

AN ORDINANCE NO 85-289-271

ADOPTED NOV 25 1985

To authorize the use of the real estate known as 6905 Patterson Avenue, containing 8025 square feet, more or less, located on the south side of Patterson Avenue west of Ripley Avenue, being more completely described as follows: beginning at a point on the south right of way line of Patterson Avenue, said point being 400 feet west of the intersection of the south right of way line of Patterson Avenue and the west right of way line of Ripley Avenue; thence extending in a westerly direction 50 feet along the south right of way line of Patterson Avenue to a point; thence extending in a southerly direction 160.50 feet between parallel lot lines to a 15-foot alley, for purposes of a non-medical office facility, together with accessory parking, and to authorize the adaption and conversion of a building for such purposes, substantially as shown on the plans, entitled: "Alterations To: 6905 Patterson Avenue, Richmond, Virginia 23226", upon certain terms and conditions.

Patron - 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 6905 Patterson
3. Avenue, containing 8025 square feet, more or less, located
4. on the south side of Patterson Avenue west of Ripley Avenue,
5. being more completely described as follows: beginning at a
6. point on the south right of way line of Patterson Avenue,
7. said point being 400 feet west of the intersection of the
8. south right of way line of Patterson Avenue and the west
9. right of way line of Ripley Avenue; thence extending in a

1. westerly direction 50 feet along the south right of way line
2. of Patterson Avenue to a point; thence extending in a
3. southerly direction 160.50 feet between parallel lot lines
4. to a 15-foot alley, is hereby permitted to be used,
5. converted, altered and adapted for purposes of a non-medical
6. office facility, substantially as shown on the plans,
7. entitled: "Alterations To: 6905 Patterson Avenue, Richmond,
8. Virginia 23226", prepared by Harry S. Cruickshank,
9. Architect AIA, dated June, 1985, and revised October 16,
10. 1985, a copy of which is attached to and incorporated as a
11. part of this ordinance.

12. § 2. That the Commissioner of Buildings is hereby
13. authorized to issue to the owner of the real estate, or
14. successor or successors in fee simple title, a building
15. permit for the purpose of converting, altering and adapting
16. the building and permit the occupancy of the property for
17. purposes of a non-medical office facility. The special use
18. permit shall be transferable to the successor or successors
19. in title of the owner, whether acquired by operation of law,
20. deed or otherwise, and shall run with the land, subject to
21. the following terms and conditions:

22. (a) That the acceptance of the permit and the
23. exercise of the privileges granted by this ordinance by the
24. owner and successor or successors in title shall constitute

1. a warranty on the part of the owner and successor or
2. successors that title to the land and the building shall be
3. vested in the same person or persons or corporation;

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

9. (c) That six parking spaces shall be provided as
10. shown on the attached plan. The parking area shall be
11. screened along the east and west property lines by a
12. six-foot high solid wood fence as shown on the attached
13. plan;

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

17. (e) There shall be no enlargement or exterior
18. alterations to the building except for those which are shown
19. on the attached plan and normal repair and maintenance.

20. (f) 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. (g) That facilities for the collection of refuse
24. shall be provided in accordance with the requirements of the

1. Director of Public Works. Such facilities shall be located
2. or screened as not to be visible from adjacent properties or
3. public streets;

4. (h) That storm or surface water shall not be
5. allowed to accumulate on the land, and adequate facilities
6. for drainage of storm or surface water from the land or
7. building shall be provided by the owner at his cost and
8. expense so as not to adversely affect or damage adjacent
9. properties or public streets and the use thereof;

10. (i) That identification of the premises shall be
11. limited to one sign, not exceeding six square feet in area,
12. attached flat against the building;

13. (j) 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 (i) 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. (k) 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
3. regulations prescribed for the district in which the real
4. estate is then situated; and

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

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

23.
24.

SPECIAL USE PERMIT APPLICATION
CITY OF RICHMOND, VIRGINIA

Date September 16, 1985

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

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

Office Use -- General

at the premises designated or described as follows: 6905 Patterson Avenue,
Richmond, Virginia 23226

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

Lot 9, Block E, Collegeview

Plat of Improvements to Lot 9, Block E, Collegeview of Richmond, Virginia

The current zoning of the property is: _____

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

Signature of owner of property: *Richard L. Burroughs*

Address: _____

Zip Code: _____

Phone: _____

Applicant or owner's representative: *Ken Jones*

Address: 6806 Patterson Avenue, Richmond, Virginia

Zip Code: 23226

Phone: (804) 282-8300

Staff Note:

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

Affects Master Plan

YES _____

NO _____

Rev. 6/83

2. BACKGROUND. The proposed office conversion would be fully compatible in use, scope and design with the surrounding area which has experienced a transition from residential to office use. The stretch along Patterson Avenue across the street from the subject site includes, almost without exception, a variety of conversions to office use, including offices for architects, and also, a converted structure now occupied by the Applicant's own insurance agency. These conversions were all completed tastefully and have served to enhance the surrounding area without intruding into the residential uses to the rear of these buildings. It is in full recognition of this transition and change in use, that the Master Plan provides for general office use along this corridor. On the same side of the street as the subject site, from Ripley Street to Three Chopt Road there is a school and telephone company office. There is little chance that the subject site will again be occupied as a residence and this conversion, if done as tastefully as was the site now occupied by the Applicant's insurance agency, will serve to save this dwelling from destruction and permit the introduction of a use compatible with surrounding uses and one which is residential in size and appearance.

3. JURISDICTIONAL REQUIREMENTS. All of the jurisdictional requirements for the Planning Commission to recommend and the City Council to approve this Special Use Application are complied with for the following reasons:

(a) The Special Use Permit will not be detrimental to the safety, health, morals and general welfare of the community because it will result in the improvement of a structure which is now unoccupied, unkempt and in need of repair and all alterations will be constructed and completed in accordance with current building health and safety codes.

(b) The Special Use Permit will not tend to create congestion in the streets, roads, alleys and the public ways and in the area involved because ample off-street parking will be provided. Further, no curb-cut is contemplated from Patterson Avenue and access, is, instead, planned from a rear alley off of Ripley Street to the east.

(c) The Special Use Permit will not result in hazards from fire, panic or other dangers because all alterations will be in compliance with all applicable building codes and will be undertaken by recognized, duly licensed contractors under the supervision of the architect and the work will be inspected by the City of Richmond Building Inspectors in accordance with applicable laws.

The Honorable Council of the
City of Richmond
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(d) The Special Use Permit will not tend to overcrowd the land and cause undue concentration of population because there will be no additions at all to the existing building and no exterior changes except those minor changes previously referred to. In addition, the Special Use Permit is for professional and general office use and does not include medical office use and access being only from the rear alley, any more intensive use would, in any case, be unfeasible.

(e) The Special Use Permit will not adversely affect or interfere with public or private schools, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements as these facilities and utilities are readily available to the site in more than adequate supply to handle the modest needs of the proposed building and since the building is non-residential, it will have no effect on public or private schools.

(f) The Special Use Permit will not interfere with adequate light and air as all alterations will be in compliance with all modern building, health and safety codes.

4. SUMMARY. This Special Use Permit Application to allow the conversion to office use and completion of alterations to a dwelling at 6905 Patterson Avenue, Richmond, Virginia, is compatible with the Master Plan and with current and proposed uses in this area and will result in a modern, attractive office building involving minimal changes to the exterior, thereby preserving the basically residential appearance of this structure.

For all the foregoing reasons, we respectfully request that the Special Use Permit be recommended for approval by the Planning Commission and be approved by the Council of the City of Richmond.

Respectfully submitted,


Kenneth P. Gross

KPG:kj

Enclosures

City of Richmond
City Planning Commission



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

November 19, 1985

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of November 18, 1985, the City Planning Commission voted (8-1) to recommend APPROVAL of:

Ordinance No. 85-289

To authorize the use of the real estate known as 6905 Patterson Avenue,*located on the south side of Patterson Avenue west of Ripley Avenue,***for purposes of a non-medical office facility,***and to authorize the adaption and conversion of a building for such purposes, etc.**

Approval of this special use ordinance would authorize the conversion of an existing dwelling at 6905 Patterson Avenue into a non-medical office. The property contains approximately 8000 square feet of lot area and is located on the south side of Patterson Avenue west of Ripley Avenue. The applicant is the contract purchaser of the property.

This property and surrounding properties are zoned R-4 Single-Family. Adjacent to the east is a dwelling which is to be demolished and replaced with a dental office building under a special use permit approved in September of this year. Further to the east is another dwelling, a small office converted from a dwelling by virtue of a special use granted in 1984, and a day school. To the west is a dwelling, a dental office and a telephone equipment station. Across Patterson Avenue to the north are two single-family dwellings and several properties devoted to office uses authorized by special use permits. Across an alley to the south are the rears of single-family dwellings fronting on Kensington Avenue.

The Master Plan recommends office use for properties on both sides of Patterson Avenue in this block. 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 one and one-half story frame dwelling contains approximately 1600 square feet of floor area and is currently vacant. The dwelling appears to be in fair condition but is in need of renovation. A handicapped ramp is proposed at the rear of the building. No other additions or alterations would be permitted. Identification of the premises would be limited to one sign not exceeding six square feet in area attached flat against the building.

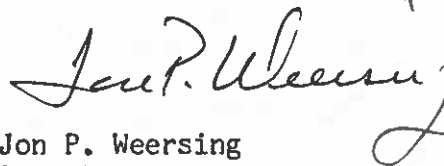
Normal parking requirements would be met by the provision of six parking spaces at the rear of the property with access from an alley. The property

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is not wide enough to enable driveway access from Patterson Avenue to the rear yard. The ordinance requires the parking area to be paved, and screened by a six-foot high solid wood fence along the east and west property lines.

The proposed conversion is consistent with Master Plan objectives and land use policies for the area. It is also consistent with other conversions that have taken place in this block by virtue of special use permits and sets a positive example for further conversions. The existing appearance of the building will be improved while retaining its residential character. The conditions and safeguards set forth in the Charter relative to the granting of special use permits appear to be met, and approval is recommended. No opposition has been expressed to the Commission.

Very truly yours,



Jon P. Weersing
Secretary

JPW:lk

cc: Mr. Kenneth P. Gross - Applicant

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 85-289	Subject
Requested by City Manager	Special Use/6905 Patterson Ave.
Received City Manager's Office --	
Summarized 11/15/85	

SUMMARY

This Ordinance would authorize the conversion of an existing dwelling, containing approximately 1,600 square feet of floor area, into a non-medical office together with accessory parking, substantially as shown on the attached site plan, floor plan and elevation drawing entitled "Alterations To: 6905 Patterson Avenue, Richmond, Virginia 23226", prepared by Harry S. Cruickshank, Architect AIA dated June 1985 and revised October 16, 1985. The attached plans are to be made a part of the ordinance.

The subject property is zoned R-4, Single-Family Residential, and the proposed use is not permitted.

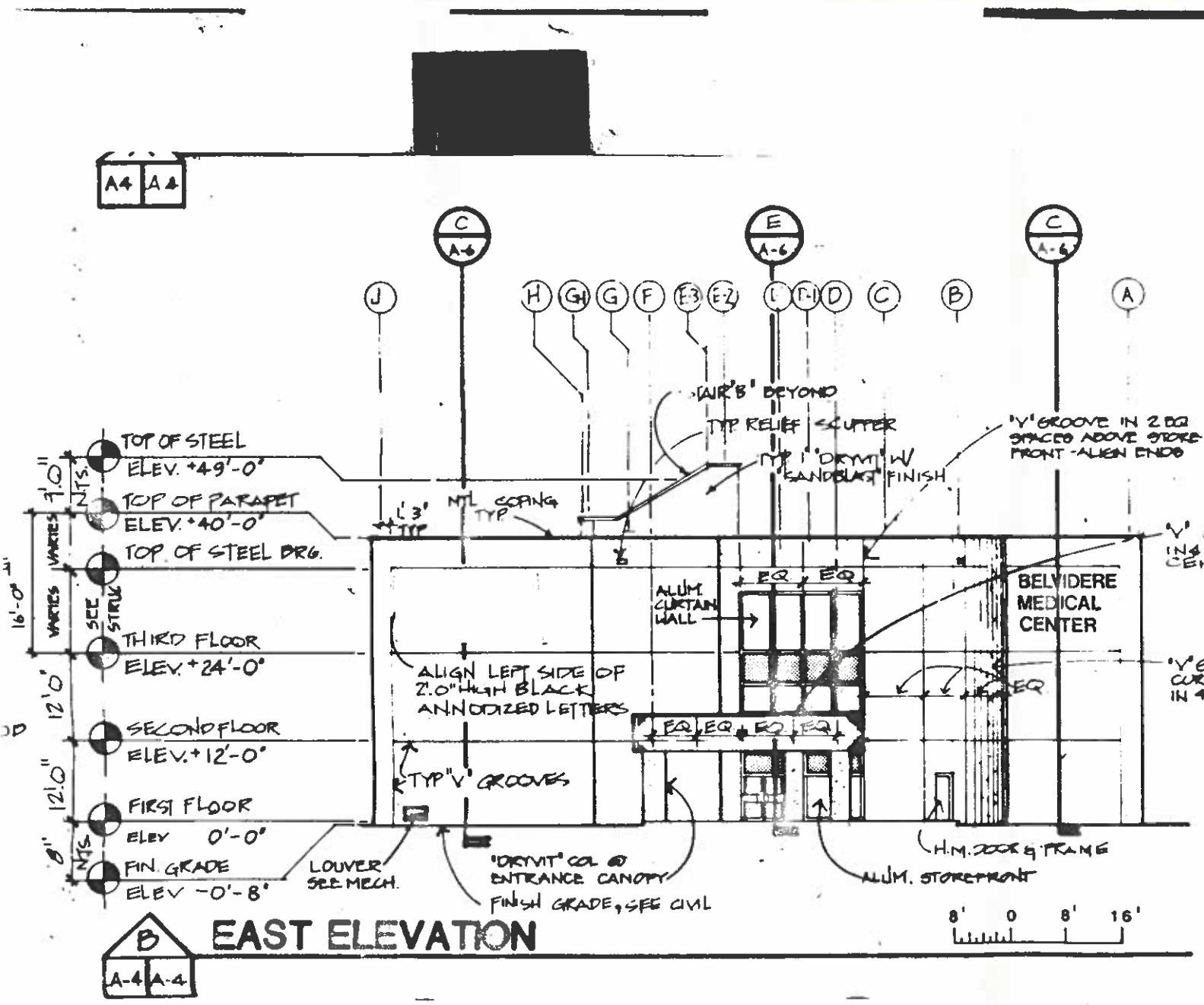
Conditions include:

1. Six (6) parking spaces shall be provided as shown on the attached plan.
2. The parking area and access aisles shall be paved with a dust-free, all-weather surface and parking spaces shall be delineated on the pavement surface.
3. Facilities for the collection of refuse shall be provided.
4. Final grading and drainage plans shall be approved by the Director of Public Works.
5. There shall be no enlargement or exterior alterations to the building except for those which are shown on the attached plan and normal repair and maintenance.
6. Storm or surface water shall not be allowed to accumulate on the land and adequate facilities for drainage of storm or surface water from the land or buildings shall be provided.
7. Identification of the premises shall be limited to one sign, not exceeding six square feet in area attached flat against the building.

COUNCIL ACTION

On Docket 11/25/85
Amended
Adopted
Rejected

8. Other conditions normally applicable to special use.



EAST ELEVATION



A-4 A-4

B
A-4 A-4

16'-0" VARIES
7'-0" 2' TYP.
TOP OF STEEL
ELEV. +49'-0"
TOP OF PARAPET
ELEV. +40'-0"
TOP OF STEEL DRG.
16'-0" VARIES
SEE STRUK
THIRD FLOOR
ELEV. +24'-0"
12'-0" VARIES
SECOND FLOOR
ELEV. +12'-0"
12'-0" VARIES
FIRST FLOOR
ELEV. 0'-0"
8" MIS.
FIN. GRADE
ELEV. -0'-8"

J
C
A-6
H G H G F E3 E2
E
A-6
L M D C
B
C
A

2' AIR 'B' BEYOND
TYP RELIEF SCUTTER
TYP 'DRYVIT' W/
'SANDBLAST' FINISH

1/4" GROOVE IN 2 EG
SPACED ABOVE STORE
FRONT - ALIGN ENDS

3' MTL SCORING
TYP

ALUM. CURTAIN
WALL

BELVIDERE
MEDICAL
CENTER

ALIGN LEFT SIDE OF
2.0" HIGH BLACK
ANODIZED LETTERS

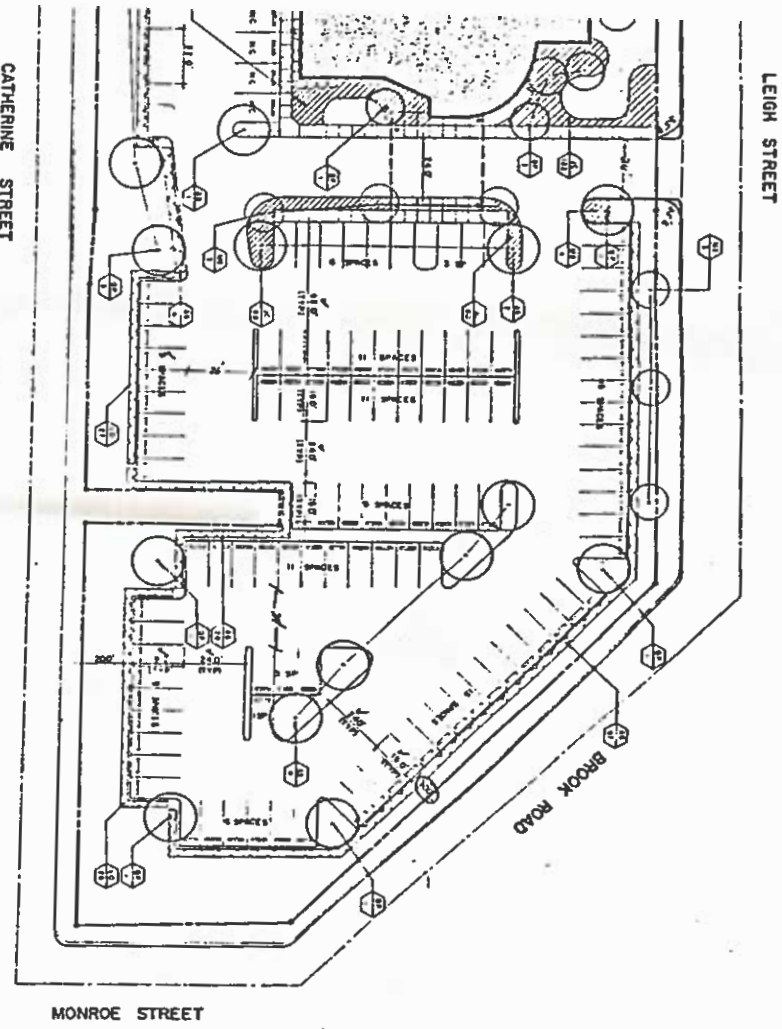
TYP 1/4" GROOVES

LOUVER
SEE MECH.

'DRYVIT' COL @
ENTRANCE CANOPY
FINISH GRADE, SEE CIVL

H.M. DOOR & FRAME
ALUM. STOREFRONT

1/2" 1/4" 1/8"
COR IN 4



MATERIALS SCHEDULE

NO.	DESCRIPTION	QUANTITY	UNIT	REMARKS
1	CONCRETE	100	CU YD	
2	STEEL	50	TONS	
3	BRICK	1000	SQ YD	
4	PAVING	100	SQ YD	
5	ASPHALT	100	SQ YD	
6	GRAVEL	100	SQ YD	
7	LANDSCAPING	100	SQ YD	
8	UTILITIES	100	SQ YD	
9	PAINT	100	SQ YD	
10	GLASS	100	SQ YD	
11	MECHANICAL	100	SQ YD	
12	ELECTRICAL	100	SQ YD	
13	PLUMBING	100	SQ YD	
14	INSULATION	100	SQ YD	
15	ROOFING	100	SQ YD	
16	FOUNDATION	100	SQ YD	
17	EXTERIOR FINISH	100	SQ YD	
18	INTERIOR FINISH	100	SQ YD	
19	MECHANICAL EQUIPMENT	100	SQ YD	
20	ELECTRICAL EQUIPMENT	100	SQ YD	
21	PLUMBING EQUIPMENT	100	SQ YD	
22	INSULATION MATERIAL	100	SQ YD	
23	ROOFING MATERIAL	100	SQ YD	
24	FOUNDATION MATERIAL	100	SQ YD	
25	EXTERIOR FINISH MATERIAL	100	SQ YD	
26	INTERIOR FINISH MATERIAL	100	SQ YD	
27	MECHANICAL EQUIPMENT	100	SQ YD	
28	ELECTRICAL EQUIPMENT	100	SQ YD	
29	PLUMBING EQUIPMENT	100	SQ YD	
30	INSULATION MATERIAL	100	SQ YD	
31	ROOFING MATERIAL	100	SQ YD	
32	FOUNDATION MATERIAL	100	SQ YD	
33	EXTERIOR FINISH MATERIAL	100	SQ YD	
34	INTERIOR FINISH MATERIAL	100	SQ YD	
35	MECHANICAL EQUIPMENT	100	SQ YD	
36	ELECTRICAL EQUIPMENT	100	SQ YD	
37	PLUMBING EQUIPMENT	100	SQ YD	
38	INSULATION MATERIAL	100	SQ YD	
39	ROOFING MATERIAL	100	SQ YD	
40	FOUNDATION MATERIAL	100	SQ YD	
41	EXTERIOR FINISH MATERIAL	100	SQ YD	
42	INTERIOR FINISH MATERIAL	100	SQ YD	
43	MECHANICAL EQUIPMENT	100	SQ YD	
44	ELECTRICAL EQUIPMENT	100	SQ YD	
45	PLUMBING EQUIPMENT	100	SQ YD	
46	INSULATION MATERIAL	100	SQ YD	
47	ROOFING MATERIAL	100	SQ YD	
48	FOUNDATION MATERIAL	100	SQ YD	
49	EXTERIOR FINISH MATERIAL	100	SQ YD	
50	INTERIOR FINISH MATERIAL	100	SQ YD	

PARKING TABULATION
 TOTAL PARKING SPACES 100
 TOTAL DRIVE AISLES 100
 TOTAL SQ. FT. PARKING 100

LEGEND
 [Symbol] ASPHALT DRIVE
 [Symbol] CONCRETE DRIVE
 [Symbol] ASPHALT DRIVE



PRELIMINARY SITE LAYOUT

Rich Co. 100 156

RICHMOND MEDICAL OFFICE BUILDING
 RICHMOND FOR VYORSA
 THE DOWNTOWN MEDICAL ASSOCIATES
 AND
 PATTEN CONSTRUCTION COMPANY

Job Number	Date
Drawn By	Checked By
Revised	Scale

This drawing and the design shown is the property of the architect. No reproduction or use of this drawing without prior written consent is permitted and any infringement will be subject to legal action.

Service contract & manufacturer for...
 100 156