

INTRODUCED: February 26, 2018

AN ORDINANCE No. 2018-051

To authorize the special use of the properties known as 1911 and 1915 Grove Avenue for the purpose of a day nursery within a church, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: MAR 26 2018 AT 6 P.M.

WHEREAS, the owner of the properties known as 1911 and 1915 Grove Avenue, which are situated in a R-6 Single-Family Attached Residential District, and desires to use such property for the purpose of a day nursery within a church, which use, among other things, does not meet the requirements of section 30-402.2(3) of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2010), 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 tend to create

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: MAR 26 2018 REJECTED: _____ STRICKEN: _____

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 (2015), 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 properties known as 1911 and 1915 Grove Avenue and identified as Tax Parcel Nos. W000-0855/007 and W000-0855/006, respectively, in the 2018 records of the City Assessor, being more particularly shown on a survey entitled “Tabernacle Baptist Church, City of Richmond, Virginia, Existing Site Plan,” prepared by Hulcher & Associates, Inc., dated November 14, 2014, and last revised January 22, 2018, 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 a day nursery within a church, hereinafter referred to as “the Special Use,” substantially as shown on the survey entitled “Tabernacle Baptist Church, City of Richmond, Virginia, Existing Site Plan,” prepared by Hulcher & Associates, Inc., dated November 14, 2014, and last revised January 22, 2018, hereinafter referred to as “the Plans,” a copy of which is 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) Approximately 7,100 square feet of outdoor play area, including incidental play equipment or structures, shall be provided, substantially as shown on the Plans. The number of children using the outdoor play area at one time shall meet the requirements of the Virginia Department of Social Services or its successor agency.

(b) A concrete block and wrought iron decorative fence not to exceed 75 inches in height and labelled as “A,” “B,” “C,” and “D” on the Plans, shall be permitted. Any future expansion of the fence on the Property along Grove Avenue must first be approved by of the Director of Planning and Development Review.

(c) The fencing labelled as F, G, and H on the Plans shall not exceed 60 inches in height and may be either opaque or non-opaque.

(d) No fewer than 13 off-street parking spaces shall be provided, substantially as shown on the Plans.

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

§ 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 (2015), 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 (2015), 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 (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.

(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 certificate of occupancy 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 certificate of occupancy shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of occupancy is not made within the time period stated in the previous sentence, 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.

City of Richmond

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

Item Request

File Number: PRE.2018.028

O & R REQUEST

4-7458

RECEIVED

FEB 07 2018

JAN 25 2018

Office of the
Chief Administrative Officer

OFFICE OF CITY ATTORNEY

O & R Request

DATE: January 24, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *LS 2/9/18*
(This is no way reflects a recommendation on behalf of the Mayor.)

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

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic Development and Planning *PLD*

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

RE: To authorize the special use of the properties known as 1911 and 1915 Grove Avenue for the purpose of waiving the requirements of Sec. 30-402.2(3) of the Code of the City of Richmond (2015), as amended, upon certain terms and conditions.

ORD. OR RES. No. ____

PURPOSE: To authorize the special use of the properties known as 1911 and 1915 Grove Avenue for the purpose of waiving the requirements of Sec. 30-402.2(3) of the Code of the City of Richmond (2015), as amended, upon certain terms and conditions.

REASON: The applicant is planning to increase the number of children served by the existing day nursery within a church and has therefore requested a special use permit to authorize the continued use of an outdoor play area with decorative fencing, which does not meet the standards of the Zoning Ordinance.

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 March 5, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 10,182 SF, .23 acre parcel of land and a 10,612 SF, .24 acre parcel of land, currently used as day nursery within a church and outdoor play area. Both parcels are located in the Fan District neighborhood of the Near West planning district.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single-Family Residential at Medium densities. Primary uses for this category "...are 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, 133)

The current zoning for this property is R-6 (Single-Family Attached Residential). All adjacent properties are located within the same R-6 Residential Zone.

The applicant is planning to increase the number of children served by the existing day nursery within a church and has therefore requested a special use permit to authorize the continued use of an outdoor play area with decorative fencing, which does not meet the following standards of the Zoning Ordinance:

- a. A minimum outdoor play area of 100 square feet for each child enrolled shall be furnished on the premises, but not within a required front yard;
- b. The play area shall be enclosed with a continuous opaque structural fence or wall not less than four feet in height, and such fence or wall shall not be located within a required front yard;
- c. No play equipment or structure shall be located within a front yard or a required side yard;

The proposed special use permit also contemplates future expansion of the decorative fence along Grove Avenue if the outdoor play area is expanded, and establishes on-site parking standards for the day nursery.

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 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: February 12, 2018

CITY COUNCIL PUBLIC HEARING DATE: March 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 5, 2018

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.: 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: 1911, 1913, 1915 Grove Avenue Date: 09/22/2017
Tax Map #: W0000855006 and 7 Fee: \$300.00
Total area of affected site in acres: .478

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

Zoning

Current Zoning: R-6

Existing Use: Day nursery

Proposed Use

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

Continued use as day nursery; seeking relief from height and style of fencing around playground, size of playground, number of parking spaces

Existing Use: Day nursery

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Tabernacle Baptist Church, c/o Donna Soyars

Company: Tabernacle Baptist Church

Mailing Address: 1925 Grove Avenue

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 921-0769 Fax: ()

Email: ~~soyars70@gmail.com~~ soyars2@verizon.net

Property Owner: Same as Applicant

If Business Entity, name and title of authorized signee: Kathleen A. McGraw, Trustee

(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: 8294 Stumpy Rd

City: Hanover State: VA Zip Code: 23069

Telephone: (804) 337-3997 Fax: ()

Email: mcgraw8294@comcast.net

Property Owner Signature: Kathleen A. McGraw

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

SPECIAL USE PERMIT

ADDRESSES: 1911+1915 Grove Avenue

INTRODUCTION

Tabernacle Child Care Center (TCCC) has operated in its current location at 1915 Grove Avenue since September 19, 1983. The Tabernacle Child Care Center, a ministry of Tabernacle Baptist Church (TBC) (1925 Grove Avenue), provides care, nurture, and spiritual formation to infants/children through pre-kindergarten from throughout the Richmond metropolitan area. The Church and the Child Care Center created a partnership to reach out to our urban neighbors many years ago, and we continue to provide a special kind of loving care and guidance to the parents and children we serve. Play has always been a key element of the daily curriculum for TCCC children.

TCCC is located in the church's educational building, officially deeded to Trustees of The Tabernacle Baptist Church. TCCC is licensed by the Virginia Department of Social Services to operate with exemption as a child day center that is operated and conducted under the auspices of a religious institution pursuant to Section 63.2-1716 of the Code of Virginia. The current exemption allows TCCC to provide services to 67 children ranging in age from 0 years, 3 months to 5 years, 11 months.

The parcel owned by the church and its trustees includes not only the space within its physical structures, but also 7,068.15 square feet of playground space and an adjoining parking lot near the public alley in the 1900 block between Grove Ave and Floyd Ave. The playground space is divided into an asphalt section of 5,192.03 square feet and a mulched area of 1,876.12 square feet. The playground space is used solely by TCCC during its hours of operation, and the church and its neighbors use it for children's activities in non-TCCC operating hours.

The applicant requests a special use permit (SUP) to allow TBC and TCCC to continue to keep the playground space in its current location with the existing size, design and fencing structures, where they have been located for over 15 years, all as shown on the attached site plan. In addition to a waiver of any setback requirements in current code for the playground area, the applicant also requests waiver of the requirement for an opaque fence around the playground, and in some cases, a waiver of the minimum four (4) foot height requirement. The applicant requests a waiver of the 100 square feet of playground space per child, allowing for an increase in occupancy up to 90 children using the existing size of playground space. The applicant also requests the ability to extend the existing wrought-iron fence at the same height along the same line of its current Grove Avenue frontage and extending south along its western property line a maximum of fifty (50) feet for a potential future expansion of the playground area.

The applicant also requests consideration of existing parking spaces located near the public alley between Grove Avenue and Floyd Avenue (adjacent to the current asphalt section of the playground as shown on the attached site plan) as adequate to meet the needs of the TCCC staff.

EXISTING CONDITIONS

Secured parent/child access to the TCCC classrooms is via a main entrance on Grove Avenue. Street parking is used as needed by all parents for drop-off and pick-up. Alley access to the TCCC building location is available for emergencies if needed. Additional egress doors are also available for child safety and safe access to the adjacent playground area.

The entire playground area is enclosed by a combination of non-opaque type of fencing and existing building structures. Playground equipment is placed in a 1,876.12 square foot mulched area, surrounded by a wrought-iron fence that meets Code requirements of over 4 foot in height. This portion of the playground is placed at the Grove Avenue sidewalk. The entrance gate to the mulched area is accessible only from the asphalt area, not from the Grove Avenue sidewalk side. The remaining 5,192.03 square feet of playground space is an asphalt area where children can play, using age-appropriate outdoor play toys. Where buildings do not present an access barrier a chain-link fence 5' in height is in place.

The parking lot that is adjacent to the playground is part of church-owned property. There are 13 parking spaces that average 9.5' +/- in width, plus there are 2 (two) handicapped parking spaces that are 9.6' +/- in width with an access space of 7.7' +/- between those two spaces. There is additional space on the outside of each handicapped parking space of about 4.1' +/- . Each parking space is 20' in length. Access to the Granby lot is from Granby Street, as well as via public alley from both Granby Street and Meadow Street.

Existing Zoning: R-6

Master Plan Designation: Single Family – Medium Density

PROPOSAL

The applicant requests that the SUP permit Tabernacle Child Care Center and Tabernacle Baptist Church to keep the entire existing playground in its current location with the existing size, design and fencing structures, where they have been located for over 15 years. The design is an excellent one and has served the church, the child care program, and our neighbors well for many years. TBC and TCCC request a waiver of setback requirements to prevent any need to move playground equipment or playground fencing. The strict enforcement of the setback would result in a reduction in playground area. The applicant also requests the ability to extend the existing wrought-iron fence at the same height along the same line of its current Grove Avenue frontage and extending south along its western property line a maximum of fifty (50) feet for a potential future expansion of the playground area.

The current playground has proven to be a safe site. We believe this site is even safer by having an open view through the wrought-iron fence and through the 5' high chain link fence, giving us an easy view for any visitors and an area where unwanted visitors cannot hide at any hour of the day. The applicant therefore requests a waiver of any code requirements for an opaque fence to be used in connection with the playground area.

The applicant also requests that the SUP permit flexibility in allowing the size of the playground to meet the needs of the children up to an occupancy of 90 children. Consider the current mixture of children at TCCC as an example of the number/percentage of children who actually use the playground: 12 infants of our 66 children (or ~18%) do not use the playground at all; 8 more children from 12-18 months use only the mulched playground area on occasion (an additional ~12%). This means that 46 children, or 70% of our population, use the playground regularly. That would also mean that our current square footage and current number of playground users places us within the City code requirements for playground square footage. Even with a growth in occupancy up to 90 children and with an anticipated 70% of actual playground users in that population, TCCC would remain within City guidelines for the needed playground square footage.

Lastly, TCCC and TBC request that the SUP allow the existing parking available in our Granby Street lot as shown on the attached plans to be considered adequate to meet the needs of the TCCC staff. We currently have 28 employees, which with application of current Code requires the lot to have 14 parking spaces. We currently have 13 parking spaces, plus 2 (two) handicapped parking spaces in our Granby parking area. Even if we consider additional staff to meet a possible increase in occupancy, that increase would likely not exceed a need for three or four additional employees. By re-marking the current lot to have spaces of 8.8'+/- in width, we would have enough space for 14 parking spaces plus the two handicapped spaces. Currently, 12 of our 28 staff members drive a car and therefore need parking availability. Assuming that our staff continues to reflect current transportation type usage, we would easily be able to accommodate parking needs for our staff in the future, even if it grows to meet an increase in occupancy to 90.

FINDINGS OF FACT

The proposed use is appropriate for the subject property and it meets the criteria set forth in the Charter of the City of Richmond that the use 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 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.

9093331-2 042749.00001

FENCING DESCRIPTION

A. Mulched Area Fencing Along Grove Avenue Sidewalk

- 1) Concrete block and wrought iron fencing
- 2) Concrete block directly borders the Grove Avenue sidewalk
- 3) Concrete block portion is 17.5" high and 12" deep
- 4) Wrought iron fence is ~2" inside the concrete block base, giving the wrought iron fence a 14" distance from the sidewalk
- 5) Mulch begins 7" below the concrete block
- 6) Wrought iron fence is 62" upward from the mulch
- 7) Total height of both the concrete block and wrought iron is 74"
- 8) Total length of the wrought iron fence along the sidewalk is 41'
- 9) Adding the concrete block sides of the Grove Avenue fence gives a total length of 42'8"; this is due to ~4" of concrete block on the east end and 16" of concrete block on the west end of the sidewalk-facing portion of the fence

B. Mulched Area Fencing Along the Church Side

- 1) Concrete block and wrought iron fencing
- 2) Concrete block directly borders the sidewalk between the playground and 1913 Grove Avenue
- 3) Concrete block portion is 17.5" high and 12" deep
- 4) Wrought iron fence is against the concrete block
- 5) Wrought iron fence is 62" upward from the mulch
- 6) Total height of both the concrete block and wrought iron is 74"
- 7) Total length of the wrought iron fence along the church side is 46'3"
- 8) Adding the concrete block ends for the fencing gives a total of 48'3" along the church side of the playground
- 9) Distance of the wall of the house on this side of the playground and the fence is 56"
- 10) Wrought iron gate across the sidewalk between the house and the playground on the church side of the playground is 57" tall and 36" wide; this gate is 48'3" from the Grove Avenue sidewalk and only yields access to the asphalt area, not the mulched playground

C. Mulched Area Fencing Along the Alley Side (N/A – Informational)

- 1) Concrete block and wrought iron fencing
- 2) Concrete block portion is 17.5" high and 12" deep
- 3) Wrought iron fence is against the concrete block
- 4) Wrought iron fence is 62" upward from the mulch
- 5) Total height of both the concrete block and wrought iron is 74"
- 6) Exception to that height on this side of the fence is the gate entrance to the mulched playground; this gate is 48" wide and 57" tall
- 7) Wrought iron fence on the alley side of the mulched playground area directly borders the house on the 1909 Grove Ave. side of the playground (within ~2")

D. Mulched Area Fencing Along the 1909 Grove Ave. House Side

- 1) Concrete block and wrought iron fencing
- 2) Concrete block portion is 17.5" high
- 3) 5" of our concrete block from the neighbor's block wall to the wrought iron fence at the Grove Avenue end; our concrete block is 12" in width for the remainder of the fence length on that side of the area
- 4) Wrought iron fence is against the concrete block
- 5) Wrought iron fence is 62" upward from the mulch
- 6) Total height of both the concrete block and wrought iron is 74"

- 7) Wrought Iron fence is 14'8" in length along the 1909 Grove Ave. side; adding 12" for the concrete block at the Grove Avenue end results in 15'8" of total fence from the Grove Avenue sidewalk along the 1909 Grove Ave. side
- 8) No fencing in the mulched area where the house itself is located; the mulch goes up to the building

E. Asphalt Area Fencing Along the Williams Building Side

- 1) No fencing along the Williams Building Side of the asphalt playground area

F. Asphalt Area Fencing Along the Alley Side

- 1) Chain link fence, 60" in height
- 2) 10' of chain link fence from the Williams Building to a chain link double gate
- 3) 2-8' chain link gates; these gates stay locked by chain and padlock
- 4) 10' of chain link fence from the double gate to the 1909 Grove Ave. side end of the alley side of the fencing

G. Asphalt Area Fencing Along the 1909 Grove Ave. Side--Part 1

- 1) Chain link fence, 60" in height
- 2) Alley end of the 1909 Grove Ave. side of the chain link fence begins with a 4' section of chain link fence
- 3) 4' chain link fence section is followed by double gates; each gate is 10' in length, for a total of 20' of gates

H. Asphalt Area Fencing Along the 1909 Grove Ave. House Side—Part 2

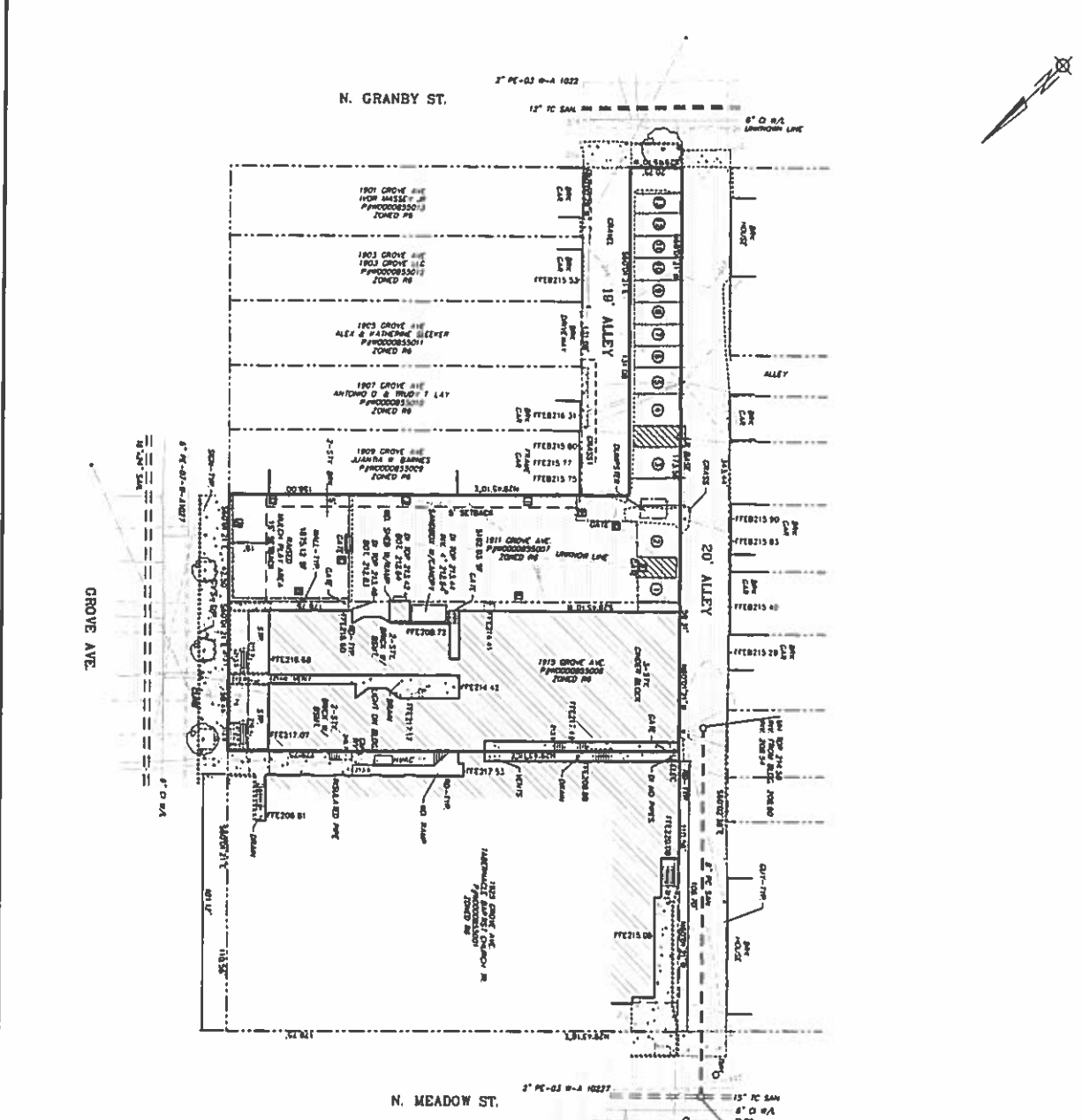
- 1) Chain link fence, 60" in height
- 2) 9'7" section of chain link fencing is placed west to east at the point where the double gates end.
- 3) This 9'7" section of chain link fence is followed by and connected to 7" of wooden fence that is 61" high

I. Asphalt Area Fencing Along the 1909 Grove Ave. House Side—Part 3 (Wooden fence in compliance – informational)

- 1) On the 1909 Grove Ave. side of the asphalt area where the chain link fence ends is 48" of wooden fence
- 2) Wooden fence has a scalloped top, giving a range in height from 66" to 74"

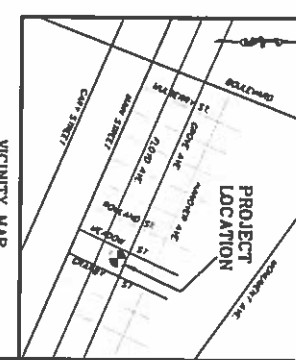
J. Asphalt Area Fencing Along the 1909 Grove Ave. House Side—Part 4 (Informational)

- 1) No fencing along the 1909 Grove Ave. side of the asphalt area where the house(building itself) is located



- NOTES:**
1. THERE IS NO 100 YEAR FLOOD PLAIN.
 2. THE PROPERTY IS NOT IN A CBPA.
 3. THERE ARE NO WETLANDS OR STREAMS ON THE PROPERTY.

ADDITION	ADDITION
ASPHALT	ASPHALT
CONCRETE	CONCRETE
...	...



DATE	NOV 14, 2014
DESIGNED BY	...
DRAWN BY	...
CHECKED BY	...
SCALE	1" = 30'
PROJECT NO.	JN. 1424

TABERNACLE BAPTIST CHURCH
CITY OF RICHMOND, VIRGINIA
EXISTING SITE PLAN

HULCHER & ASSOCIATES, INC.
CONSULTING ENGINEERS
 5901 LAKESIDE AVENUE
 RICHMOND, VIRGINIA 23228
 (804) 262-7622 • FAX 262-8215

