

AN ORDINANCE *No 86-199-188***ADOPTED AUG 11 1986**

To authorize the use of the real estate known as 6900 Patterson Avenue, containing 10,500 square feet, more or less, located on the northwest corner of Patterson Avenue and Charles Street, being more completely described as follows: beginning at a point on the north right of way line of Patterson Avenue, said point being the point of tangency of a curve marking the intersection of the north right of way line of Patterson Avenue and the west right of way line of Charles Street; thence extending along said curve with a radius of 5.00 feet and a length of 8.17 feet to a point on the west right of way line of Charles Street; thence extending in a northerly direction 180.00 feet, more or less, to the City of Richmond Corporation Line; thence extending in a westerly direction 50.00 feet along said Corporation Line to property line; thence extending in a southerly direction 184.59 feet to the north right of way line of Patterson Avenue; thence extending in an easterly direction 64.00 feet along the north right of way line of Patterson Avenue to the point of beginning, for the purpose 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 site plan, entitled: "Topographic Survey of Property Known as Lot 10, Block 17, Duntreath in the City of Richmond, Va." and on floor plans and elevation drawings, entitled "Va. Asphalt Association, Inc., Proposed Offices", upon certain terms and conditions.

Patron - Acting City Manager (By Request)

Approved as to form and legality
by City Attorney

1. THE CITY OF RICHMOND HEREBY ORDAINS:
2. § 1. That the real estate known as 6900 Patterson
3. Avenue, containing 10,500 square feet, more or less, located
4. on the northwest corner of Patterson Avenue and Charles
5. Street, being more completely described as follows:

1. beginning at a point on the north right of way line of
2. Patterson Avenue, said point being the point of tangency of
3. a curve marking the intersection of the north right of way
4. line of Patterson Avenue and the west right of way line of
5. Charles Street; thence extending along said curve with a
6. radius of 5.00 feet and a length of 8.17 feet to a point on
7. the west right of way line of Charles Street; thence extend-
8. ing in a northerly direction 180.00 feet, more or less, to
9. the City of Richmond Corporation Line; thence extending in a
10. westerly direction 50.00 feet along said Corporation Line to
11. property line; thence extending in a southerly direction
12. 184.59 feet to the north right of way line of Patterson
13. Avenue; thence extending in an easterly direction 64.00 feet
14. along the north right of way line of Patterson Avenue to the
15. point of beginning, is hereby permitted to be used for the
16. purpose of a non-medical office facility, together with
17. accessory parking, substantially as shown on site plan,
18. entitled: "Topographic Survey of Property known as Lot 10,
19. Block 17, Duntreath in the City of Richmond, Va.", prepared
20. by Bodie, Taylor & Puryear, Engineers & Surveyors, dated
21. June 6, 1986, and as shown on the floor plans and elevation
22. drawings, entitled: "Va. Asphalt Association, Inc., Proposed
23. Offices", prepared by Beamon & Associates, P.C., Consulting
24. Engineers, dated June 16, 1986, and revised on July 2, 1986,

1. copies of which are attached to and incorporated as a part
2. of this ordinance, and the building to be converted on such
3. real estate is hereby permitted to be used for the purpose
4. of a non-medical office facility.

5. § 2. That the Commissioner of Buildings is hereby
6. authorized to issue to the owner of the real estate, or
7. successor or successors in fee simple title, a building
8. permit for the purpose of converting the building and permit
9. the occupancy of the property for purposes of a non-medical
10. office facility. The special use permit shall be transfer-
11. able to the successor or successors in title of the owner,
12. whether acquired by operation of law, deed or otherwise, and
13. shall run with the land, subject to the following terms and
14. conditions:

15. (a) That the acceptance of the permit and the
16. exercise of the privileges granted by this ordinance by the
17. owner and successor or successors in title shall constitute
18. a warranty on the part of the owner and successor or succes-
19. sors that title to the land and the building shall be vested
20. in the same person or persons or corporation;

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

1. (c) That six parking spaces shall be provided
2. substantially as shown on the attached plans. The parking
3. area shall be screened from view from public streets by
4. evergreen vegetative material not less than four and
5. one-half feet in height substantially as shown on the
6. attached plans, and shall be screened from view from the
7. adjacent property to the west by evergreen vegetative
8. material or solid wood fencing not less than four and
9. one-half feet in height;

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

13. (e) That not more than four persons shall be
14. employed on the premises in the conduct of the business;

15. (f) That existing trees shall be retained and
16. additional landscaping shall be provided as shown on the
17. attached plans;

18. (g) That facilities for the collection of refuse
19. shall be provided as shown on the plans;

20. (h) That final grading and drainage plans shall be
21. approved by the Director of Public Works prior to the
22. issuance of building permits;

23. (i) That storm or surface water shall not be
24. allowed to accumulate on the land, and adequate facilities

1. for drainage of storm and surface water from the land or
2. building shall be provided by the owner at his cost and
3. expense so as not to adversely affect or damage adjacent
4. properties or public streets and the use thereof;

5. (j) There shall be no enlargement or exterior
6. alterations to the building except for those which are shown
7. on the attached plans and normal repair and maintenance;

8. (k) Identification of the premises shall be limited
9. to one sign, not exceeding six square feet in area attached
10. flat against the building;

11. (l) That use of the accessory building shown on the
12. plans shall be limited to storage;

13. (m) That should the owner use the premises for any
14. purpose which is not permitted by this ordinance, or fails,
15. refuses or neglects to comply with the provisions of fore-
16. going paragraphs (a) through (l) and does not terminate such
17. use or comply with such provisions within ninety days after
18. written notice so to do has been given to the owner by the
19. Zoning Administrator, the privileges granted by this
20. ordinance shall terminate and the special use permit shall
21. become null and void;

22. (n) That when the privileges granted by this
23. ordinance terminate and the special use permit becomes null
24. and void or when use of the premises is abandoned for a

1. period of twenty-four consecutive months, use of the real
2. estate shall be governed thereafter by the zoning regula-
3. tions prescribed for the district in which the real estate
4. is then situated; and

5. (o) That application for a building permit to
6. convert the building shall be made within twelve months from
7. the effective date of this ordinance, which building permit
8. shall expire by limitation and become null and void if
9. conversion of the building to such usage is not commenced
10. within one hundred eighty days from the date of the building
11. permit, or if conversion of the building is suspended or
12. abandoned for a period of one hundred eighty days at any
13. time after the work is commenced pursuant to issuance of
14. such building permit, as provided in Section 109.1 of the
15. Uniform Statewide Building Code. Should application for the
16. building permit not be made within twelve months from the
17. effective date of the ordinance granting the special use
18. permit, or should the building permit expire and become null
19. and void, the privileges granted by this ordinance shall
20. terminate and the special use permit shall become null and
21. void.

22. § 3. This ordinance shall be in force and effect
23. upon adoption.

SPECIAL USE PERMIT APPLICATION
CITY OF RICHMOND, VIRGINIA

Date June 16, 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):

Offices of the Virginia Asphalt Association

at the premises designated or described as follows: 6900 Patterson Avenue,

Richmond, Virginia.

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

Virginia Asphalt Association's proposed offices 1 of 1 By: Beamon & Associates 6/16/86

AND Topographic Survey of Lot 10, Block 17 1 of 1 By: Bodie, Taylor & Puryear 6/6/86

The current zoning of the property is: Residential or Office Use With Permit

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

Signature of owner of property: Hazel R. Parrish

Address: 6900 Patterson Avenue

Zip Code: 23226

Phone: 288-5760

Applicant or owner's representative: Richard Schreck (VIRGINIA ASPHALT ASSN.)

Address: 1500 FOREST AVE. SUITE 212 RICHMOND

Zip Code: 23288

Phone: 288-3169

Staff Note:

Application, plans, report, fee and other required information received: _____

Affects Master Plan YES _____ NO _____

VIRGINIA ASPHALT ASSOCIATION, INC.

RANDOLPH BLDG. - SUITE 212
1500 FOREST AVENUE
BOX K-236
RICHMOND, VIRGINIA 23288

RICHARD J. SCHRECK
EXECUTIVE VICE PRESIDENT

June 16, 1986

OFFICE
804-288-3169

APPLICANT'S REPORT

The Virginia Asphalt Association, Incorporated is a non-profit trade association representing the Asphalt Paving Industry in the State of Virginia. Its membership includes owners and operators of asphalt plants, asphalt paving contractors, milling and cold planing contractors, liquid asphalt suppliers, aggregate producers, and other businesses interested in the Asphalt Paving Industry. The purposes of the Corporation are to: (1) make available and render free information and consulting services to governmental and private bodies interested in paving; (2) disseminate information regarding the economy of paving with plant mixed asphalt; and (3) to promote the use of plant mixed asphalt in highways, streets and other paving projects.

The Association's Offices are currently located in the Randolph Building, Suite 212 of the Koger Executive Center in Henrico County.

It is the intention of the Board of Directors to establish permanent offices for the Association and its three employee staff at 6900 Patterson Avenue. Office hours are from 8:00 A.M. to 5:00 P.M., Monday through Friday, except holidays. Due to the nature of the trade association, non employee traffic will be limited to only an occasional membership visitation and/or committee meeting.

Because the Virginia Asphalt Association is a non profit corporation representing an industry and neither produces or sells any product it has no direct contact with the general public. Coupled with the infrequency of business related visitation this results in a quiet atmosphere compatible with residential environments. As can be seen from the enclosed Site Plan and Office Plans very few modifications, demolition or additions will be made in converting the property from residential use to commercial. For these reasons we do not believe conversion of this property to the offices of the Virginia Asphalt Association will result in any of the following:


- be detrimental to the safety, health, morals, and general welfare of the community involved;
- tend to create congestion in the streets, roads, alleys, and other public ways and places in the area involved;
- create hazards from fire, panic, or other dangers;

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- tend to overcrowd the land and cause an undue concentration of population;
- adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements;
- interfere with adequate light and air.

Should any additional information be required, please contact our offices.

Sincerely,



Richard J. Schreck
Executive Vice-President

RJS/rnw

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. 86-199

To authorize the use of the real estate known as 6900
Patterson Avenue, *** for the purpose 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 site plan, etc.

Approval of this special use ordinance would authorize the conversion of an
existing dwelling at 6900 Patterson Avenue into a non-medical office. The
property is located on the northwest corner of Patterson Avenue and Charles
Street and contains approximately 10,500 square feet of lot area. The
applicant is the contract purchaser of the property.

This property and surrounding properties are zoned R-4 Single-Family.
Adjacent to the west is a vacant parcel and a single-family dwelling.
Across Charles Street to the east are a number of properties devoted to
office use by virtue of special use permits. To the south across Patterson
Avenue is a mixture of single-family dwellings and office uses approved as
special use permits. To the rear of the property and across an alley are
residential properties located in Henrico County.

The Master Plan recommends office use for properties on both sides of
Patterson Avenue in this area. A policy statement in the Plan recommends
conversion of existing structures to preserve the residential appearance
along Patterson Avenue. This proposal is consistent with that objective.

The existing two-story brick dwelling contains approximately 1600 square
feet of floor area. The petitioner, the Virginia Asphalt Association,
proposes to locate their trade association office on the property.
Although the ordinance would permit any non-medical office, it limits the
number of employees on the premises to four persons. A handicapped ramp is
proposed at the rear of the building, and an existing screened porch is
proposed to be enclosed to serve as a library. Identification of the
premises would be limited to one sign not exceeding six square feet in area
attached flat against the building.

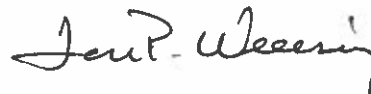
Normal zoning would require seven parking spaces based on the size of the
building. However, in an effort to retain two existing mature trees, only
six spaces would be provided at the rear of the building. Access to the
parking area would be via a driveway from Charles Street. The parking area
would be paved and screened in accordance with normal zoning requirements,

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and additional landscaping would be provided. The Commission feels the proposed parking should be adequate given the ordinance condition limiting the number of employees on the premises.

The proposed office conversion is consistent with Master Plan objectives and established land use policies for the area. It is also consistent with other conversions that have taken place in this area pursuant to special use permits. The building would retain its residential appearance and character, and the proposed use should not result in any adverse impact to the surrounding area. 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. Richard J. Schreck - Applicant

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 86-199 City Manager, Requested by ..By..Request..... Received City Manager's Office -- Summarized 8/4/86	Subject Special Use Ordinance/ 6900 Patterson Avenue
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SUMMARY

This Ordinance would allow an existing two-story dwelling containing approximately 1,600 sq. ft. of floor area to be converted into a non-medical office. The petitioner, Virginia Asphalt Association, proposes to locate their trade association office on the property.

The property, containing approximately 10,500 sq. ft. of area, is zoned R-4, Single-Family, which does not permit office use.

The Master Plan recommends office use for properties on both sides of Patterson Avenue in this area. A statement in the Plan recommends conversion of existing structures to preserve the residential appearance along Patterson Avenue. This proposal is consistent with that objective.

Terms to include:

1. Six-parking spaces to be provided and screened from view;
2. Not more than 4 employees;
3. Existing trees shall be retained;
4. Final grading and drainage plans shall meet requirements prior to issuance of Building Permits;
5. Accessory building shall be limited to storage usage;
6. No enlargement or exterior alterations except those in Plans and normal repair and maintenance;
7. Refuse collections shall meet requirements shown in Plans;
8. Other normal applicable conditions of special uses.

Planning Commission granted approval on August 4, 1986.

COUNCIL ACTION

	On Docket 8/11/86
	Amended
	Adopted
	Rejected