



ZONING SUMMARY ANALYSIS

1020 & 1022 Main Street Lynchburg VA 24504



BACK VIEW



FRONT VIEW



BACK-ANGLED VIEW

The Main Street site located on BLK 28 consists of two lots which total a legal and GIS acreage of 0.133. The land value assessment totals to \$144,800 with property taxes totaling \$1,288.72.

The site measures at 42 feet for width and a land depth of 133 feet. The vacant lot is bordered by a two-story commercial medical office to the left along with a four-story retail and apartment building to the right. A boulder is located on the property which must remain due to surrounding properties allowing for a depth of 50 feet in the sub-basement of the proposed building.

The land is currently in the ownership of SKYLIMIT TRW LLC in a B-4 Urban Commercial Zoning. This zoning includes retail, office, service, and institutional uses which serve both local and non-local patrons. Possible uses of this site include:

- Automobile Parking Lots
- Bakery (Wholesale)
- Bowling Alley
- Antique/Second-Hand Store
- Bed & Breakfast
- Health and Personal Care
- Convenience Store
- Salon

Sincerely,

Emily Carlin

Interior Designer