

INTRODUCED: June 4, 2018

AN ORDINANCE No. 2018-168

To amend and reordain Ord. No. 2003-323-282, adopted Oct. 13, 2003, which authorized the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service delivery use, to authorize the addition of a modular classroom within an existing parking lot, under certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUNE 25 2018 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 2003-323-282, adopted October 13, 2003, be and is hereby amended and reordained as follows:

§ 1. That the property known as 700 Dinwiddie Avenue and identified as Tax Parcel No. S000-0386/010 in the [~~2003~~] 2018 records of the City Assessor, being more particularly shown on a survey entitled “Survey & Map Showing Improvements Thereon of Premises Known as 700 Dinwiddie Avenue in Richmond, [~~Virginia~~], Virginia,” prepared by Bodie, Mills, Taylor & Puryear, Inc., and dated April 25, 1974, a copy of which is attached to and made a part of this

AYES: 8 NOES: 0 ABSTAIN: _____

ADOPTED: JUNE 25 2018 REJECTED: _____ STRICKEN: _____

ordinance, is hereby permitted to be used for the purpose of a shelter and social service delivery use, substantially as shown on sheets L1.01 and L1.02 of the plans entitled “The Healing Place,” prepared by McKinney and Company, dated June 19, 2003, and last revised August 13, 2003, copies of which are attached to and made a part of ~~[this ordinance]~~ Ordinance No. 2003-323-282, adopted October 13, 2003, and on the plans entitled “The Healing Place,” prepared by an unknown preparer, and undated, a copy of which is attached to and made a part of this amendatory ordinance.

§ 2. That the adoption of this ordinance shall constitute the granting of a special use permit for the property, which shall be transferable from the owner of the property to the successor or successors in fee simple title of the owner, whether acquired by operation of law, deed or otherwise, and which shall run with the land.

§ 3. That the Commissioner of Buildings is hereby authorized to issue to the owner of the property a building permit substantially in accordance with the plans referred to above for the aforementioned purpose, subject to the following terms and conditions:

(a) The owner of the property 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[;] .

(b) Application for a building permit shall be made within ~~[twenty-four (24)]~~ 24 months from the effective date of this amendatory ordinance. This building permit shall expire and shall become null and void if any necessary construction has not commenced within ~~[one hundred eighty (180)]~~ 180 days from the date of the building permit or if construction is suspended or abandoned for a period of ~~[one hundred eighty (180)]~~ 180 days at any time after such construction has commenced, as provided in any applicable provisions of the Virginia Uniform Statewide Building Code. Should application for the building permit not be made within ~~[twenty-~~

~~four (24)]~~ 24 months after the effective date of this amendatory ordinance or should the building permit expire and become null and void after the expiration of the ~~[twenty for (24)]~~ 24 month time period for making application for the building permit, the privileges granted by this amendatory ordinance shall terminate and the ~~[special] use [permit]~~ of the property shall ~~[become null and void;]~~ be governed by Ordinance No. 2003-323-282, adopted October 13, 2003.

(c) 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 subject property have been paid[;] .

(d) The use of the property shall be limited to the operation of a shelter and social programs designed to serve homeless men, with such program and services being substantially in accordance with the ~~[attached]~~ plans and ~~[attached]~~ applicant's report attached to this amendatory ordinance and the plans and applicant's report attached to Ordinance No. 2003-323-282, adopted October 13, 2003, subject to the specific restrictions and requirements contained herein[;] .

(e) An overnight shelter may be provided substantially as described in the ~~[attached]~~ applicant's report attached to this amendatory ordinance and the applicant's report attached to Ordinance No. 2003-323-282, adopted October 13, 2003, provided that there shall be a maximum capacity of ~~[thirty (30)]~~ 30 men enrolled in such program. The hours of occupancy shall be limited to 7:00 p.m. through 7:00 a.m.

(f) A maximum of ~~[one hundred seventy seven (177)]~~ 177 men may reside in the building on the property and shall be enrolled in the programs and services provided at any one time. The programs and services operated on the property may include:

(1) A social detoxification program substantially as described in the ~~[attached]~~ applicant's report attached to this amendatory ordinance and the applicant's report attached

to Ordinance No. 2003-323-282, adopted October 13, 2003, provided that there shall be a maximum capacity of [~~eighteen (18)~~] 18 men enrolled in such program. This program shall be licensed by the Virginia Department of Social Services, and [~~twenty-four (24)~~] 24 hour a day medical supervision shall be provided for the participants of this program at all times when they are on the premises[;] .

(2) A residential rehabilitation program substantially as described in the [~~attached~~] applicant's report attached to this amendatory ordinance and the applicant's report attached to Ordinance No. 2003-323-282, adopted October 13, 2003, provided that there shall be a maximum of [~~one hundred twenty-nine (129)~~] 129 men enrolled in such program. Twenty-four [~~(24)~~] hour a day supervision shall be provided for the participants of this program at all times when they are on the premises[;] .

(3) An after care program, substantially as described in the [~~attached~~] applicant's report attached to this amendatory ordinance and the applicant's report attached to Ordinance No. 2003-323-282, adopted October 13, 2003, consisting of case management, counseling, education, training, job placement assistance, healthcare, and on-site group meetings[;] .

(4) A medical clinic limited to program participants only and substantially as described in the [~~attached~~] applicant's report attached to this amendatory ordinance and the applicant's report attached to Ordinance No. 2003-323-282, adopted October 13, 2003, providing basic medical health services free of charge, with hours of operation limited to 8:00 a.m. through 5:00 p.m. on Monday.

(g) The operation of the programs and services provided on the property shall be under the ultimate direction and oversight of a single nonprofit organization (hereinafter the "operating

organization”) established for the purpose of providing substance abuse services to homeless individuals, substantially as described in the ~~[attached]~~ applicant’s report attached to this amendatory ordinance and the applicant’s report attached to Ordinance No. 2003-323-282, adopted October 13, 2003. The operating organization shall have a Board of Directors, substantially as represented in the ~~[attached]~~ applicant’s report attached to this amendatory ordinance and the applicant’s report attached to Ordinance No. 2003-323-282, adopted October 13, 2003. The Board of Directors shall include a minimum of one ~~[(4)]~~ seat reserved for representative of either the Blackwell Community Civic Association or the Oak Grove Civic Association[;] .

(h) No less than ~~[forty five (45)]~~ 41 off-street parking spaces shall be provided as shown on the ~~[attached]~~ plans attached to this amendatory ordinance. These parking spaces shall be paved with a dust-free, all weather surface and shall be delineated on the pavement[;] .

(i) Identification of the premises shall be limited to one sign, attached flat against the building, with a maximum area of ~~[sixteen (16)]~~ 16 square feet[;] .

(j) ~~[A final lighting and landscaping plan must be approved by the Director of Community Development prior to the issuance of building permits;]~~ Lighting and landscaping of the property shall be substantially as shown on the plans approved by the former Director of Community Development pursuant to Ordinance No. 2003-323-282, adopted October 13, 2003, as amended by the plans attached to this amendatory ordinance. Additional modifications to lighting of the property or landscaping may be approved by the Director of Planning and Development Review in accordance with the zoning regulations prescribed for the district in which the property is then situated.

(k) All required final grading and drainage plans, together with all easements made necessary by such plans, shall be approved by the Director of [~~Community Development~~] Public Utilities prior to the issuance of a building [permits;] permit.

(l) 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 [~~adjacent~~] any other property or public streets and the use thereof[;] .

(m) Facilities for the collection of refuse shall be provided 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[;] .

(n) Outdoor bicycle storage for no fewer than 20 bicycles shall be provided on the property.

(o) A modular classroom shall be permanently affixed to the property in accordance with all applicable requirements of the Virginia Uniform Statewide Building Code and substantially in the location labeled "Proposed Added Trailer" on the plans attached to this amendatory ordinance.

(p) In all other respects, the use of the property shall be in accordance with the applicable underlying zoning regulations.

§ 4. That the privileges granted by this ordinance may [~~under certain circumstances~~] be revoked[. ~~Upon noting that a condition of a special use permit has been violated, the Zoning Administrator shall issue a written notice of violation to the property owner. The notice shall inform the property owner (i) which condition or conditions have been violated, (ii) the nature of the violation, and (iii) that the City Planning Commission shall hold a public hearing at which it~~

~~shall review the violation and the special use permit] pursuant to the provisions of sections [32-1050.7] 30-1050.7 through [32-1050.11] 30-1050.11 of the Code of the City of Richmond [(1993)] (2015), as amended, [if (a) the property owner does not abate the violation within thirty (30) days of the issuance of the notice or (b) three (3) notices of violation are issued to the property owner within any twelve (12) month period. No action taken pursuant to the provisions of this section shall in any way limit the City's right to pursue any other remedy at law or in equity against the property owner] and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section [32-1080] 30-1080 of the Code of the City of Richmond [(1993)] (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.~~

§ 5. That when the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void or when the special use of the [~~premises~~] property as authorized by this ordinance is abandoned for a period of [~~twenty four (24)~~] 24 consecutive months, 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. This ordinance shall be in force and effect upon adoption.

II. This amendatory 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.2018.182

RECEIVED

O & R REQUEST

MAY 16 2018

MAY 2 2018

OFFICE OF CITY ATTORNEY

O & R Request

4-7772
Office of the
Chief Administrative Officer

DATE: April 30, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor *JS 5/16/18*
(This is no way reflects a recommendation on behalf of the Mayor.)

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

THROUGH: Peter L. Downey, Deputy Chief Administrative Officer for Economic
Development and Planning *PLD 5-1-18*

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

RE: To amend Ordinance No. 2003-323-282, adopted October 13, 2003, authorizing the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service delivery use, to authorize an expansion of the special use, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To amend Ordinance No. 2003-323-282, adopted October 13, 2003, authorizing the special use of the property known as 700 Dinwiddie Avenue for the purpose of a shelter and social service delivery use, to authorize an expansion of the special use, upon certain terms and conditions.

REASON: The applicant has proposed the addition of a modular classroom within an existing parking lot which will reduce the number of parking spaces currently required under an existing Special Use Permit. The amendment to the Special Use Permit will reduce the number of spaces from 45 to 41. Such an expansion and modification require an amendment to the special use permit.

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 June 18, 2018, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The property known as 700 Dinwiddie Avenue consists of a 59,958 SF, 1.4 acre, parcel of land currently improved with a 1- story, 23,000 sq. ft. building, constructed, per tax assessment records, in 1959. Currently, the property is owned and occupied by the non-profit organization CARITAS which operates the existing program The Healing Place, which is a service organization for men with addictions.

The property is located in the City's Old South Planning District and Old Town Manchester Neighborhood. The City of Richmond's current Master Plan designates a future land use category for the subject properties as Industrial. Primary uses for this category "...include a wide variety of manufacturing, processing, research and development, warehousing, distribution, office-ware- house and service uses. Office, retail and other uses that complement industrial areas are often secondary support uses. The mix of industrial uses and character of such areas may vary depending on the location and available highway access. Typical zoning classifications that may accommodate this land use category: OS, M-1, and M-2." (City of Richmond Master Plan, p.135).

The current zoning for the subject property is M-2, Heavy Industrial. The current use of the property is authorized by an existing special use permit approved in 2003 (Ordinance No. 2003-323-282).

Surrounding properties are also located in the M-2 district and are improved with vacant, industrial, and multi-family land uses.

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: \$1,800 application fee.

DESIRED EFFECTIVE DATE: Upon Adoption.

REQUESTED INTRODUCTION DATE: May 29, 2018

CITY COUNCIL PUBLIC HEARING DATE: June 25, 2018

REQUESTED AGENDA: Consent.

RECOMMENDED COUNCIL COMMITTEE: None.

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, June 18, 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.: Amendment of Ord. No. 2003-323-282.

REQUIRED CHANGES TO WORK PROGRAM(S): None.

ATTACHMENTS: Application Form, Applicant's Report, Draft Ordinance, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner
Land Use Administration (Room 511) 646-5734

PDR O&R No. 18-30



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/>

SUP-029498-2018

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

RECEIVED

JAN 26 2018

Project Name/Location

Property Address: The Healing Place, 700 Dinwiddie Avenue
Tax Map #: S0000386010 Fee: \$1,800.00
Total area of affected site in acres: 1.376

LAND USE ADMINISTRATION
Date: January 25, 2018

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

Zoning

Current Zoning: M-2

Existing Use: See Applicant's Report

Proposed Use

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

See Applicant's Report

Existing Use: See Applicant's Report

Is this property subject to any previous land use cases?

- Yes
- No

If Yes, please list the Ordinance Number: 2003-323-282

Applicant/Contact Person: T. Preston Lloyd, Jr.

Company: Williams Mullen

Mailing Address: 200 South 10th Street, Suite 1600

City: Richmond State: VA Zip Code: 23219

Telephone: (804) 420-6615 Fax: (804) 420-6507

Email: plloyd@williamsmullen.com

Property Owner: CARITAS

If Business Entity, name and title of authorized signee: Karen J. Stanley

(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: 1532 High Street

City: Richmond State: VA Zip Code: 23220

Telephone: (804) 887-1577 Fax: (804) 230-1186

Email: kstanley@caritasva.org

Property Owner Signature: [Signature]

Acting Under Limited Power of Attorney

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)

WILLIAMS MULLEN

Direct Dial: 804.420.6615
plloyd@williamsmullen.com

January 25, 2018

VIA EMAIL AND HAND DELIVERY

City of Richmond Department of Planning and Development Review
City Hall, 900 East Broad Street, Room 511
Richmond, Virginia 23219
Attn: Matthew Ebinger

Re: Application for Amendment to Special Use Permit
The Healing Place, 700 Dinwiddie Avenue (the "Property")

Ladies and Gentlemen:

This firm is counsel to CARITAS, which is the owner of the captioned Property and is the non-profit operator of The Healing Place. On behalf of the Applicant, we enclose an application to permit the special use of the Property as described herein, together with the materials listed below on Exhibit A, which are incorporated herein by reference (collectively, the "Application"). This letter will also serve as the Applicant's Report.

I. EXISTING CONDITION & PROPOSED USE

The subject Property is presently zoned M-2 and subject to an existing Special Use Permit approved by City Council as Ordinance 2003-323-282 on October 13, 2003. The present use of the Property by CARTIAS is for The Healing Place program, which is one of several interrelated programs operated by CARITAS as further described below. The Amended Application proposes the placement of a modular unit to be used exclusively as classroom space in a portion of the existing parking lot at 700 Dinwiddie Avenue.

II. CARITAS: Richmond's Proven and Trusted Leader in Providing Effective Services for the Homeless

Founded in Richmond in 1988, the organization now known as CARITAS is metro Richmond's largest homeless services organization, serving nearly 5,000 unduplicated clients annually through its four flagship programs with the help of approximately 18,000 volunteers. The programs administered by CARITAS have evolved and grown to fill gaps in the network of services provided to the chronically homeless and medically vulnerable in our community. This includes the following integrated programs, further operational details of which are available upon request:

1. **Emergency Shelter:** CARITAS operates the largest and most inclusive emergency shelter in Central Virginia, providing food, shelter and a pathway back to self-sufficiency.
2. **The Healing Place (THP):** CARITAS operates this long-term recovery program for addicted men. This nationally recognized model has proven successful in Richmond, where 70% of program graduates remain sober one year after completing the program.

3. **Furniture Bank:** CARITAS operates the only such facility in Central Virginia, which serves more than 800 families annually. Donated furniture and household goods are sorted, cleaned, repaired, and distributed free of charge to individuals and families who are re-establishing housing through its partners, of which the City of Richmond is the largest. Equipped with basic household goods, these families can dedicate their resources to breaking the cycle of homelessness and poverty. When appropriate, surplus, large or non-essential items are sold online or through a retail storefront known as the Gathered Goods Marketplace to help contribute funds to the CARITAS family of programs.
4. **Works:** CARITAS operates this 5-week intensive job-readiness program that prepares men with significant barriers to employment to rejoin the workforce so that they can live independently and thrive in the community. Establishment of the CARITAS Center will permit the expansion of this highly successful program to women.

In connection with administering its programs, CARITAS owns or leases the following properties, all of which are located in the City:

- 1532 High Street (approx. 6,300 sq. ft.): comprised of CARITAS Administrative Offices, CARITAS day shelter for families, and case management offices for social services, operated by Special Use Permit issued pursuant to Ord. No. 2005-21-24, approved by City Council on March 29, 2005.
- 1125 Commerce Road (approx. 80,000 sq. ft.): comprised of CARITAS Furniture Bank, Gathered Goods Marketplace, Works Program classrooms, dress clothing closet, and 5,000 sq. ft. of space subleased to Homeward, Central Virginia's coordinating body for homeless services.
- 700 Dinwiddie Avenue (approx. 23,000 sq. ft.): comprised of The Healing Place, with up to 178 men in-residence, which includes an up-to 30-bed Emergency Shelter, operated by Special Use Permit issued pursuant to Ord. No. 2003-323-282, approved by City Council on October 13, 2003.
- 14 units of housing within two (2) miles of The Healing Place for men who are transitioning out of or are alumni of The Healing Place.

IV. CARITAS Has a Proven Track Record of Mitigating Impacts on the Surrounding Community

At the time that City Council first considered issuing an SUP for The Healing Place in 2003, the concept was unproven in Richmond. Following over a decade of operations at this location, The Healing Place has demonstrated its compatibility with the surrounding neighborhood and has been warmly embraced by the Richmond community. We maintain a close and positive relationship with the Blackwell Community Association, which is enhanced by twice annual trash pick-ups a mile around The Healing Place facility by The Healing Place Alumni Association. CARITAS is committed to continuing to operate this program with the same commitment to safe, quality management and consideration for the surrounding community, the success of which is fundamental to the organization's continuing ability

to support its programs. In addition, CARITAS offers the following specific examples of policies and procedures to protect the health, safety and welfare of the communities in the vicinity of the Property.

A. Hours of Operation

The Healing Place is a 24-hour residential facility with the peak of activity ending by 10:00 p.m. and beginning again at 7:30 a.m.

B. Staff

During operation, The Healing Place will have no fewer than two (2) trained, professional staff.

C. Safety

The Healing Place requires participants to agree to adhere to certain specified rules, which are enforced by staff and by other program participants in order to foster a community of accountability and mutual support. The current rules, which are enclosed with this Application for informational purposes, include dischargeable offences for which there is a zero tolerance policy, such as violence, threats and theft. In addition, the program will be self-contained within a single building with controlled access, limiting public access to sensitive programmatic areas. This provides greater security for the residents and program participants. The new Modular Unit will only be used as daytime classroom space and, in the evening, as the client TV room. A staff person or Peer Mentor will be present whenever the Modular Unit is in use. The Modular Unit will be locked when not in use.

D. Parking, Transportation & Access

No fewer than 45 parking spaces shall be provided on site. This meets the requirements of the off-street parking regulations set forth in the City Code, as more particularly detailed on the exhibit entitled "Site Plan". In addition, The Healing Place program participants are not permitted to have vehicles, thus lessening the number of cars that will require parking on-site.

Public transportation via GRTC is available to/from the Property.

V. FINDINGS OF FACT

Based on the foregoing, the proposed use on the Property meets the criteria set forth in the Charter of the City of Richmond that the Application (i) is not detrimental to the safety, health, morals and general welfare of the community involved; (ii) will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) will not create hazards from fire, panic or other dangers; (iv) will not tend to cause overcrowding of land and an undue concentration of population; (v) 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; or (vi) will not interfere with adequate light and air.

IV. SUMMARY

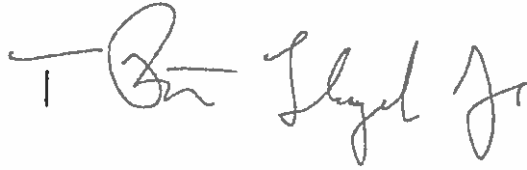
CARITAS has been a trusted partner with the City in addressing some of the most intractable manifestations of poverty and substance use disorders in this community. The Applicant has discussed this proposal with the elected Council representative from this district in order to coordinate outreach

City of Richmond Department of Planning and Development Review
January 25, 2018
Page 4

to nearby residents. The Applicant is committed to working with property owners in the vicinity of the Property to address any questions or concerns that they may have.

Thank you for your consideration of this matter. Please feel free to contact the undersigned at 804.420.6615 or plloyd@williamsmullen.com, should you have any questions or require additional materials.

Sincerely,

A handwritten signature in black ink, appearing to read "T. Preston Lloyd, Jr.", written in a cursive style.

T. Preston Lloyd, Jr.

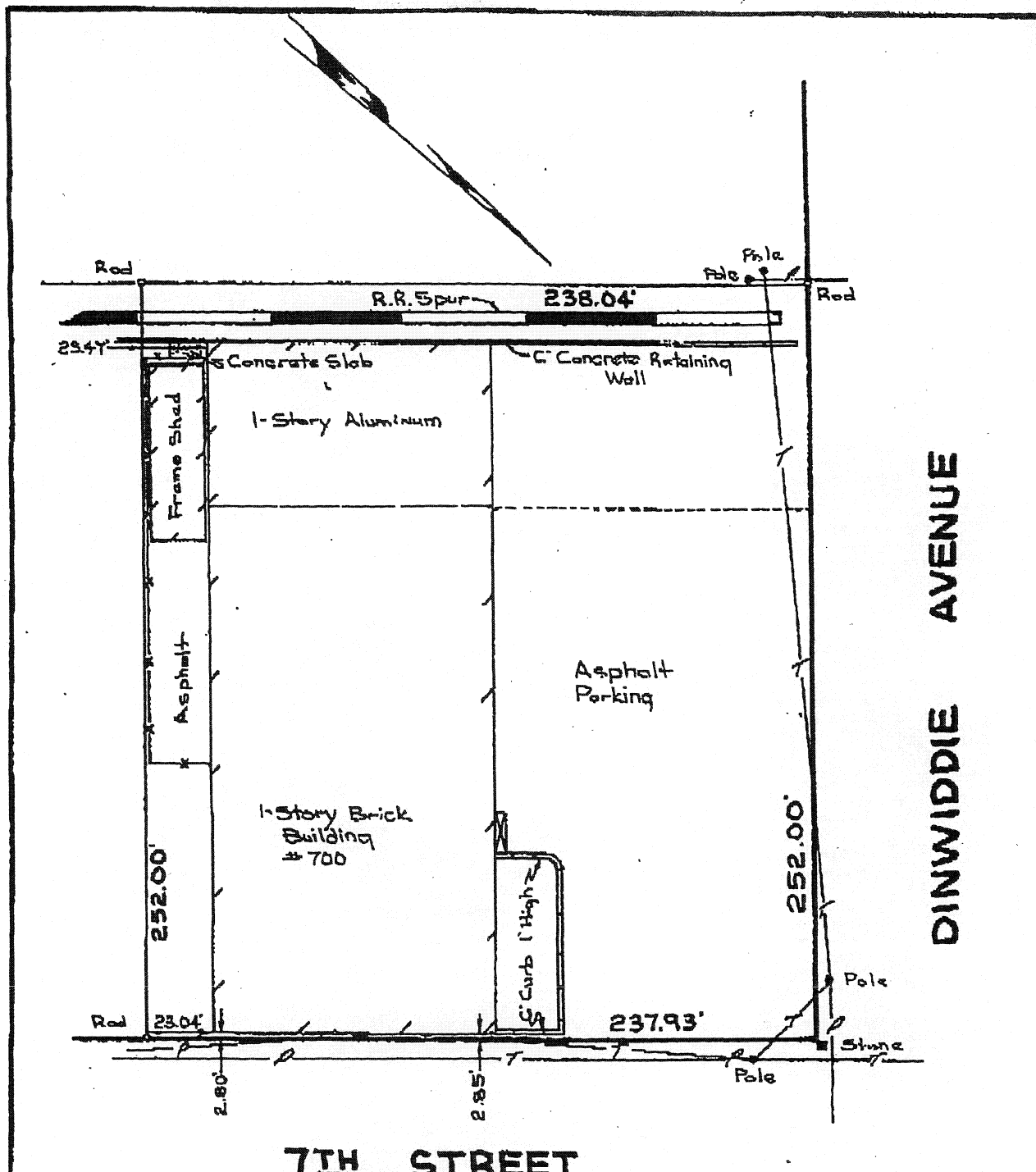
Enclosures

cc: Karen Stanley, CEO, CARITAS
Mark A. Olinger, Director of Planning and Development Review for the City of Richmond

EXHIBIT A
APPLICATION MATERIALS

In connection with the proposed Amended Special Use Permit Application for 700 Dinwiddie Avenue (Tax Map No.), the following application materials are enclosed:

1. Special Use Permit Application form;
2. Survey of present conditions
3. Site plan; and
4. Check made out to City of Richmond in the amount of \$1,800.

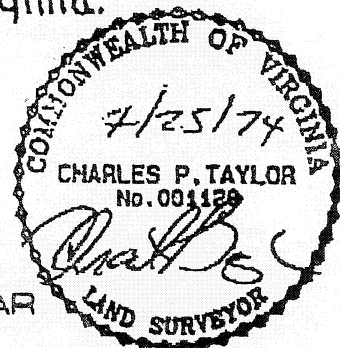


7TH STREET

DINWIDDIE AVENUE

Survey & Map Showing Improvements
Thereon of Premises Known as 700
Dinwiddie Avenue In Richmond, Virginia.

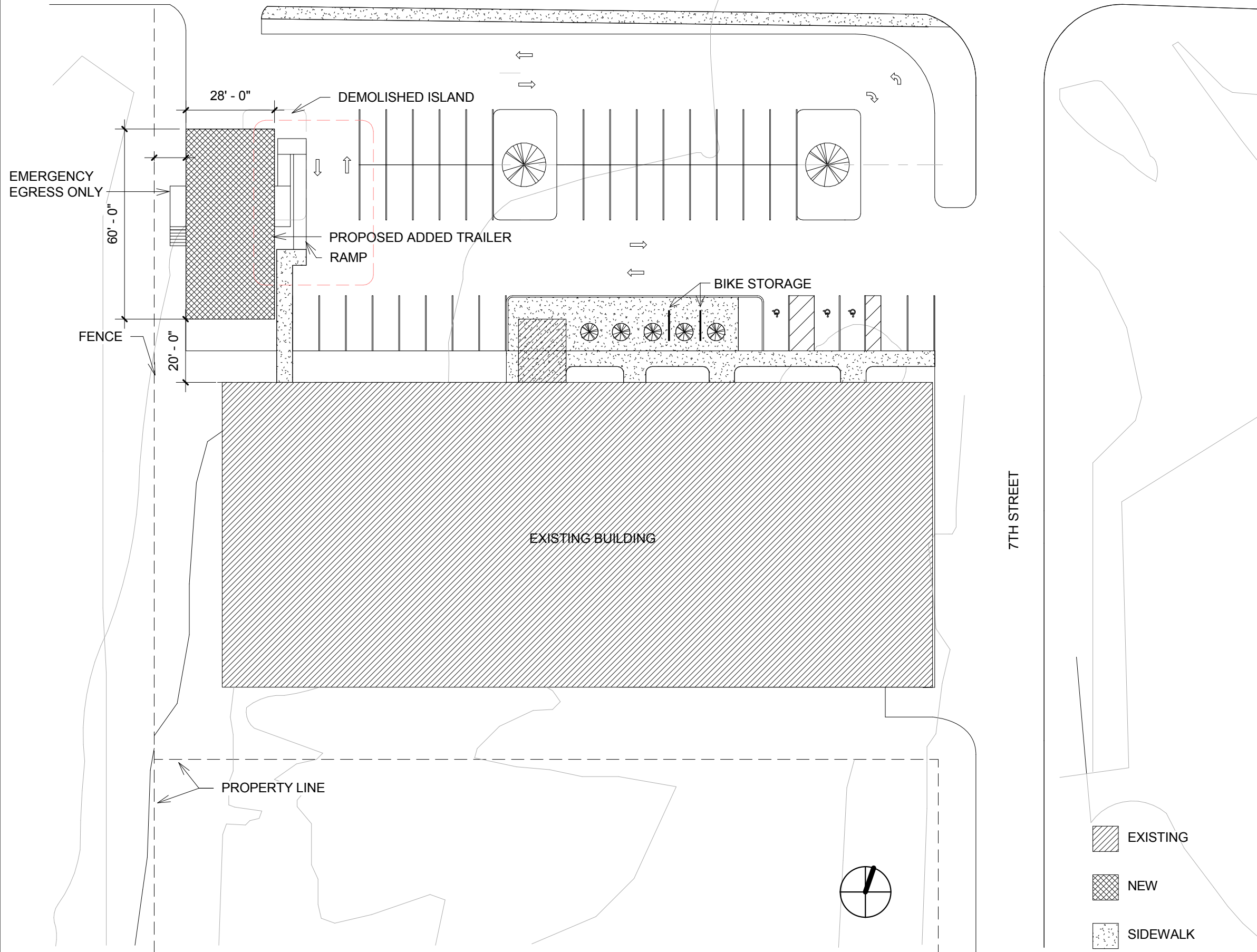
April 25, 1974






BODIE, MILLS, TAYLOR & PURYEAR
INC.
ENGINEERS & SURVEYORS
RICHMOND, VIRGINIA

F.N. 1095

DINWIDDIE AVENUE



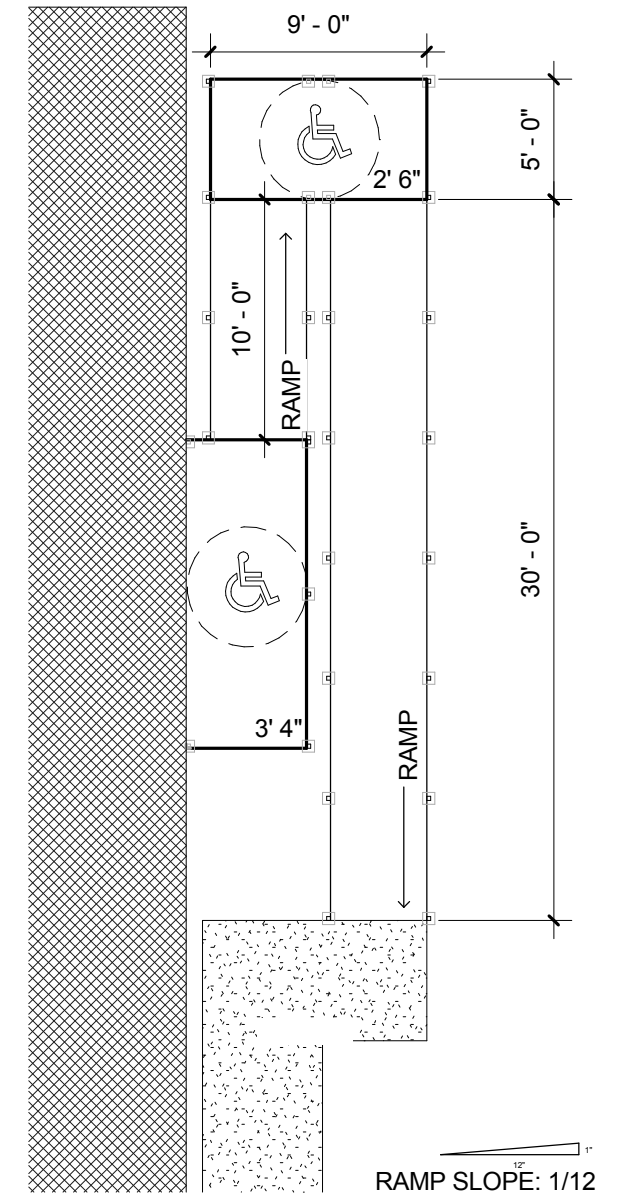
-  EXISTING
-  NEW
-  SIDEWALK

1 PROPOSAL - SITE PLAN
1/32" = 1'-0"

THE HEALING PLACE

GENERAL NOTES:
 REFERENCE SPECIAL USE PERMIT FOR RESIDENT OCCUPANCIES AND PERMISSIBLE USES
 ZONING FOR M-2:
 NO FRONT, SIDE, OR REAR YARD SETBACK REQUIREMENTS
 BUILDING HEIGHT MAY NOT EXCEED 45 FT
 REFERENCE IBC FOR ACCESSIBILITY, EGRESS, AND PARKING REQUIREMENTS

ALUMINUM RAMP ON EAST SIDE OF NEW BUILDING



2 PROPOSAL - RAMP
1/8" = 1'-0"