



CITY OF RICHMOND

DEPARTMENT OF
PLANNING AND DEVELOPMENT REVIEW
ZONING ADMINISTRATION

May 2, 2022

Avery Hall Investments LLC
c/o Elizabeth A. Ritchie
Attorney
Williams Mullen
200 South 10th Street, Suite 160
Richmond, Virginia 23219

RE: 301 West 6th Street (Tax Map: S000-0014/001)

Dear Ms. Richie:

At your request, we have examined our records with respect to the above-referenced parcel of land in the City of Richmond, Virginia (the "Property"), and as of the date of this letter we are pleased to advise you that:

- (a) The Property is zoned RF-2 under the zoning ordinance of the City of Richmond (the "City"). The RF-2 zoning district permits the use of the property for building(s) comprised exclusively of multifamily dwelling units, and with no other principal uses permitted in the RF-2 district, subject to the regulations set forth in Article VI Division 25.2 of Chapter 30 of the Code of the City, a copy of which is enclosed with this letter.
- (b) The Property is not subject to any regulations or conditions or other special limitations imposed by the City in connection with the zoning or rezoning of the Property, other than the Special Use Permit authorized by Ord. No. 2020-122 (the "Special Use Permit"), authorizing the special use of the Property for the purpose of a multifamily dwelling containing up to 350 dwelling units with modifications to applicable regulations concerning yards, setbacks, building dimensions and space between buildings, and subject to conditions set forth therein. The Special Use Permit may be voluntarily abandoned by the owner of the Property upon written notice to the Zoning Administrator of the City, whereupon the special uses and conditions authorized by the Special Use Permit shall be of no further force and effect against the Property.
- (c) The Property complies with the applicable requirements of the zoning ordinance of the City and applicable rules and regulations of the zoning district.
- (d) The Property is recognized as one or more separate parcels of land under the subdivision ordinance of the City and may be conveyed, leased, or mortgaged as one or more separate parcels and currently complies with such subdivision ordinance and other applicable subdivision laws. The Property is not subject to any conditions or special limitations imposed by the City in connection with any subdivision approval of the Property.
- (e) The existing Property contains no outstanding zoning violations.

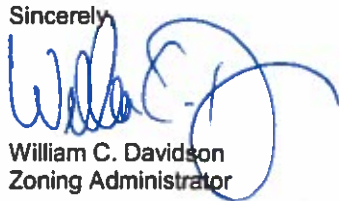
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Please be advised that this office does not issue opinions with respect to compliance with building codes, fire codes, or other health and safety regulations that may pertain to the property. Upon submittal of specific development plans, including detailed floor plans, for any proposed use(s), this office will evaluate for conformance with all zoning requirements in effect at that time.

You are hereby advised that you have thirty (30) days from this notice in which to appeal this decision to the Board of Zoning Appeals, in accordance with §15.2-2311 of the Code of Virginia and §17.19 of the Richmond City Charter, or this decisions shall be final and unappealable. Such appeal must be in writing and must be filed with the Secretary to the Board of Zoning Appeals. Said appeal shall indicate in specific terms the grounds for the appeal and must be accompanied by a filing fee of two hundred fifty dollars (\$250.00).

I hope this information is sufficient. If you have additional questions, please contact Josh Young by E-mail at: joshua.young@rva.gov or by telephone at: (804) 646-6923.

Sincerely,

A handwritten signature in blue ink, appearing to read "William C. Davidson", is written over a circular blue stamp.

William C. Davidson
Zoning Administrator

Cc: River South Tower 2 LLC and 1982 Exchange LLC
201 East Main Street, Suite 0
Charlottesville, Virginia 22902