

## AN ORDINANCE No. 86-198-187

ADOPTED AUG 11 1986

To authorize the use of the real estate known as 2308 Broad Rock Boulevard, containing 37,000 square feet, more or less, located on the west side of Broad Rock Boulevard north of Warwick Road, being more completely described as follows: beginning at a point on the west right of way line of Broad Rock Boulevard, said point being 81 feet, more or less, south of the south right of way line of Terminal Avenue Extended; thence extending S 30° 05' 00" W 100.00 feet along the west right of way line of Broad Rock Boulevard to a point; thence extending N 65° 34' 30" W 374.65 feet along a property line to a point; thence extending N 43° 33' 49" E 105.33 feet along a property line to a point; thence extending S 65° 34' 3" E 349.90 feet along a property line to the point of beginning, for purposes of a non-medical office facility, together with accessory parking, and to authorize the conversion of an existing dwelling for such purposes, substantially as shown on the plans, entitled: "Proposed Offices, 2308 Broad Rock Boulevard, Richmond, Virginia", upon certain terms and conditions.

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Patron - City Manager (By Request)

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Approved as to form and legality  
by City Attorney

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1. THE CITY OF RICHMOND HEREBY ORDAINS:
2. § 1. That the real estate known as 2308 Broad Rock
3. Boulevard, containing 37,000 square feet, more or less,
4. located on the west side of Broad Rock Boulevard north of
5. Warwick Road, being more completely described as follows:
6. beginning at a point on the west right of way line of Broad
7. Rock Boulevard, said point being 81 feet, more or less,
8. south of the south right of way line of Terminal Avenue

1. Extended; thence extending S 30° 05' 00" W 100.00 feet along  
2. the west right of way line of Broad Rock Boulevard to a  
3. point; thence extending N 65° 34' 30" W 374.65 feet along a  
4. property line to a point; thence extending N 43° 33' 49" E  
5. 105.33 feet along a property line to a point; thence  
6. extending S 65° 34' 3" E 349.90 feet along a property line  
7. to the point of beginning, is hereby permitted to be used  
8. for purposes of a non-medical office facility, substan-  
9. tially as shown on the plans, entitled: "Proposed Offices,  
10. 2308 Broad Rock Boulevard, Richmond, Virginia", prepared by  
11. Dayton & Thompson, Architects, dated May 5, 1986, and  
12. revised June 16, 1986, a copy of which is attached to and  
13. incorporated as a part of this ordinance, and the building  
14. to be converted on such real estate is hereby permitted to  
15. be used for the purposes of a non-medical office facility,  
16. together with accessory parking.

17. § 2. That the Commissioner of Buildings is hereby  
18. authorized to issue to the owner of the real estate, or  
19. successor or successors in fee simple title, a building  
20. permit for the purpose of converting the building and permit  
21. the occupancy of the property for purposes of a non-medical  
22. office facility. The special use permit shall be transfer-  
23. able to the successor or successors in title of the owner,  
24. whether acquired by operation of law, deed or otherwise, and

1. shall run with the land, subject to the following terms and  
2. conditions:

3. (a) That the acceptance of the permit and the  
4. exercise of the privileges granted by this ordinance by the  
5. owner and successor or successors in title shall constitute  
6. a warranty on the part of the owner and successor or  
7. successors that title to the land and the building shall be  
8. vested in the same person or persons or corporation;

9. (b) That the owner shall be bound by, observe and  
10. shall comply with all other laws, ordinances and rules and  
11. regulations adopted pursuant thereto, applicable to the land  
12. and building, except as otherwise provided in this  
13. ordinance;

14. (c) That six parking spaces shall be provided as  
15. shown on the attached plan. The parking area shall be  
16. screened from view of public streets and adjacent properties  
17. by evergreen vegetative material not less than four and  
18. one-half feet in height substantially as shown on the  
19. attached plans;

20. (d) That the parking area and access aisles shall  
21. be paved with a dust-free, all-weather surface and parking  
22. spaces shall be delineated on the pavement surface;

23. (e) There shall be no enlargement or exterior  
24. alterations to the building except for those which are shown  
25. on the attached plans and normal repair and maintenance.

1. (f) That final grading and drainage plans shall be  
2. approved by the Director of Public Works prior to the  
3. issuance of a building permit;

4. (g) That facilities for the collection of refuse  
5. shall be provided in accordance with the requirements of the  
6. Director of Public Works. Such facilities shall be located  
7. or screened as not to be visible from adjacent properties or  
8. public streets;

9. (h) That storm or surface water shall not be  
10. allowed to accumulate on the land, and adequate facilities  
11. for drainage of storm or surface water from the land or  
12. building shall be provided by the owner at owner's cost and  
13. expense so as not to adversely affect or damage adjacent  
14. properties or public streets and the use thereof;

15. (i) That identification of the premises shall be  
16. limited to one freestanding sign, not exceeding six square  
17. feet in area or five feet in height. Such sign shall be  
18. located as shown on the attached plans and may be illumina-  
19. ted provided that the source of illumination is not visible;

20. (j) That use of the one and one-half story  
21. accessory building on the site shall be limited to accessory  
22. parking or storage purposes, and shall not be devoted to  
23. office or residential use;

24. (k) That should the owner use the premises for any  
25. purpose which is not permitted by this ordinance, or fails,

1. refuses, or neglects to comply with the provisions of fore-  
2. going paragraphs (a) through (j) and does not terminate such  
3. use or comply with such provisions within ninety days after  
4. written notice so to do has been given to the owner by the  
5. Zoning Administrator, the privileges granted by this  
6. ordinance shall terminate and the special use permit shall  
7. become null and void;

8. (1) That when the privileges granted by this  
9. ordinance terminate and the special use permit becomes null  
10. and void or when use of the premises is abandoned for a  
11. period of twenty-four consecutive months, use of the real  
12. estate shall be governed thereafter by the zoning  
13. regulations prescribed for the district in which the real  
14. estate is then situated; and

15. (m) That application for a building permit to  
16. convert the building shall be made within twelve months from  
17. the effective date of this ordinance, which building permit  
18. shall expire by limitation and become null and void if  
19. conversion of the building is not commenced within one  
20. hundred eighty days from the date of the building permit, or  
21. if conversion of the building is suspended or abandoned for  
22. a period of one hundred eighty days at any time after the  
23. work is commenced, as provided in Section 109.1 of the  
24. Uniform Statewide Building Code. Should application for the

1. building permit not be made within twelve months from the  
2. effective date of this ordinance or should the building  
3. permit expire and become null and void, the privileges  
4. granted by this ordinance shall terminate and the special  
5. use permit shall become null and void.

6. § 3. This ordinance shall be in force and effect upon  
7. adoption.

SPECIAL USE PERMIT APPLICATION  
CITY OF RICHMOND, VIRGINIA

Date May 5, 1986

TO: The Honorable Council of the City of Richmond  
c/o The Department of Planning & Community Development  
900 East Broad Street, Room 511  
Richmond, Virginia 23219

Application is hereby made for a SPECIAL USE PERMIT for (proposed use):

Office Building (business, professional and administrative)

at the premises designated or described as follows: 2308 Broad Rock Boulevard  
Richmond, Virginia 23224.

in accordance with attached plans designated (title, sheet numbers, preparer, date)

Application for a Special Use Permit, Proposed Offices, 2308 Broad  
Rack Blvd, Richmond, VA, Sh. 1061, Architects Dayton & Thompson, 5/5/86

The current zoning of the property is: R-4, Single Family

Attached is a check for \$ 500.00, payable to "City of Richmond."

Signature of owner of property: Elizabeth U. Bullock

Address: 3049 Coker Road, Richmond, VA

Zip Code: 23224

Phone: 232-6535 - or work 233-9881

Applicant or owner's representative: Architects Dayton & Thompson, P.C.

Address: One West Cary Street, Richmond, VA

Zip Code: 23220

Phone: 788-9055

Staff Note:

Application, plans, report, fee and other required information received: \_\_\_\_\_

Affects Master Plan YES \_\_\_\_\_ NO \_\_\_\_\_

Re: Proposed Office  
2308 Broad Rock Boulevard

Applicant's Report

The applicant is proposing to utilize the existing dwelling as a business office. The proposed initial use is an administrative office for a real estate sales organization.

The anticipated number of employees for this organization is eight (8), with three being full-time office staff and five being sales agents. The office staff will operate from 8:30 a.m. - 5:00 p.m., Monday thru Friday. The sales agents will utilize the office on a part-time basis, primarily to receive mail and telephone calls. The sales agents can be expected to work occasional evening and weekend hours, but will average only 3 to 6 hours daily.

Estimated vehicular trips per day by employees is estimated to total less than 40. Vehicular traffic from other sources is expected to be minimal, as clients will not usually be brought or, invited to the office.

Specific features of the proposed special use include minimal exterior modification to the structure, and the location of parking in the well screened back yard. The City's master plan is supportive of proposed business and multi-family residential development along the Broad Rock corridor. Until the existing residential character of the area changes sufficiently to permit a higher zoning density, the proposed special use will remain compatible with the current land use patterns in the area.

City of Richmond  
City Planning Commission



900 East Broad Street, Richmond, Virginia 23219  
804 • 780-4347

August 5, 1986

To the Honorable Council of the  
City of Richmond, Virginia

At its meeting of August 4, 1986, the City Planning Commission voted (7-0)  
to recommend APPROVAL of:

Ordinance No. 86-198

To authorize the use of the real estate known as 2308 Broad Rock Boulevard, \*\*\* for purposes of a non-medical office facility, together with accessory parking, and to authorize the conversion of an existing dwelling for such purposes, substantially as shown on the plans, entitled: "Proposed Offices, 2308 Broad Rock Boulevard, Richmond, Virginia", etc.

Approval of this special use ordinance would authorize the conversion of an existing dwelling at 2308 Broad Rock Boulevard into a non-medical office. The property is located on the west side of Broad Rock Boulevard north of Warwick Road and contains approximately 37,000 square feet of lot area. The property is zoned R-4 Single-Family, which does not permit office use.

Properties to the north, south and west are also zoned R-4, while properties across Broad Rock to the east are zoned R-4 and B-2 Community Business. To the north is a single-family dwelling and to the south is a florist shop authorized by a special use permit in 1975. The terminus of Lovells Road is located to the west, and across Broad Rock to the east is a single-family dwelling and a service station.

The Master Plan recommends medium density multi-family use for the subject property and for properties to the south. The Plan recommends community commercial use for the properties to the north. Given the established florist business and the number of individually owned parcels to the south, it is unlikely these properties could be consolidated and redeveloped for multi-family use. The Master Plan contains a general policy statement recommending office development along Broad Rock as a transition to buffer existing residences from commercial uses. The Commission feels the subject property is a good example of a site where this policy is applicable, and where low-intensity office use would provide a reasonable and appropriate alternative to multi-family development.

The existing one and one-half-story brick dwelling contains approximately 1350 square feet of floor area and is currently vacant. The petitioner proposes to operate a real estate office on the property. A handicapped ramp is proposed at the rear of the building, and an existing screened porch would be enclosed to serve as a reception area. Identification of the premises would be limited to one freestanding sign not exceeding six square feet in area or five feet in height. An accessory building located

August 5, 1986

to the rear of the main building is currently used as a dwelling unit. This ordinance would restrict the use of the accessory building to parking or storage serving the main building.

Normal parking requirements would be met by the provision of six parking spaces located to the rear of the main building with access via a driveway from Broad Rock Boulevard. The parking area would be paved and screened in accordance with normal zoning requirements. An existing gravel circular driveway in front of the building would be removed, and the area seeded. One of the existing driveway cuts would be closed.

The Commission feels office conversion of the property would provide a good transition between the adjacent commercial and residential uses, and is the most appropriate use of the property. The existing appearance of the property would be improved while retaining its residential character. The conditions and safeguards set forth in the Charter relative to the granting of special use permits appear to be met, and approval is recommended. No opposition has been expressed to the Commission.

Very truly yours,



Jon P. Weersing  
Secretary

JPW:lk

cc: Mr. John McGrann - Architect for Applicant

**ORDINANCE OR RESOLUTION SUMMARY**  
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. .... 86-198 City Manager, Requested by By Request .....	Subject  Special Use Ordinance/ 2308 Broad Rock Boulevard.
Received City Manager's Office ..... --	
Summarized ..... 8/4/86	

**SUMMARY**

This Ordinance would allow an existing dwelling (1,350 sq. ft. floor area) located at 2308 Broad Rock Boulevard to be converted into a non-Medical office specifically a Real Estate Office.

The property, which contains 37,000 sq. ft. of area, is zoned R-4, Single-Family, which does not permit office use.

The Master Plan recommends medium density multi-family use for the subject property. However, the Master Plan contains a general statement recommending office development along Broad Rock Boulevard as a transition to buffer existing residences from commercial uses.

The conversion of this property would provide a good transition between adjacent commercial and residential uses, and is the most appropriate use of subject property.

Terms to include:

1. Six-parking spaces - Parking area shall be screened from view of adjacent properties and streets;
2. Refuse collection facilities shall meet requirements of the City;
3. Final grading and draining plans shall meet requirements of the City prior to issuance of Building Permit;
4. Accessory building to be used for storage and not for office or residential use.
5. Adequate drainage of storm or surface water provided by owner at its cost and expense;
6. Other conditions normally applicable to special uses.

Planning Commission granted approval on August 4, 1986.

**COUNCIL ACTION**

On Docket ..... 8/11/86
Amended .....
Adopted .....
Rejected .....