

AN ORDINANCE No. 86-231-224

ADOPTED OCT. 27 1986

To authorize the use of the real estate, property known as 2417-2419 Royall Avenue, containing 20,250 square feet, more or less, of lot area, located on the northeast corner of Royall Avenue and Columbia Street, being more completely described as follows: beginning at the intersection of the north right of way line of Royall Avenue and the east right of way line of Columbia Street; thence extending in an easterly direction along the north right of way line of Royall Avenue 150.00 feet, more or less, to a property line; thence extending in a northerly direction between parallel lot lines 135.00 feet, more or less, to a 16-foot alley for a youth shelter, together with accessory off-street parking, substantially as shown on site plan and floor plan, entitled "2417 Royall Avenue", upon certain terms and conditions.

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Patron - City Manager (By Request)

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Approved as to form and legality  
by City Attorney

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THE CITY OF RICHMOND HEREBY ORDAINS:

1. § 1. That the real estate, property known as 2417-2419
2. Royall Avenue, containing 20,250 square feet, more or less, of lot
3. area, located on the northeast corner of Royall Avenue and
4. Columbia Street, being more particularly described as follows:
5. beginning at the intersection of the north right of way line of
6. Royall Avenue and the east right of way line of Columbia Street;
7. thence extending an an easterly direction along the north right of
8. way line of Royall Avenue 150.00 feet, more or less, to a property
9. line; thence extending in a northerly direction between parallel
10. lot lines 135.00 feet, more or less, to a 16-foot alley is hereby

1. permitted to be used for a youth shelter, together with accessory  
2. off-street parking, substantially in accordance with the attached  
3. site plan and floor plan entitled: "2417 Royall Avenue" prepared  
4. by NWJ dated June 30, 1986, which plans are to be made a part of  
5. this ordinance.

6.           § 2. That the Commissioner of Buildings is hereby  
7. authorized to issue to the owner of the real estate a building  
8. permit for the conversion and adaption of the building and  
9. improvements of the premises in the manner shown on the plans, and  
10. to permit the occupancy of the property for such purposes. The  
11. special use permit shall run with the land, subject to the  
12. following terms and conditions:

13.           (a) That the acceptance of the permits and the exercise  
14. of the privileges granted by this ordinance by the owner and  
15. successor or successors in title and by the lessee thereof shall  
16. constitute a warranty on the part of the owner and successor or  
17. successors that title to the land and the building shall be vested  
18. in the same person or persons, firm, or corporation or both;

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

23.           (c) Thirteen (13) parking spaces shall be provided as  
24. shown on the attached plans. The parking area shall be screened  
25. from view from Royall Avenue by a combination of existing

1. vegetation supplemented by additional evergreen vegetative
2. material not less than four and one-half feet in height as shown
3. on the attached plans;
4.           (d) The parking area and access aisles shall be paved
5. with a dust-free, all-weather surface and parking spaces shall be
6. delineated on the pavement surface;
7.           (e) Occupancy of the youth shelter shall be limited to
8. a maximum of thirty-two (32) residents, all of whom shall be
9. eighteen years of age or younger;
10.           (f) That identification of the premises shall be
11. limited to one sign not exceeding four square feet in area
12. attached flat against a vertical surface of the building;
13.           (g) That final grading and drainage plans shall be
14. approved by the Director of Public Works prior to the issuance of
15. building permits;
16.           (h) That facilities for the collection of refuse shall
17. be provided in accordance with the requirements of the Director of
18. Public Works. Such facilities shall be located or screened as not
19. to be visible from adjacent properties, public streets and public
20. alleys;
21.           (i) That storm or surface water shall not be allowed to
22. accumulate on the land, and adequate facilities for the drainage
23. of storm or surface water from the land and buildings shall be
24. provided by the owner at its cost and expenses so as not to

1. adversely affect or damage adjacent properties or public streets
2. and the use of thereof;
3.           (j) There shall be no exterior alterations or additions
4. to the building other than those shown on the plans and other than
5. normal repair and maintenance;
6.           (k) The shelter shall be a non-profit, state licensed
7. facility and shall not be used as a detention home or probationary
8. care facility. The primary purpose of the shelter shall be to
9. provide care and counseling to children who are neglected, abused
10. or abandoned. The primary purpose of the facility shall not be to
11. provide treatment to children with drug or alcohol abuse problems
12. or who have committed violent crimes;
13.           (l) Twenty-four hour a day supervision shall be
14. provided for the residents of the shelter at all times. Up to two
15. staff persons may reside on the premises;
16.           (m) That should the owner use the premises for any
17. purpose which is not permitted by this ordinance, or fails,
18. refuses or neglects to comply with the provisions of foregoing
19. paragraphs (a) through (l) and does not terminate such use or
20. comply with such provisions within ninety days after written
21. notice so to do has been given to the owner by the Zoning
22. Administrator, the privileges granted by this ordinance shall
23. terminate and the special use permit shall become null and void;
24.           (n) That when the privileges granted by this ordinance
25. terminate and the special use permit becomes null and void or when

1. use of the premises is abandoned for a period of twenty-four  
2. consecutive months, use of the real estate shall be governed  
3. thereafter by the zoning regulations prescribed for the district  
4. in which the real estate is then situated; and  
5.           (o) That application for a building permit to convert  
6. and adapt the building shall be made within twelvemonths from the  
7. effective date of this ordinance, which building permit shall  
8. expire by limitation and become null and void if work on the  
9. building is not commenced within one hundred eighty days from the  
10. date of the building permit, or if work on the building is  
11. suspended or abandoned for a period of one hundred eighty days at  
12. any time after the work is commenced, as provided in Section 109.1  
13. of the Uniform Statewide Building Code. Should application for  
14. the building permit not be made within twelve months from the  
15. effective date of this ordinance, or should the building permit  
16. expire and become null and void, the privileges granted by this  
17. ordinance shall terminate and the special use permit shall become  
18. null and void.

PLANNING AND COMMUNITY DEVELOPMENT  
Bureau of Development Coordinat

\$ 500.00

JUNE 5, 19 86 NO. 00008

RECEIVED OF ROSEY GRIER YOUTH SHELTER

FIVE HUNDRED + 00/100 DOLLAR

2419 ROYALL AVE

Subdivision   
Special Use Permit   
Rezoning

CUP Fee   
POD Fee

BY A. Mark Strickler



SPECIAL USE PERMIT APPLICATION  
CITY OF RICHMOND, VIRGINIA

Date March 28, 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):

Rosey Grier Youth Shelter

at the premises designated or described as follows: 2419 Royall Avenue  
Richmond, Virginia

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

The current zoning of the property is: Residential

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

Signature of owner of property: Dr. Viola Taylor, Founder

Address: 2419 Royall Aveune, Richmond, Virginia

Zip Code: 23224

Phone: 232-4872

Applicant or owner's representative: Joice E. Brown

Address: c/o Rosey Grier Youth Shelter, City

Zip Code: 23224

Phone: 257-0992

Staff Note:

Application, plans, report, fee and other required information received: \_\_\_\_\_

Affects Master Plan YES \_\_\_\_\_ NO \_\_\_\_\_

## INTRODUCTION

The Rosey Grier Youth Shelter, Inc. (RGYS) is a non-profit comprehensive emergency service facility designed to meet the needs of youth in the Richmond community, that requires social intervention. RGYS aims to protect as well as provide emergency shelter to those children who are neglected, abused, or abandoned. Many of these children will be runaways seeking shelter, love and understanding. Some will be referred to the shelter from the juvenile court system, not because of crimes committed, but because for one reason or another, the parents and youth cannot get along. The Shelter is not designed nor is it equipped to handle children who abuse alcohol, drugs, and control substances, or have committed criminal crimes against the community. The Shelter will not be a surrogate detention home nor a probationary watch care facility. The primary aim of the Shelter is to preserve the general welfare and safety of the surrounding communities, not to destroy it.

The Rosey Grier Youth Shelter is located at 2419 Royall Avenue, it is parallel to a church with only an alley separating the two buildings. Despite the close proximity to the Church, the Shelter does not have a religious base, but is separate and independent, consisting of a nine member Board of Directors. The Shelter does, however, lease the building from the Church at a nominal yearly fee.

The Civic Association has fully endorsed and supported the concept and ideology of the Shelter ( see attached letter ). The Association feels that the Shelter is needed and welcomed in the community. The residents in the neighborhood has also expressed their support of the shelter.

The Shelter will be a State License facility and will provide services to any youth regardless of race. It will adhered to all Equal Employment and Affirmative Action regulations.

## TYPES OF YOUTH

The Shelter will provide services to both girls and boys ranging in age from six months to eighteen years. These kids will be, for the most part, normal, average kids that because of social or economic reasons can no longer live at home. Many of these kids will have histories of physical, mental, and sexual abuse. In many of these cases, the child must be removed from his/her environment in order to protect the child from further abuse. The Shelter will also provide services to kids who are runaways, or lack proper supervision in the home.

The Shelter is not intended to provide service to children who have histories of violent behavior, or require intense psycho-therapy. It will not be necessary to transform the building into a pseudo-prison like structure. The Shelter will not service children that will require housing of this nature.

The children will receive counseling in the areas of developing and strengthening self-esteem. The Shelter will help to identify problems in the home and with the aid of other social agencies, work to alleviate those problems, so that the child can return to his/her home as soon as possible.

Most of the children that will be housed at the Shelter will be referred from Social Services agencies and the juvenile court system. Those children referred to the Shelter from the courts, will be those children classified as "status offenders". These children have not committed "crimes" as such, had it not been for the age of the child, the act committed would not be considered unlawful (ie. truancy). In many cases these kids find it difficult to cope with problems that exist in the home, and therefore they run away from those problems. In some instances, the parents are unable to communicate with their child, and have turned to the courts for intervention.

In the event, a child begins to exhibit violent or uncontrollable behavior at the shelter, the proper authorities will be contacted immediately to remove that child from the premises.

## STRUCTURE OF THE FACILITY

The Shelter is a three story existing brick structure located at 2419 Royall Avenue. There was minimal renovation that had to be done to the building in order to convert the building into a housing facility. Originally, the building served as an educational building to the adjacent church.

The first floor of the building will be for administrative purposes. The offices, conference rooms, waiting room, etc, will be located on this floor. Also, located on this floor will be sleeping or rest quarters for those individuals who will be on duty at night. The upper two floors will be for residential care for the youth.

The second floor will housed the girls and the infant nursery. The third floor will house the boys. Each child will have his/her own room. Each room will have a bed, desk, dresser and lamp. The children will be encouraged to add posters and pictures to their rooms to personalized the room to their own tastes. On each end of the hall, there is a large room which will be a lounge and recreation area for the kids. There, the kids can watch television or just socialized with each other if they so desire. Also, there is an area on each end of the hall, where a staff person will be stationed, to provide supervision and assistance if needed. Each floor will have community style restrooms with individual shower stalls.

The Shelter will not create congestion in the streets, alleys or other public ways. Private off street parking for employees as well as visitors are provided. Because the facility is an existing structure, the shelter will not tend to overcrowd the land nor interfere with adequate light and air. The building as it was mentioned before, is well constructed, it was previously used as an educational building for a church.

## STAFFING

The Shelter will be opened twenty-four hours, seven days a week. It will be staffed with highly qualified and professional individuals. The staff will consist of forty full and part time people, who will work three rotating shifts, 8-4, 4-12, and 12-8, with the highest concentration of staff working during the day.

The Executive Director will be responsible for ensuring that the daily functions of the Shelter are operating correctly. The Executive Director reports to the Board of Directors and is responsible for notifying the Board of any problems that may arise. This individual will have two assistants, one will be responsible for the daily operations of the Shelter; the other assistant will be responsible for programs. The other positions are as follows:

- 1 Administrative Secretary
- 1 Bookkeeper
- 2 Bus Drivers
- 2 Housekeepers
- 1 Manager of Food Service
- 2 Food Service Specialist
- 1 Manager Building and Grounds
- 1 Maintenance Worker
- 2 Social Workers
- 12 Community Workers ( part-time )
- 1 Volunteer Program Director
- 1 Attorney ( part- time )
- 2 Child Psychologists ( part-time )
- 1 Dentist ( part-time )
- 1 Teacher
- 3 Child Care Supervisors
- 2 Counselors

School age children will be transported to and from school each day, so as to minimize any loss of the educational needs of the youth. The counselors will contact the school of each youth to track the progress of the youth. If tutoring is warranted, services will be provided to that youth.

#### FUNDING

Since the Rosey Grier Youth Shelter is a non-profit organization, the Shelter relies heavily on public and private donations, as well as grants. The vast majority of the money the Shelter has received, has been in the way of grants.

### ORDINANCE OR RESOLUTION SUMMARY CITY OF RICHMOND, VIRGINIA

|   |   |
|---|---|
| Resolution Ordinance No. .... 86-231 .....<br>Requested by City Manager, By Request .....<br>Received City Manager's Office ..... -- .....<br>Summarized ..... 10/17/86 ..... | Subject<br><br>Special Use Permit -- 2417-2419<br>Royall Avenue/"Rosey Grier<br>Youth Shelter". |
|---|---|

**SUMMARY**

This Ordinance would authorize the conversion of a former church education building located at 2417-2419 Royall Avenue into a youth shelter to be named Rosey Grier Youth Shelter.

Property is zoned R-5, Single-Family, which does not permit the proposed use. Master Plan recommends single-family, detached.

Area: 20,250 sq. ft. Approximately 14,000 sq. ft. shall be converted into the Youth Center.

Description:

3-story brick building - built in 1961 as an educational building adjacent to Faith Gospel Temple.

1st floor to contain: Kitchen, dining, recreational, office facilities and staff quarters.

2nd floor to contain: 12 single rooms for females.

3rd floor to contain: 12 single rooms and 4 double rooms for males.

Conditions:

1. Thirteen parking spaces in front of building shall be screened from view of Royal Avenue;
2. Thirty-two residents maximum - 18 years of age or younger;
3. Shelter shall be non-profit and shall not be used as a detention home or probationary care facility nor for drug or alcohol abuse treatment;
4. 24-hour supervision for residents at all times;
5. Two staff persons may reside on premises.

Planning Commission granted approval (8-0) on October 20, 1986.

**COUNCIL ACTION**

|  |  |
|--|--|
|  | On Docket ..... 10/27/86 .....<br>Amended .....<br>Adopted .....<br>Rejected ..... |
|--|--|

**ORDINANCE OR RESOLUTION SUMMARY**  
CITY OF RICHMOND, VIRGINIA

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| Requested by City Manager, By Request         | Special Use Permit -- 2417-2419 Royall Avenue/"Rosey Grier Youth Shelter". |
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| Summarized ..... 9/15/86 .....                |  |

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**COUNCIL ACTION**

|                               |
|-------------------------------|
| On Docket ..... 9/22/86 ..... |
| Amended .....                 |
| Adopted .....                 |
| Rejected .....                |

City of Richmond  
City Planning Commission



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

October 21, 1986

To the Honorable Council of the  
City of Richmond, Virginia

At its meeting of October 20, 1986, the City Planning Commission voted  
(8-0) to recommend **CONDITIONAL APPROVAL** of:

Ordinance No. 86-231

To authorize the use of the real estate, property known as  
2417-2419 Royall Avenue, \*\*\* for a youth shelter, together  
with accessory off-street parking, etc.

Approval of this special use ordinance would authorize the conversion of a former church education building at 2417-2419 Royall Avenue into a youth shelter. The property is located on the northeast corner of Royall Avenue and Columbia Street and contains 20,250 square feet of lot area. The petitioners are leasing the building from the adjacent Faith Gospel Temple. The facility would be known as the "Rosey Grier Youth Shelter."

The subject property and the surrounding area are zoned R-5 Single-Family which does not permit the proposed use. Surrounding properties are developed with single-family dwellings, except to the north where the adjacent church is located. The Master Plan recommends single-family detached use for this area.

The brick three-story building was constructed in 1961 as an educational building by the adjacent church. The approximately 14,000 square-foot building would be converted into a youth shelter housing a maximum of 32 children under eighteen years of age. The first floor would contain kitchen, dining, recreational and office facilities, as well as staff quarters. The second floor would contain 12 single rooms for females, while the third floor would consist of 12 single rooms and 4 double rooms for males. Identification of the shelter would be limited to one, four square-foot sign attached to the building.

The ordinance requires the shelter to be a non-profit, state-licensed facility whose primary purpose is to provide care and counseling to children who are neglected, abused or abandoned. The ordinance prohibits the facility from being used as a detention home or probationary care facility. The shelter could not be used for the treatment of children with drug or alcohol abuse problems or who have committed violent crimes. Up to two staff members would be permitted to reside on the premises and 24-hour-a-day supervision would be required.

A 13-space paved parking area exists in front of the building. It is partially screened from view from Royall Avenue by existing vegetation. This ordinance would require supplemental evergreen vegetative material so

October 21, 1986

that an effective screen four and one-half feet in height would be provided. The proposed parking should be adequate, as the petitioners expect a maximum of 8 to 10 staff persons on the premises at any given time.

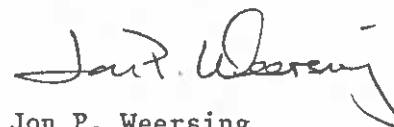
The Commission feels this is a unique property. The large school building has quite limited potential use, and the proposed shelter is well-suited to its physical characteristics. Given the building's good condition, present layout, relatively high value, and the probable high cost of adapting it for other uses, alternative uses would be quite limited. Some other form of group housing or reuse as a private school are the most likely alternatives, either of which would have potentially greater neighborhood impacts. The proposed shelter appears to be a reasonable reuse of the property. The facility would be state-licensed and monitored and, given the limitations in the ordinance, should not result in any unmanageable impact on the neighborhood.

The Commission was informed that support for the proposed facility has been expressed by over 300 persons residing in the general area, including members of 40 households within two blocks of the site. The Center Hill Civic Association has also voted to support the special use. Many of those expressing support have indicated the need for the shelter, its potential benefits to the community and confidence that it would be well-run and would not be detrimental to the neighborhood.

Opposition to the special use has also been expressed. Petitions and letters in opposition have been submitted with approximately 100 signatures, including members of 25 households within two blocks of the site. Among the reasons given for opposition, many residents have expressed concerns over the nature of the facility and its programs, the adequacy of supervision of residents, and the resultant potential impacts on the area.

In response to these concerns, the Commission recommends that the special use be amended so as to add a condition requiring the formation of an advisory body, made up of neighborhood residents, to meet regularly with the board of the shelter. The purpose of such a body would be to maintain communications and advise the board on matters of program and facility operations as they may affect the neighborhood. With the addition of such a condition, the Commission recommends approval of the special use permit.

Very truly yours,



Jon P. Weersing  
Secretary

JPW:lk

cc: Dr. Viola Taylor - Applicant

City of Richmond  
City Planning Commission



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

September 16, 1986

To the Honorable Council of the  
City of Richmond, Virginia

At its meeting of September 15, 1986, the City Planning Commission voted  
(8-0) to recommend CONTINUANCE of:

Ordinance No. 86-231

To authorize the use of the real estate, property known as  
2417-2419 Royall Avenue, \*\*\* for a youth shelter, together  
with accessory off-street parking, etc.

This special use ordinance would authorize the conversion of a former church education building at 2417-19 Royall Avenue into a youth shelter housing up to 32 children. The facility would be known as the "Rosey Grier Youth Shelter." Over the past several weeks, the petitioners met with nearby residents and received expressions of support for the proposal. However, just prior to the Planning Commission meeting, a petition in opposition was submitted by residents of the general area. The petitioners have requested continuance of the paper to the next meeting of City Council in order to attempt to address the opposition. The Commission concurs with this request, and recommends a continuance.

Very truly yours,

A handwritten signature in black ink that reads "Jon P. Weersing". The signature is written in a cursive style with a large, sweeping flourish at the end.

Jon P. Weersing  
Secretary

JPW:lk

cc: Dr. Viola Taylor - Applicant