

AN ORDINANCE NO. 85-223-214

ADOPTED SEP 9 1985

To vacate a portion of the plat of the subdivision of land known as Alvista Heights, that is, a part of Lot 24, and Lots 25, 26, and 27, inclusive, in Block D, as shown on the plan duly recorded in the Clerk's Office of the Circuit Court of the City of Richmond, John Marshall Courts Building, in Plat Book 3, at page 164, said property lying wholly within the City of Richmond being located at the intersection of the south right of way line of Bancroft Avenue and the west right of way line of Alvis Avenue, fronting an aggregate distance of 181.73 feet on Bancroft Avenue and 151.89 feet on Alvis Avenue, the parcel to be vacated being bounded on the west by a 15-foot alley and on the south by a 20-foot alley, 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 vacation of a portion of the plat of the
3. subdivision of land known as Alvista Heights, that is, a
4. part of Lot 24, and Lots 25, 26, and 27, inclusive, in Block
5. D, as shown on the plan duly recorded in the Clerk's Office
6. of the Circuit Court of the City of Richmond, John Marshall
7. Courts Building, in Plat Book 3, at page 164, said property
8. lying wholly within the City of Richmond being located at
9. the intersection of the south right of way line of Bancroft
10. Avenue and the west right of way line of Alvis Avenue,
11. fronting an aggregate distance of 181.73 feet on Bancroft

1. Avenue and 151.89 feet on Alvis Avenue, the parcel to be
2. vacated being bounded on the west by a 15-foot alley and on
3. the south by a 20-foot alley, as shown on the plan entitled:
4. "A Resubdivision of a part of Lot 24 and Lots 25, 26 and 27,
5. Block D, ALVISTA HEIGHTS, in the City of Richmond, Virginia"
6. a copy of which is attached to the draft of this ordinance
7. marked Exhibit "A", and further shown on a copy of the
8. proposed resubdivision, marked Exhibit "B", in accordance
9. with the provisions of Paragraph B of Section 15.1-482 of
10. the Code of Virginia and Section 17.35 of the Charter of the
11. City of Richmond, is approved.

12. § 2. The City Clerk shall, as required in Section
13. 15.1-431 of the Code of Virginia, publish notice once a week
14. for two successive weeks in a newspaper of general circula-
15. tion in the City of Richmond of the time and place of
16. hearing of this ordinance, such notice to inform persons
17. that they may appear at such hearing and present their views
18. concerning same. Additionally, the notice shall specify the
19. portion of the plat to be vacated by the adoption of this
20. ordinance and inform the public that a copy of such portion
21. of plat to be vacated is attached to the draft of the
22. ordinance on file in the Clerk's office.

23. § 3. This ordinance shall be in force and effect as
24. provided in Section 15.1-482 of the Code of Virginia; that
25. is, thirty days after adoption unless an appeal be made to

1. the Circuit Court of the City of Richmond, John Marshall
2. Courts Building, pursuant to the provision of said Section
3. 15.1-482 of the Code of Virginia.

4. § 4. If no appeal is taken to the Circuit Court of the
5. City of Richmond, John Marshall Courts Building, within the
6. prescribed time or if this ordinance is upheld on appeal,
7. Robert L. Curnow shall procure and have recorded a certified
8. copy of this ordinance in the Clerk's Office of the Circuit
9. Court of the City of Richmond, John Marshall Courts
10. Building.

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City of Richmond
City Planning Commission



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

September 4, 1985

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of September 3, 1985, the City Planning Commission voted
(9-0) to recommend APPROVAL of:

Ordinance No. 85-223

To vacate a portion of the plat of the subdivision of land known as Alvista Heights,***a part of Lot 24, and Lots 25, 26, and 27, inclusive, in Block D as shown on the plan duly recorded in the Clerk's Office of the Circuit Court of the City of Richmond, John Marshall Courts Building, in Plat Book 3, at page 164, said property lying wholly within the City of Richmond being located at the intersection of the south right of way line of Bancroft Avenue and the west right of way line of Alvis Avenue,***the parcel to be vacated being bounded on the west by a 15-foot alley and on the south by a 20-foot alley, etc.

The purpose of this paper is to vacate a portion of the recorded subdivision plat of Alvista Heights. The vacation involves four undeveloped lots (Lots 24 through 27, Block "D") fronting Bancroft Avenue west of Alvis Avenue and within the Highland Park area. The subdivision plat was recorded in 1915. The contract purchaser of the lots has requested vacation in order that the property may be resubdivided into three lots of more usable size and configuration. The property is being purchased from the City pursuant to a Council ordinance recommended by the Commission earlier this year. It was originally acquired by the City for the Richmond-Henrico Parkway. The new lots would front on Alvis Avenue in order to provide access to public sewer, which is not accessible under the current lot configuration. The proposed lot pattern is consistent with the current zoning and the established lot pattern on Alvis Avenue. The new plat will be presented to the Commission for tentative approval at its next meeting.

Very truly yours,

Jon P. Weersing
Secretary

JPW:lk

cc: Mr. Robert L. Curnow - Applicant
Director - Department of Public Works

ORDINANCE OR RESOLUTION SUMMARY
CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No. 85-223	Subject
Requested by City Manager	To Vacate Subdivision Plat.
Received City Manager's Office --	
Summarized 9/3/85	

SUMMARY

Applicant proposes to resubdivide three lots and a portion of a 4th lot of a recorded subdivision plat into three lots with a different configuration. Vacation of subdivisions or a portion thereof, are required by Section 17.35 of the City Charter prior to resubdivision. One of the conditions of vacation is the consent of City Council by ordinance.

This request comes from the owner of lots 24-27 Block D, Alvista Heights Subdivision, recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Virginia, in Plat Book 3, Page 164. These properties contain approximately 27,300 sq. ft. of land area and are located at the southwest corner of Alvis and Bancroft Avenues. The applicant has submitted a tentative subdivision plan which proposes a new 3-lot configuration fronting Alvis Avenue.

Vacation of plats is governed by Section 17.35 of the City Charter. The applicant requests vacation as per the Code of Virginia, Section 15.1-482, paragraph (b). The City Clerk should note that public notice requirements of the Code of Virginia, Section 15.1-431 should be followed rather than the customary procedures established by the City Charter.

COUNCIL ACTION

On Docket 9/9/85
Amended
Adopted
Rejected