

INTRODUCED: December 9, 2019

AN ORDINANCE No. 2019-349

To amend and reordain Ord. No. 84-309-31, adopted Feb. 25, 1985, as previously amended by Ord. No. 2001-310-283, adopted Oct. 8, 2001, and Ord. No. 2019-087, adopted Apr. 22, 2019, which authorized the special use of the property known as 5612 Grove Avenue for the purpose of non-medical office use, to authorize a freestanding sign, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: JAN 13 2020 AT 6 P.M.

THE CITY OF RICHMOND HEREBY ORDAINS:

I. That Ordinance No. 84-309-31, adopted February 25, 1985, as previously amended by Ordinance No. 2001-310-283, adopted October 8, 2001, and Ordinance No. 2019-087, adopted April 22, 2019, is hereby amended and reordained as follows:

§ 1. That the property known as 5612 Grove Avenue, located on the north right of the way line of Grove Avenue at its intersection with Granite Avenue, containing approximately 5,957 square feet of land and identified as Tax Parcel No. W020-0111/003 in the 2019 records of the City Assessor, being more completely shown on the survey entitled “Plat Showing the Physical Improvements to W0200111003, 5612 Grove Avenue,

AYES: 9 NOES: 0 ABSTAIN: \_\_\_\_\_

ADOPTED: JAN 13 2020 REJECTED: \_\_\_\_\_ STRICKEN: \_\_\_\_\_

Elaine Oakley Revocable Trust,” prepared by C. E. Duncan & Associates, Inc., and dated August 20, 2018, a copy of which is attached to and incorporated into this amendatory ordinance, is hereby permitted to be used for the purpose of non-medical office and an interior design studio and for personal service businesses that provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch and jewelry repair shops; and similar establishments; provided that not more than five persons are employed on the property in the conduct of any repair or fabrication activity; that the existing dwelling on the property may be converted and adapted and a rear entry and stair addition may be added and constructed for such purpose, said property being as shown on the copy of plans, entitled “Proposed Alteration and Additions to 5612 Grove Avenue,” prepared by Robert M. J. Ullman, Architect, dated January 11, 1985, copies of which are attached to Ordinance No. 84-309-31, adopted February 25, 1985, as modified by the plans entitled “Exhibit B (Current Floor Plan – Main Level),” prepared by Pillar & Peacock, and dated December 6, 2018, copies of which are attached to and incorporated into [~~this amendatory ordinance~~] Ordinance No. 2019-087, adopted April 22, 2019, as modified by a plan entitled “Exhibit A,” prepared by an unknown preparer, and undated, and a plat entitled “Plat Showing the Physical Improvements to W0200111003, 5612 Grove Avenue, Elaine Oakley Revocable Trust,” prepared by C.E. Duncan & Associates, Inc., dated August 20, 2018, and labelled as “Exhibit C,” copies of which are attached to and made a part of this amendatory ordinance.

§ 2. That adoption of this ordinance shall constitute the granting of a special use

permit for the property, which shall be transferable to the successor of successors in title of the owner, whether acquired by operation of law, deed or otherwise, and 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 for such purpose(s) on said property, subject to the following terms and conditions:

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

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

(c) That no fewer than five parking spaces shall be provided on the site with a shared access aisle with the property located at 5610 Grove Avenue substantially as shown on the plan attached to Ordinance No. 84-309-85-31, adopted February 25, 1985. Implementation of the parking arrangement and access aisle is subject to City Council approving an amendment to the present special use permit at 5610 Grove Avenue. An easement approved as to form by the City Attorney, ensuring continued availability of the access aisle, shall be recorded. The parking shall be screened from view from Granite Avenue and the public alley to the rear by evergreen material in combination with wood fencing not less than four and one-half feet in height;

(d) The parking area and access aisles shall be paved with an all-weather, dust-

free surface and that parking spaces shall be delineated on the pavement surface;

(e) That 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 or public right-of-way;

(f) That final grading and drainage plans, if required, shall be approved by the Director of Public Utilities prior to the issuance of building permits;

(g) That storm or surface water shall not be allowed to accumulate on the land, and adequate facilities for drainage of storm and surface water from the land or building shall be provided and maintained at all times by the owner at its cost and expense so as not to adversely affect or damage adjacent property or public streets and alleys and the use thereof;

(h) That there shall be a maximum of four staff and one receptionist employed on the property in the conduct of the business;

(i) That the property shall be used principally for purposes of a non-medical office or an interior design business and retail sales of items displayed or stocked on the property shall be incidental thereto. If used as an interior design business, showroom areas shown on the plans attached to Ordinance No. 84-309-85-31, adopted February 25, 1985, shall be devoted principally to the demonstration of design schemes, and only incidentally for the purpose of display of home decorating items and accessories offered for sale at retail. The property may also be used for personal service businesses that provide services directly to persons or services for personal items, including barber shops, beauty salons, health spas, fitness centers, dance studios, photography studios, travel agencies, shoe repair shops, tailor and garment alteration and repair shops, clothing rental stores, watch

and jewelry repair shops, and similar establishments; provided that not more than five persons are employed on the property in the conduct of any repair or fabrication activity;

(j) That identification of the property shall be limited to signage not exceeding an aggregate of six square feet in area, mounted flat on a vertical surface of the building and one freestanding sign substantially as shown on a plan entitled "Exhibit A," prepared by an unknown preparer, and undated, and a plat entitled a Plat Showing the Physical Improvements to W0200111003, 5612 Grove Avenue, Elaine Oakley Revocable Trust," prepared by C.E. Duncan & Associates, Inc., dated August 20, 2018, and labelled as "Exhibit C," copies of which are attached to and made a part of this amendatory ordinance;

(k) That there shall be no enlargement or exterior alterations to the building except for those which are shown on the plans attached to Ordinance No. 84-309-85-31, adopted February 25, 1985;

(l) That the Commissioner of Buildings is authorized to issue a [~~certificate of occupancy~~] building permit for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the [~~certificate of occupancy~~] building permit shall be made within 365 calendar days following the date on which this ordinance becomes effective. If the application for the [~~certificate of occupancy~~] building permit is not made with the time period stated in the previous sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void, and the use of the property shall be governed by the terms and conditions of Ordinance No. [~~2001-310-283~~] 2019-087, adopted [~~October 8, 2004~~] April 22, 2019;

§ 4. That 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 of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of Richmond (2015), as amended, or any other applicable laws or regulations.

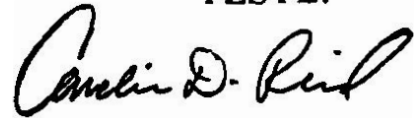
§ 5. That when the privileges granted by this amendatory ordinance terminate and the special use permit becomes null and void or when use of the property is abandoned for a period of 24 consecutive months, use of the property shall be governed thereafter by the zoning regulations prescribed for the district 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.

**A TRUE COPY:**

**TESTE:**

A handwritten signature in black ink, reading "Carlin D. Reed". The signature is written in a cursive style with a large initial "C".

**City Clerk**

# City of Richmond

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

## Item Request

File Number: PRE.2019.543

RECEIVED

DEC 02 2019

O & R REQUEST

4-9397  
NOV 12 2019

OFFICE OF THE CITY ATTORNEY

### O & R Request

Office of the  
Chief Administrative Officer

DATE: November 8, 2019

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)  
(This in no way reflects a recommendation on behalf of the Mayor)

*[Handwritten signature]* 12/2/19

THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *[Handwritten initials]*

THROUGH: Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning *[Handwritten signature]*

FROM: Mark A. Olinger, Director, Department of Planning and Development Review *[Handwritten signature]*

RE: To amend and reordain Ord. No. 2019-087, adopted April 22, 2019, as previously amended by Ord. No. 2001-310-283, adopted Oct. 8, 2001, which authorized a special use of the property known as 5612 Grove Avenue for the purpose of non-medical office use, personal services and modify parking requirements, to authorize a free-standing sign, upon certain terms and conditions.

ORD. OR RES. No. \_\_\_\_\_

**PURPOSE:** To amend and reordain Ord. No. 2019-087, adopted April 22, 2019, as previously amended by Ord. No. 2001-310-283, adopted Oct. 8, 2001, which authorized a special use of the property known as 5612 Grove Avenue for the purpose of non-medical office use, personal services and modify parking requirements, to authorize a free-standing sign, upon certain terms and conditions.

**REASON:** The applicant is requesting to amend an existing special use permit that authorized personal service uses as an addition to the current permitted uses. The amendment would allow a free-standing sign in front of the building.

**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 January 6, 2020, meeting.

**BACKGROUND:** The subject property consists of a 5,663 SF or .13 acre parcel of land improved with a 931 SF commercial building constructed, per tax assessment records, in 1920 as a single-family dwelling and is located in the Far West Planning District at the corner of Grove and Granite Avenues.

The City of Richmond's Master Plan designates a future land use category for the subject property as Office Transitional (OF-TR) Primary uses for this category include "...low-to-medium intensity professional, business and administrative offices, and medical and dental clinics that are compatible with adjacent residential uses and serve as separation between residential areas and nearby commercial or other higher intensity land uses or features. The scale and intensity of such office uses may vary depending on the density and type of residential uses they are intended to buffer. Typical zoning classifications that may accommodate this land use category: RO-1 and RO-2." (City of Richmond Master Plan)

Currently, adjacent properties on the 5600 Block of Grove Avenue are of similar-sized buildings and uses that were, at one time, residential but have transitioned to commercial or personal service uses. Nearby properties are a combination the same R-4 Single Family Residential zone. The property is adjacent to the transition into the Libbie-Grove Urban Business Parking Overlay (UB-PO1) district and is a part of the Westhampton neighborhood.

**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:** \$200 application fee

**DESIRED EFFECTIVE DATE:** Upon

**REQUESTED INTRODUCTION DATE:** December 9, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** January 13, 2020

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
January 6, 2020

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)

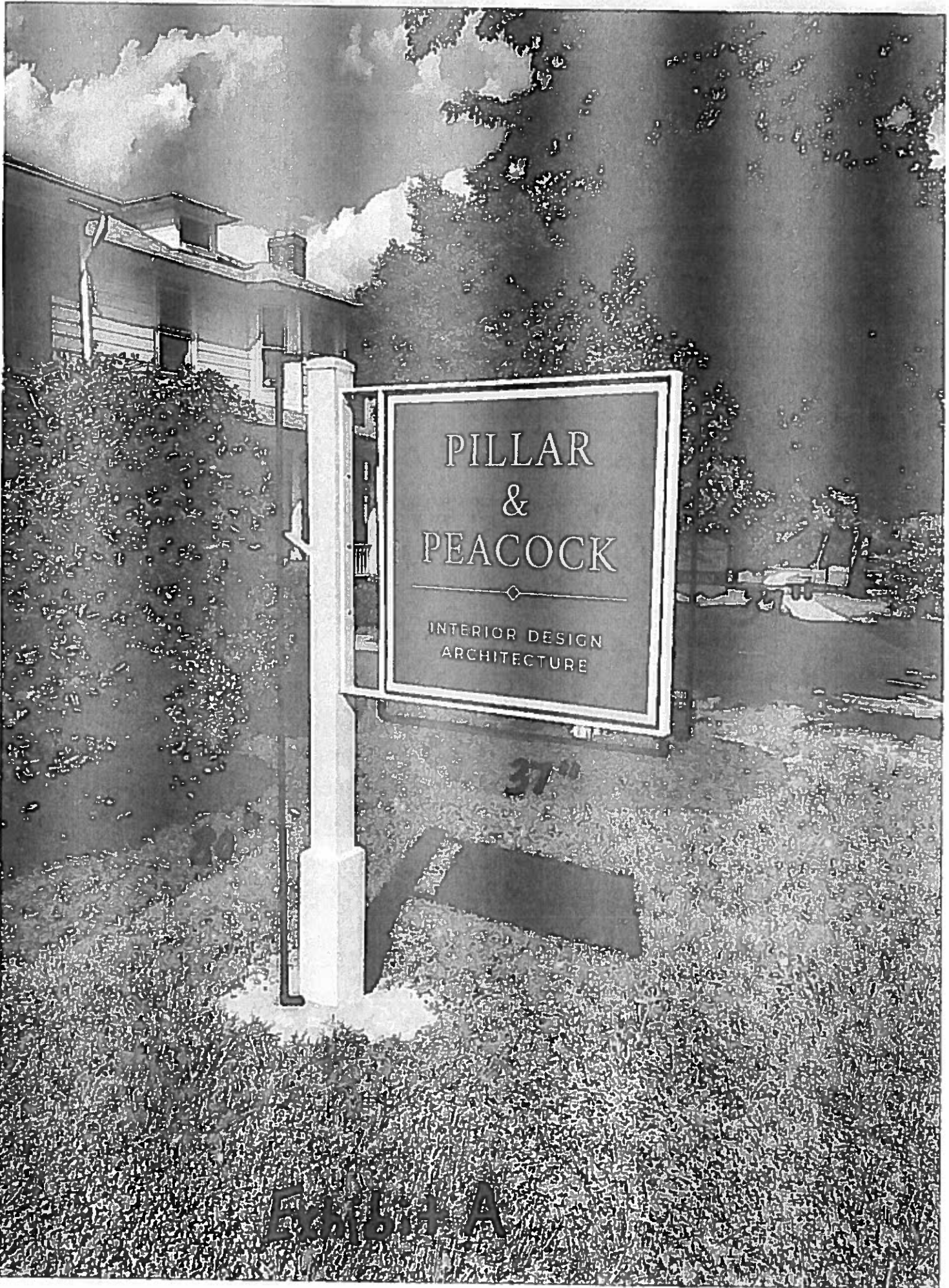


**RELATIONSHIP TO EXISTING ORD. OR RES.:** Amendment to Ordinance No. 2019-087

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

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

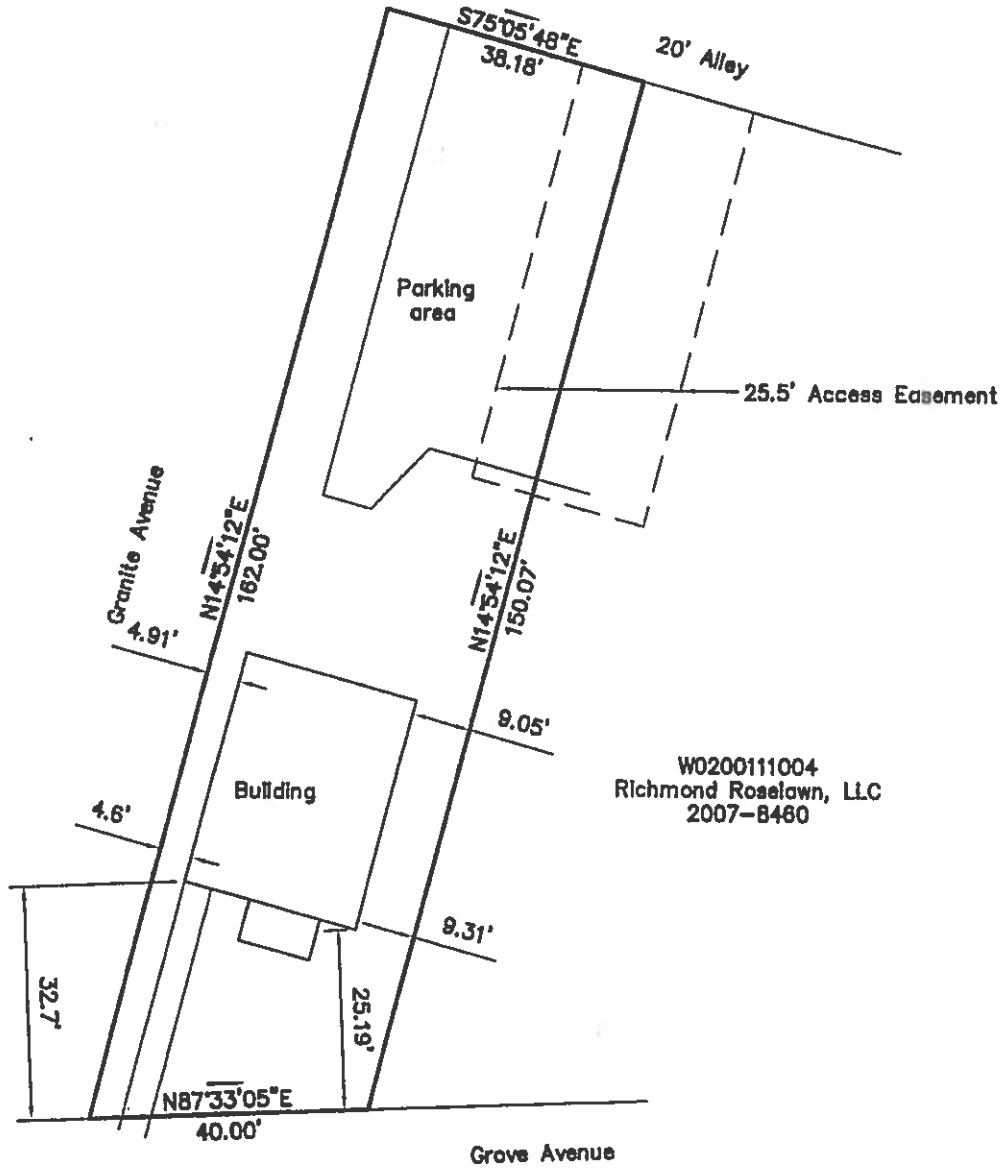
**STAFF:** Jonathan Brown, Senior Planner, Land Use Administration (Room 511), 646-5734



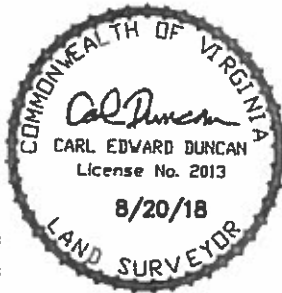
PILLAR  
&  
PEACOCK

—◆—  
INTERIOR DESIGN  
ARCHITECTURE

Exhibit A



Plat Showing the  
 Physical Improvements to  
 W020011003  
 5612 Grove Avenue  
 Elaine Oakley Revocable Trust  
 1st District  
 City of Richmond



G. E. Duncan & Associates, Inc.	
2800 Rocky Oak Road	
PORTLAND, VIRGINIA 23139	
(804) 686-8240 Fax (804) 686-8240	
DATE: 8/20/18	SCALE: 1"=20'
DRAWN BY: CED JOB NO.: 18-1584	



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.richmondva.gov/>

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: 5812 Grove Avenue Date: 10/1/2019  
Tax Map #: W020-0111/003 Fee: \_\_\_\_\_  
Total area of affected site in acres: .13

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

**Zoning**

Current Zoning: R4

Existing Use: SUP

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
Free-standing sign usage in front yard of property

Existing Use: signage mounted flat on a vertical surface of the building not exceeding an aggregate of six square feet in area

Is this property subject to any previous land use cases?

Yes  No  If Yes, please list the Ordinance Number: 2019-087 dtd. 4/22/2019, 84-309-85-31 dtd. 2/25/1985, 2001-310-283 dtd. 9/10/2001

**Applicant/Contact Person:** Elaine V. Oakey

Company: \_\_\_\_\_  
Mailing Address: 1803 Blue Ridge Road  
City: Charlottesville State: VA Zip Code: 22903  
Telephone: (434) 293-9880 Fax: ( )  
Email: oakeyelaine@gmail.com

**Property Owner:** Elaine V. Oakey

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 1803 Blue Ridge Road  
City: Charlottesville State: VA Zip Code: 22903  
Telephone: (434) 293-9880 Fax: ( )  
Email: oakeyelaine@gmail.com

**Property Owner Signature:** Elaine Oakey

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 Report:**

**Property Address:** 5612 Grove Avenue, Richmond VA. 23226  
**Tax Map #/Parcel No:** W020-0111/003

To amend Ordinance No. 2019-087 adopted April 22, 2019, previously amended with Ordinance No. 84-309-85-31 adopted February 25, 1985 and previously amended with Ordinance No. 2001-310-283 adopted October 8, 2001.

My request is to amend the term and condition item 3(j) within the Special Use Permit to ADD the language to allow the addition of a free-standing sign on the premises. This would result in the ability to have one (1) sign on the building and one (1) sign free-standing on the premises. The reason for the request is to give greater flexibility for visibility/marketing of our Tenant's business now and in the future for new Tenants.

The Special Use Permit will NOT:

- a) Be detrimental to the safety, health, morals and general welfare of the community involved;
- b) Create congestion in the streets, roads, alleys and other public ways as the business would not be high intensity use;
- c) Create hazards from fire or other dangers;
- d) Cause overcrowding of land and an undue concentration of population as the business would be by appointment only;
- e) Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements;
- f) Interfere with adequate light and air.

The request to amend the Special Use Permit to allow an additional free-standing sign on the premises, provides our Tenant the same marketing/advertising ability as neighboring businesses. There will be no change in the landscape or lighting around the exterior of the building. Please reference the attached (Exhibit A) photo with measurements noted.

I appreciate your consideration with regard to this matter.

Sincerely,



Elaine Oakey  
Property Owner