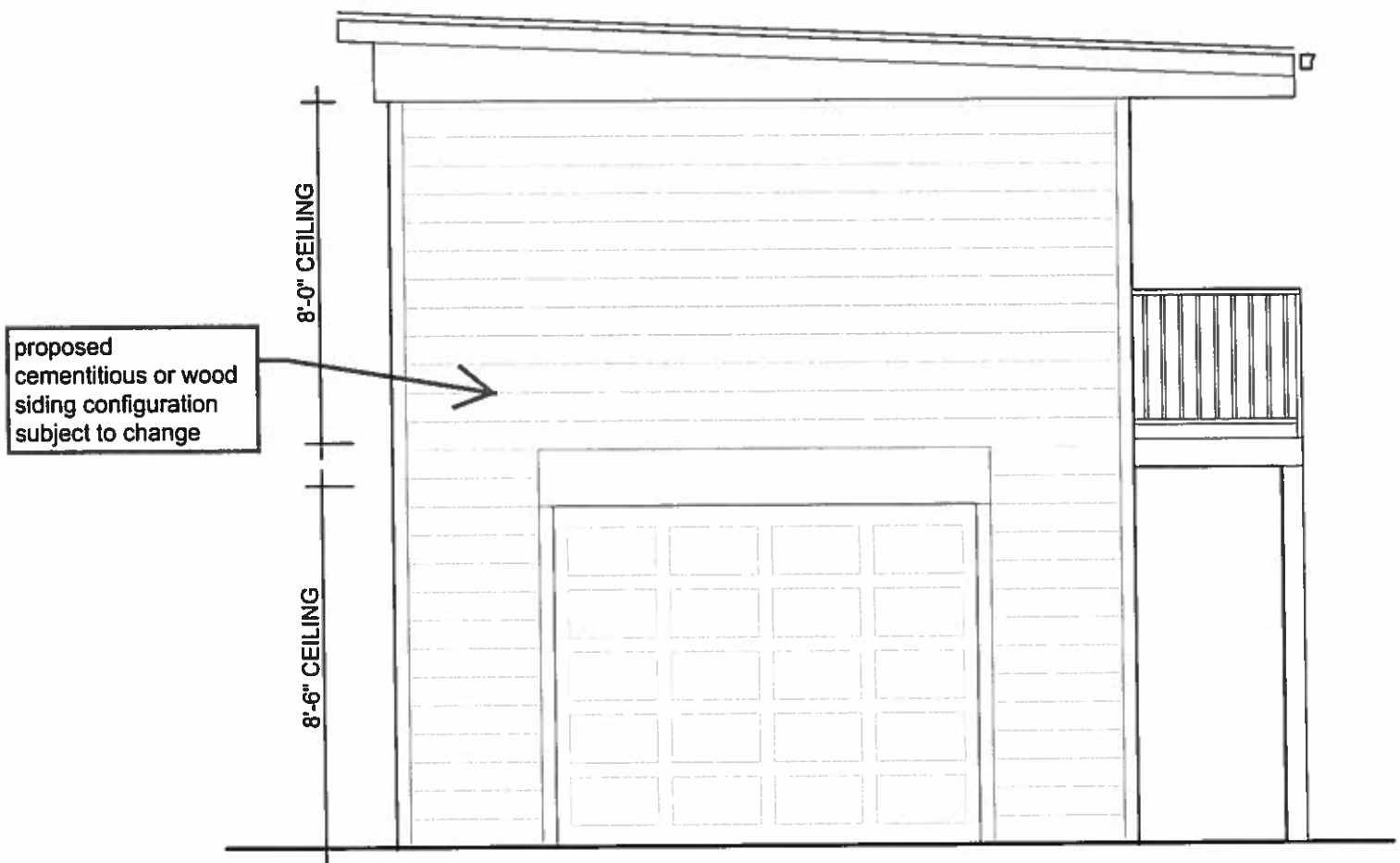


FLOOR: 2



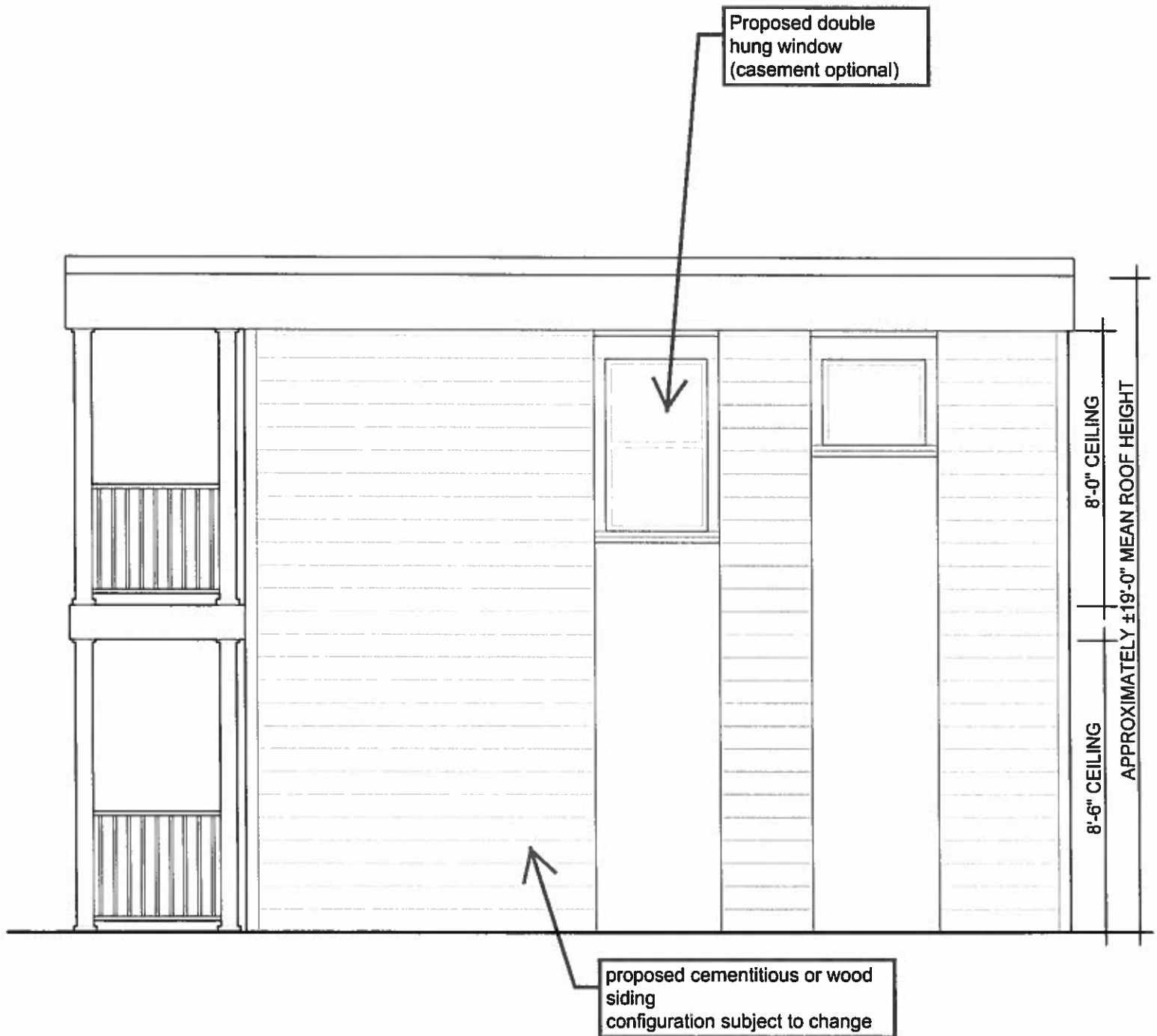
ELEVATION: NORTH

Title: "Conceptual Plans for SUP at 513 Northside Ave for Accessory Dwelling Unit"
Drawn by: Enthusiasm Institute LLC
Date: 9/2/2020

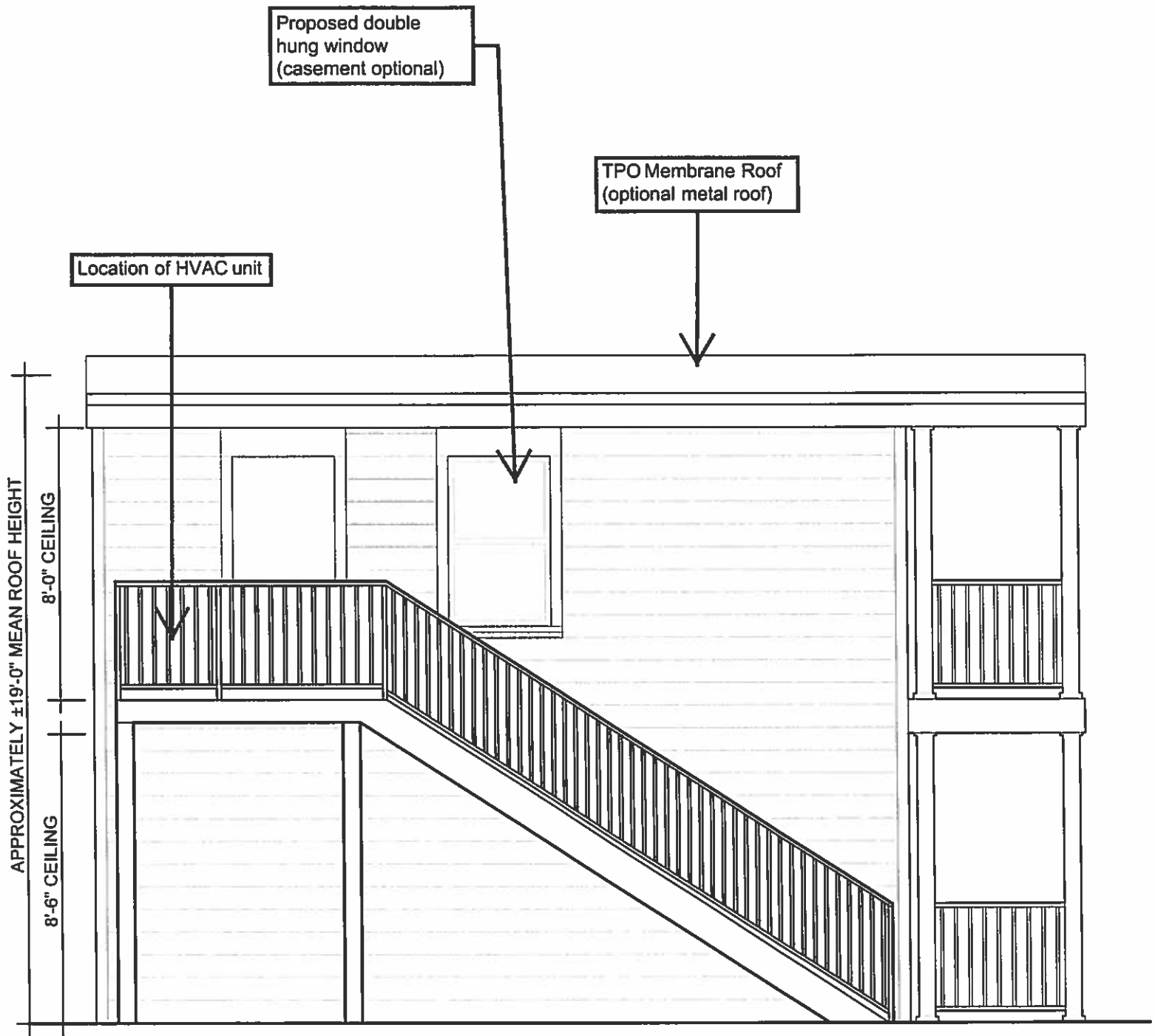


ELEVATION: SOUTH

Title: "Conceptual Plans for SUP at 513 Northside Ave for Accessory Dwelling Unit"
Drawn by: Enthusiasm Institute LLC
Date: 9/2/2020



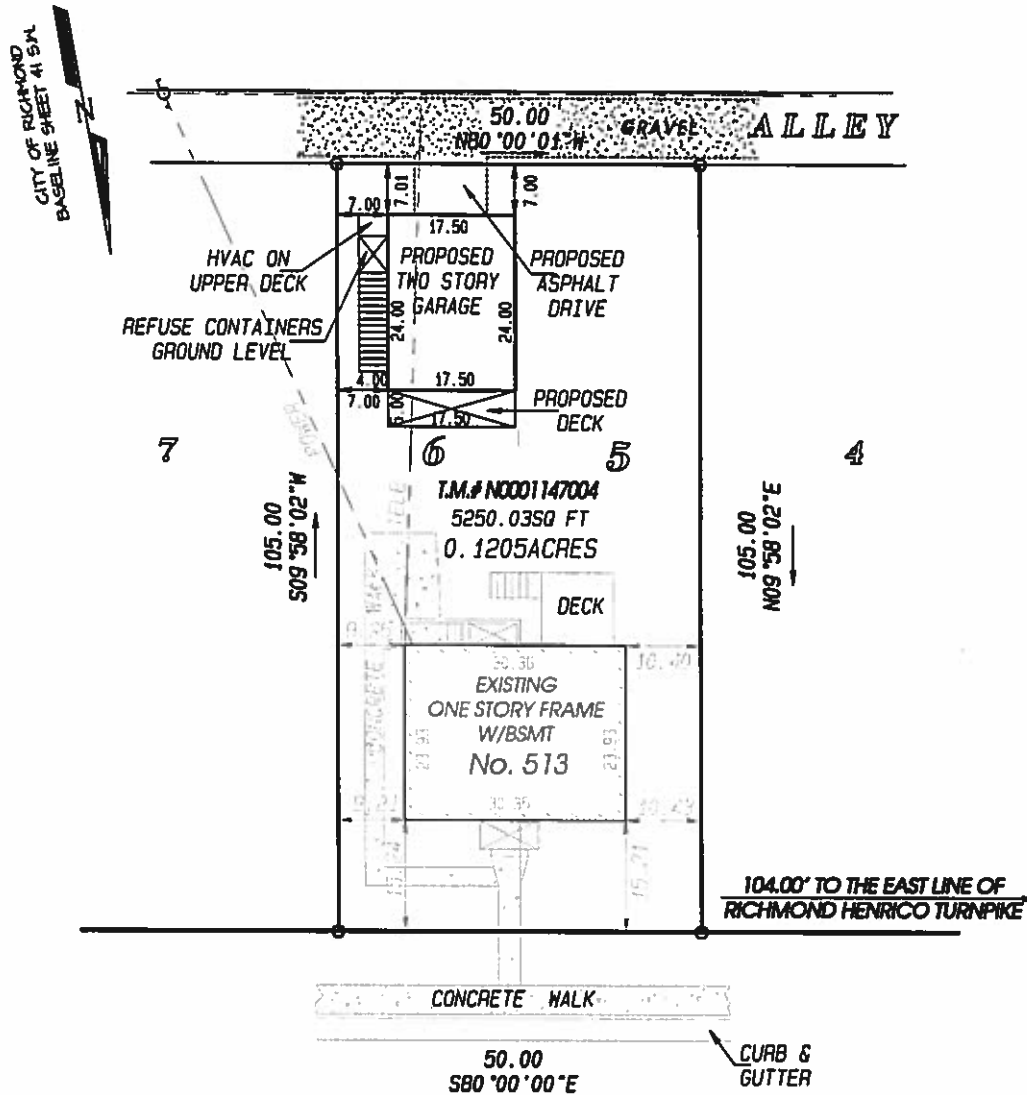
ELEVATION: WEST



ELEVATION: EAST

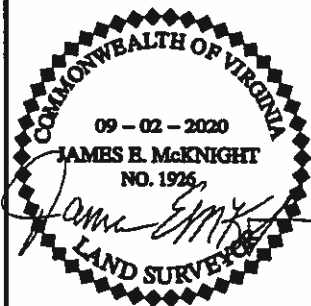
Title: "Conceptual Plans for SUP at 513 Northside Ave for Accessory Dwelling Unit"
Drawn by: Enthusiasm Institute LLC
Date: 9/2/2020

CURRENT OWNER: CHARLES WILSON & ALEXANDER & HEATHER & JENNIFER VANSTEENBURGH
ID 2017-15783



70 + R/W

SITE PLAN, DATE 9/02/2020 per below seal



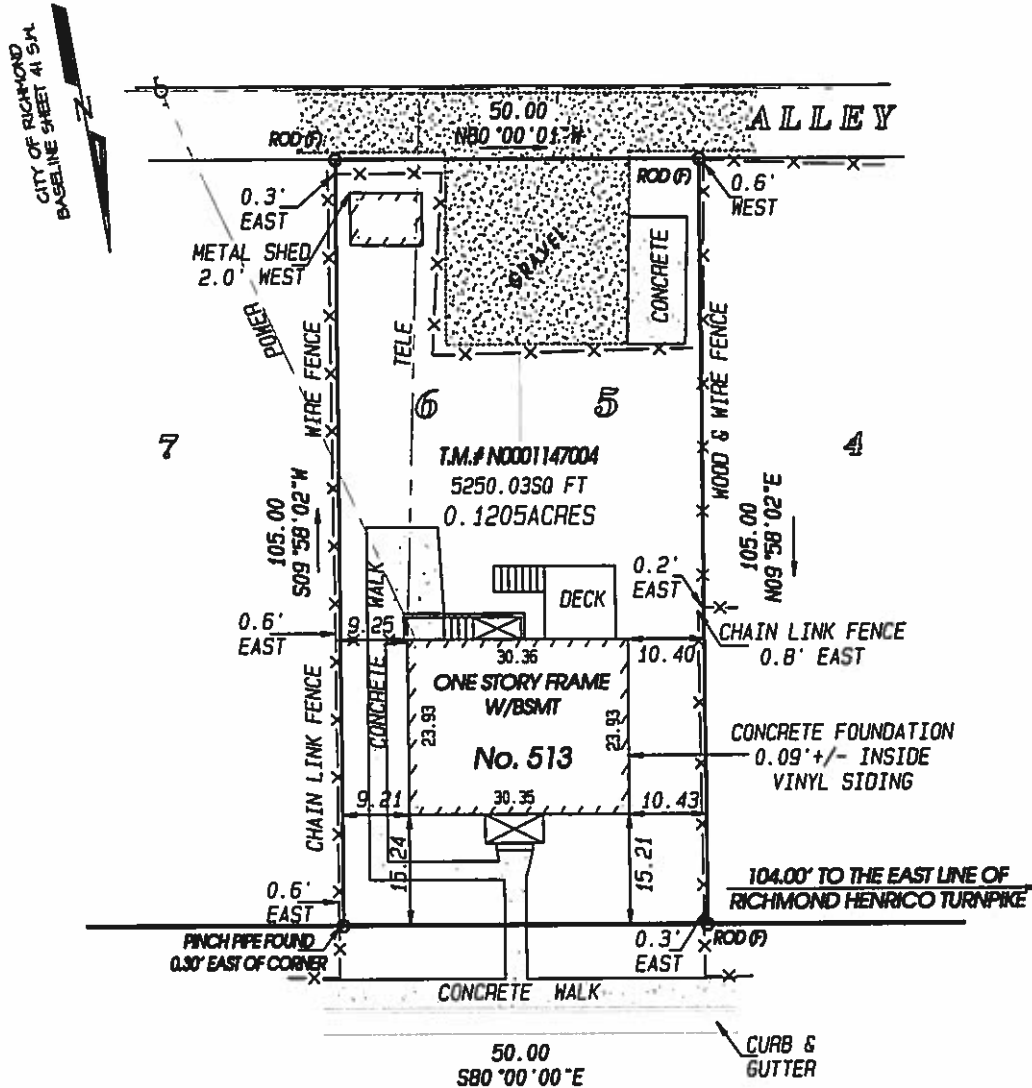
McKNIGHT
& ASSOCIATES, P.C.

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 80042815PP

NOTES: THIS PROPERTY IS LOCATED IN F.E.M.A. FLOOD ZONE "X".

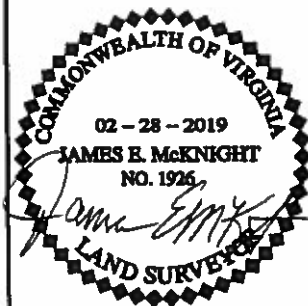
CURRENT OWNER: CHARLES WILSON & ALEXANDER & HEATHER & JENNIFER VANSTEENBURGH
ID 2017-15783



NORTHSIDE AVENUE

70' +/- RW

PLAT SHOWING IMPROVEMENTS ON LOT 5 & 6,
BLOCK 7, PLAN OF "NORTHSIDE PLACE"
IN THE CITY OF RICHMOND, VIRGINIA.



THIS IS TO CERTIFY THAT ON **FEBRUARY 28, 2019**, I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES 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. THIS SURVEY IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS PLAT COMPLIES WITH THE MINIMUM STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, AND LAND SURVEYORS.

SCALE: 1" = 20'



McKNIGHT
& ASSOCIATES, P.C.

LAND SURVEYORS PLANNERS

201 TWIN RIDGE LANE
RICHMOND, VIRGINIA 23235
TELEPHONE (804) 320-2646

JOB NUMBER: 90042813