

AN ORDINANCE No. 86-306-279

ADOPTED DEC 22 1986

To amend and reordain Ordinance No. 84-215-194, adopted September 10, 1984, entitled: "To authorize the use of the real estate known as 6807 Patterson Avenue, containing 8,052 square feet, more or less, located on the west right of way line of Ripley Avenue on the south side of Patterson Avenue, being more completely described as follows: beginning at a point on the south right of way line of Patterson Avenue, said point being 150 feet west of the west right of way line of Ripley Avenue; thence extending 50 feet west along Patterson Avenue; thence extending 161.04 feet south along parallel lines to a 15-foot wide alley, for the purpose of non-medical offices, and authorize the conversion of the dwelling on such real estate for such purpose, and to provide off-street parking, upon certain terms and conditions", to permit construction and use of a single-story addition containing 444 square feet, more or less, housing a reception area and conference room, to amend the description of the property, to require an additional parking space, and to substitute updated drawings.

 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 6807 Patterson
3. Avenue, containing 8,052 square feet, more or less, located
4. on the [~~west~~] south right of way line of [~~Ripley~~] Patterson
5. Avenue [~~on-the-south-side-of-Patterson~~] west of Ripley Ave-
6. nue, being more completely described as follows: beginning
7. at a point on the south right of way line of Patterson
8. Avenue, said point being 150 feet west of the west right of
9. way line of Ripley Avenue; thence extending 50 feet west

1. along Patterson Avenue; thence extending 161.04 feet south
2. along parallel lines to a 15-foot wide alley, is hereby
3. permitted to be used for the purpose of non-medical offices;
4. that the dwelling on the real estate may be converted for
5. such purpose, said property being as shown on the copy of
6. plan, entitled: "6807 Patterson Avenue, City of Richmond,
7. Virginia", prepared by Lewis & Owens, Inc., Consulting
8. Engineers & Land Surveyors, dated June 1, 1984, revised July
9. 12, 1984, attached to the draft of [this] Ordinance No. 84-
10. 215-194, adopted September 10, 1984.

11. § 2. That the Commissioner of Buildings is hereby
12. authorized to issue to the owner of the real estate, or
13. successor or successors in fee simple title, a permit to
14. occupy the property for such purpose, substantially in
15. accordance with the plan, entitled: "6807 Patterson Avenue,
16. City of Richmond, Virginia", prepared by [~~Lewis-&-Owens,~~
17. ~~Inc., Consulting-Engineers-&-Land-Surveyors,~~ dated June 1,
18. ~~1984,~~ revised July 12, 1984,] Harry S. Cruickshank, Archi-
19. tect, dated October 21, 1986, and revised November 7, 1986,
20. attached to the draft of this ordinance. The Commissioner
21. of Buildings may issue a building permit for the conversion
22. and addition herein authorized. The special use permit
23. herein authorized by Council, shall be transferable to the
24. successor or successors in title of the owner, whether
25. acquired by operation of law, deed or otherwise, and shall
26. run with the land, subject to the following terms and
27. conditions:

1. (a) That the acceptance of the permit and the
2. exercise of the privileges granted by this ordinance by the
3. owner and successor or successors in title shall constitute
4. a warranty on the part of the owner and successor or succes-
5. sors that title to the land and the building shall be vested
6. in the same person or persons or corporation or both;

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

12. (c) That [~~five~~] six parking spaces shall be
13. provided as shown on the attached plans. The parking area
14. shall be screened from view from the adjacent property to
15. the west by a wood fence not less than four and one-half
16. feet in height, and shall be screened from view from the
17. property to the east by existing vegetation and additional
18. evergreen vegetation as needed, not less than four and
19. one-half feet in height;

20. (d) The parking area and access aisles shall be
21. paved with bituminous asphalt or cement concrete, and
22. parking spaces shall be delineated on the pavement surface;

23. (e) 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. (f) That final grading and drainage plans shall be
5. approved by the Director of Public Works prior to the
6. issuance of building permits;

7. (g) That identification of the premises shall be
8. limited to one sign, not exceeding six square feet in area
9. mounted flat on a vertical surface of the building;

10. (h) There shall be no enlargement or exterior
11. alterations to the building except for normal repair and
12. maintenance, other than the enlargement and exterior
13. alterations made pursuant to revised plans dated November 7,
14. 1986, a copy of which is attached to the draft of this
15. ordinance;

16. (i) 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 fore-
19. going paragraphs (a) through (h) and does not terminate such
20. use or comply with such provisions within ninety days after
21. written notice so to do has been given to the owner by the
22. Zoning Administrator, the privileges granted by this
23. ordinance shall terminate and the special use permit shall
24. become null and void;

1. (j) That when the privileges granted by this
2. ordinance terminate and the special use permit becomes null
3. and void or when use of the premises is abandoned for a
4. period of twenty-four consecutive months, use of the real
5. estate shall be governed thereafter by the zoning regula-
6. tions prescribed for the district in which the real estate
7. is then situated; and

8. (k) That application for a building permit to convert
9. the building, that is, construct the enlargement and addi-
10. tion authorized by adoption of this amendatory ordinance,
11. shall be made within twelve months from the effective date
12. of this amendatory ordinance, which building permit shall
13. expire by limitation and become null and void if the
14. [~~conversion-and-adaption-of~~] construction of the addition to
15. the building [~~to~~] for such usage is not commenced within one
16. hundred eighty days from the date of the building permit, or
17. if work [~~of-converting-and-adapting~~] upon the addition to
18. the building is suspended or abandoned for a period of one
19. hundred eighty days at any time after the work is commenced,
20. as provided in [~~Section-8-15-of-the-Richmond-City-Code-of~~
21. ~~1975~~] Section 109.1 of the Uniform Statewide Building Code.
22. Should application for the building permit not be made
23. within twelve months from the effective date of the
24. amendatory ordinance granting the special use permit, or

1. should the building permit expire and become null and void,
2. the privileges granted by this ordinance shall terminate and
3. the special use permit shall become null and void.
4. § 3. This amendatory ordinance shall be in force
5. and effect upon adoption.

SPECIAL USE PERMIT APPLICATION
CITY OF RICHMOND, VIRGINIA

Date 10/21/86

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):

Amendment to Special Ordinance No 84-215-194

at the premises designated or described as follows: 6807 Patterson Ave

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

DATED 10/21/86 HARRY S. CRUICKSHANK, ARCH.

The current zoning of the property is: R-4

Attached is a check for \$ 250, payable to "City of Richmond."

Signature of owner of property: The Kittrell Co.

Address: 6807 Patterson Ave Richmond, Va.

Zip Code: 23226

Phone: 285-7869

Applicant or owner's representative: by William L. Hamnett, Jr.

Address: William L. Hamnett, Jr. (President)

Zip Code: HARRY S. CRUICKSHANK
6807 PATTERSON AVE.
RICHMOND VIRGINIA 23226

Phone: 285-7313

Staff Note:

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

Affects Master Plan YES _____ NO _____

A Report in Support of an Amendment
to Special Use Ordinance No. 84-215-194

The Kittrell Co. was granted a Special Use Ordinance September 10, 1984 on Patterson Ave. for the purpose of non-medical offices. The Kittrell Co. has operated its business out of this location since that time. We are requesting an amendment to this ordinance to allow the construction of a reception area and a conference room.

The Kittrell Co. respectively submits that the following reasons, the issuance of an amendment to the Special Use Permit will be consistent with the original ordinance:

- (1) No additional employees.
- (2) No changes in office hours.
- (3) The Kittrell Co. has operated its business at this location for two years with no adverse affect upon the neighborhood. Thus, the following conditions will remain:
 - (a) Benefical to Safety, Health, Morals, and General Welfare
 - (b) No congestion.
 - (c) No hazards from Fire, Panic, Or other dangers.
 - (d) No overcrowing, All parking, floor space, open space, and other ratios are consistant with other Special Use Permits granted in this area.
 - (e) No Adverse impact on Public Facilities.
 - (f) No interference with Adequate Light & Air.

The reason for this request is to give The Kittrell Co. improved working conditions, more space for file storage, and less office congestion.

In summary, this addition will blend with the surroundings and conform with the City's Master Plan as the existing building does now. Please accept this report as additional support in granting an amendment to the existing Special Use Ordinance.

FORM O & R 2 - CS210104

ORDINANCE OR RESOLUTION SUMMARY CITY OF RICHMOND, VIRGINIA

Resolution Ordinance No.	86-306	Subject Amendment to Special Use Permit for an Addition to an Office Building at 6807 Patterson Avenue
Requested by	City Manager, By Request	
Received City Manager's Office	12/15/86	
Summarized		

SUMMARY

This Ordinance would amend special use Ordinance No. 84-215-194 to authorize a 1-story addition to the rear of a dwelling at 6807 Patterson Avenue that has been authorized to be used as a non-medical office.

Lot contains 8,000 sq. ft. of lot area.

The existing 1-story building contains 950 sq. ft. of floor area. The proposed 1-story addition, approximately 450 sq. ft. floor area, would accommodate a conference room, office and an expanded reception area. There will be no increase in the number of employees.

The required number of parking spaces (6) already exist. All other conditions of the original special use permit shall be retained.

Planning Commission granted approval (9-0) December 15, 1986.

COUNCIL ACTION

On Docket	12/22/86
Amended	
Adopted	
Rejected	

City of Richmond
City Planning Commission



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

December 16, 1986

To the Honorable Council of the
City of Richmond, Virginia

At its meeting of December 15, 1986, the City Planning Commission voted (9-0) to recommend APPROVAL of:

Ordinance No. 86-306

To amend and reordain Ordinance No. 84-215-194, adopted September 10, 1984, *** real estate, *** 6807 Patterson Avenue, *** to permit construction and use of single-story addition containing 444 square feet, more or less, housing a reception area and conference room, to amend the description of the property, to require an additional parking space, and to substitute updated drawings.

The purpose of this paper is to amend special use Ordinance No. 84-215-194, which was adopted September 10, 1984, and which authorized the conversion of a dwelling at 6807 Patterson Avenue into a non-medical office. This amendment would authorize a one-story addition to the rear of the building. The property is located on the south side of Patterson Avenue west of Ripley Avenue and contains approximately 8000 square feet of lot area.

The subject property and surrounding properties are zoned R-4 Single-Family. The subject property is occupied by a contractor's office with five employees. A day school is located to the east of the property, and to the west is a dwelling. Further to the west are two properties which are authorized for office use by special use permits. Across Patterson Avenue to the north are other offices approved as special use permits. To the south and across an alley 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 west of Ripley Avenue. A policy statement in the Plan suggests the conversion of existing dwellings and retention of residential scale and character. This proposed amendment is consistent with Master Plan objectives for the area.

The existing one-story building contains approximately 950 square feet of floor area. The petitioner proposes to construct a one-story addition containing 450 square feet at the rear of the building. A handicapped ramp is also proposed at the rear. The proposed addition would accommodate a conference room, bookkeeping office and an expanded reception area. The petitioner states that there would be no increase in the number of employees. The addition would be constructed of horizontal wood siding with a cedar shingle roof. The siding would be painted to match the existing building.

Although the original ordinance required only five off-street parking spaces, six spaces were installed. This amendment requires provision of

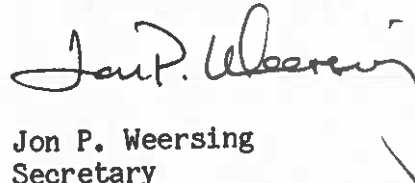
December 16, 1986

the six spaces which would meet normal zoning requirements. The parking area is paved and screened in accordance with normal requirements. Access to the parking area is from the alley.

The Commission feels the proposed amendment is appropriate. The modest-sized addition would be located at the rear of the property and would not be visible from the street. The low intensity of the use and the residential appearance of the building would not be affected significantly by the amendment. No other changes are proposed for the site, and all of the original ordinance conditions would be retained. 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,

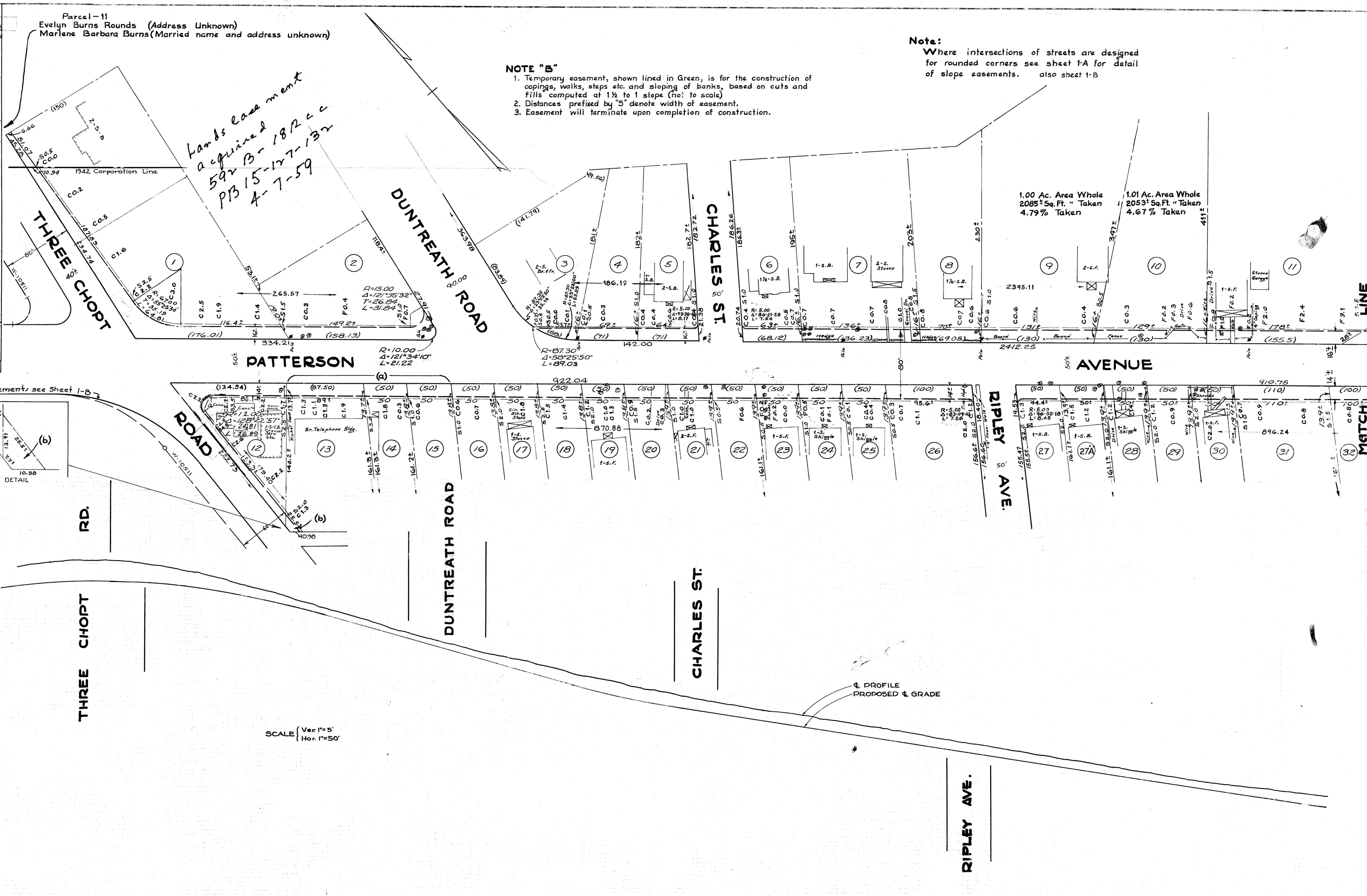


Jon P. Weersing
Secretary

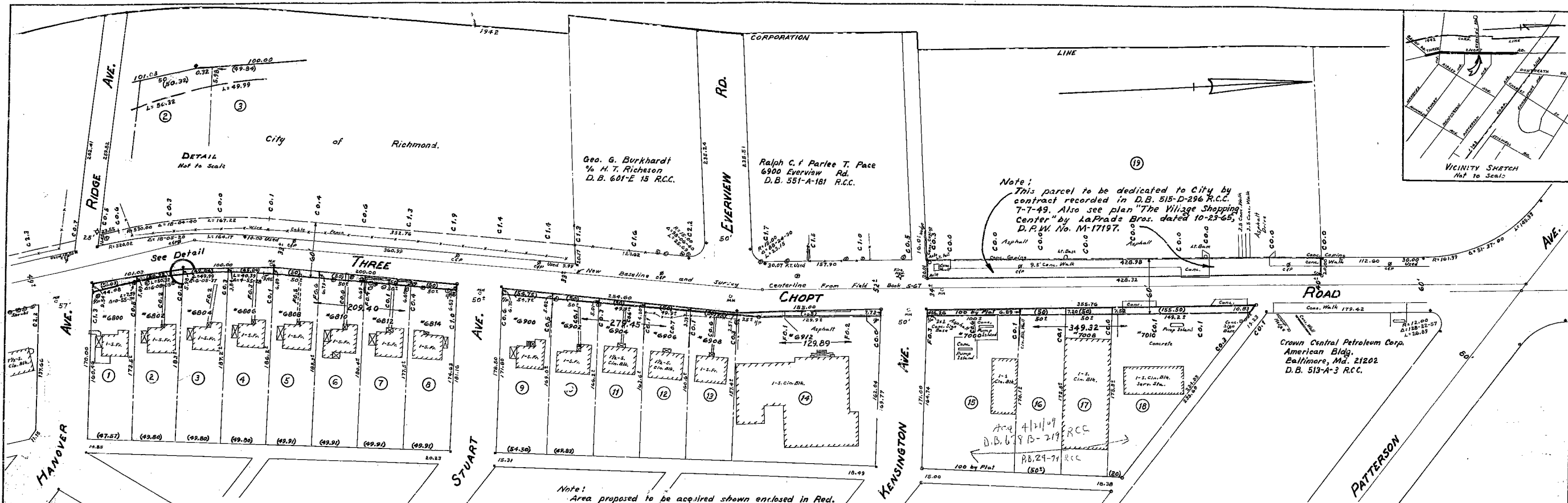
JPW:lk

cc: Mr. Harry Cruickshank - Applicant

LOT	OWNER	ADDRESS	COURT REC.	AREA WHOLE	AREA TAKEN	% TAKEN
1	SAMUEL & ADA J. PROSSNER	7102 THREE CHOPT RD.	504-B-251 R.C.C.	1.28 Acres	6305 SF	11.31%
2	J. ROBERT & JULIA L. WALLER	3320 CUTSHAW AVE.	D.B. 495-B-258	.41	2943	16.48%
3	RAYMOND & LENORE Y. ARONIAN	901 REGISTER PKWY.	" 546-B-404	.37	427	2.65%
4	RAFFAELE BUCCI	6013 PATTERSON AVE.	" 590-D-541	.26	1112	9.82%
5	EARL L. PARRISH	6900 PATTERSON AVE.	" 547-D-317	.29	1149	9.10%
6	Wm. L. & Ruby L. WINGFIELD	6806 " "	" 579-C-117	.33	1097	7.63%
7	THOMAS & MARY DAILEY	6804 " "	" 489-B-399	.67	2178	7.46%
8	LUCY H. DRISKILL	6800 " "	" 583-D-465	.40	1118	6.42%
9	MARY R. HOLLAND	6724 " "	" 444-G-289	Lots 9 & 10 Comb.		
10	"	"	"	2.01 Acres	41385 SF	4.73%
11	HELENE B. SINGER	6635 LOTUS ROAD PHILADELPHIA 31, PA.	" 456-A-186	2.00	2626	3.01%
12	CROWN CENTRAL PETROL COOP.	AMERICAN BLDG. BALTIMORE 2, MD.	" 513-A-3	.26	3646	32.19%
13	CHESAPEAKE & POTOMAC TEL. CO.	703 E. GRACE ST.	" 502-B-304	.39	1350	7.95%
14	"	"	" 502-B-306	.20	685	7.86%
15	"	"	" 502-B-308	.20	686	7.87%
16	HUBB & AUGUSTA E. GENTRY	6909 PATTERSON AVE.	" 449-B-533 R.C.	.20	686	7.87%
17	"	"	" A-199 R.C.	.20	687	7.89%
18	"	"	" B-173 R.C.	.20	687	7.89%
19	MARY LYDA CROVO	6905 " "	" 520-D-387	.20	688	7.90%
20	HOWELL H. & MARTHA B. HENDERSON	6901 " "	" 586-C-543	.20	689	7.91%
21	"	"	" 586-C-541	.20	689	7.91%
22	"	"	" 586-C-543	.20	690	7.92%
23	THURMAN C. & FLORA L. PETTY	6809 " "	" 586-D-461	.20	690	7.92%
24	JOSEPH J. & ROSE S. McMAHON	6807 " "	" 582-D-22	.20	691	7.93%
25	EARL NORTHERN CO. INC.	3402 W. CARY ST.	" 582-C-726	.20	692	7.94%
26	INDIA C. HERRIN	ZUNI, VA.	" 197-A-11 H.C.	.40	1389	7.97%
27	CLARA M. PRITCHETT	6735 PATTERSON AVE.	" 582-B-390 R.C.C.	.20	697	8.00%
28	AS & LILLIAN H. OBERTO	6731 " "	" 280-A-410 H.C.	.20	690	7.92%
29	MYRTLE J. POWELL	6727 " "	" 436-C-175 R.C.C.	.20	690	7.92%
30	"	"	" 443-B-403	.20	690	7.92%
31	"	"	" 437-B-85	.44	1516	7.91%
32	W. C. TRIMMER INC.	808 WESTHAM PKWY.	" 585-D-177	.40	1379	7.91%
27A	DONALD B. & JANE G. VEST	6733 PATTERSON AVE.	" 567-A-322	.20	690	7.92%



CORRECT Division Engr. of Statistics <i>[Signature]</i> Chief of Special Assessments Division Engr. of Planning RICHMOND VIRGINIA DEPARTMENT OF PUBLIC WORKS BUREAU OF SURVEY AND DESIGN		CORRECT <i>[Signature]</i> Chief-Bureau of Survey & Design APPROVED <i>[Signature]</i> Chief-Bureau of APPROVED FINALLY <i>[Signature]</i> Asst. Director of Public Works Director of Public Works	
PLAN TO WIDEN PATTERSON AVE. FROM COMMONWEALTH AVE. TO THREE CHOPT ROAD			
PROJECT NO. 5217 SHEET 1 OF 8 DESIGNED BY V.R. & W.E.C. CHECKED BY L.W.J.	NOTES C. Jones L.L. 64267-64280 L.L. 96459-61	REFERENCE 100 NW, 100 NE, 100 SE, 64 NW, 64 SE, 36 NW	REVISIONS Jan. 7, 1959 - Property owners revised - E.S.M. Jr. Sept. 17, 1958 - Lot No. 3 Revised at corner curve - E.S.M. Jr. Aug. 18, 1958 - Cuts, Slope Easement and Grade - E.S.M. Jr. Dec. 1954 - Aug. 1955 Houses added 6-25-57 Aug. 14, 1957 - 1/2 Cor. Three Chopt & Patterson, Aug. 15, 1957
AUTHORITY: Verbal Request of Director		DATE 11-15-46	SCALE 1"=50' DRAWING NO. W8509

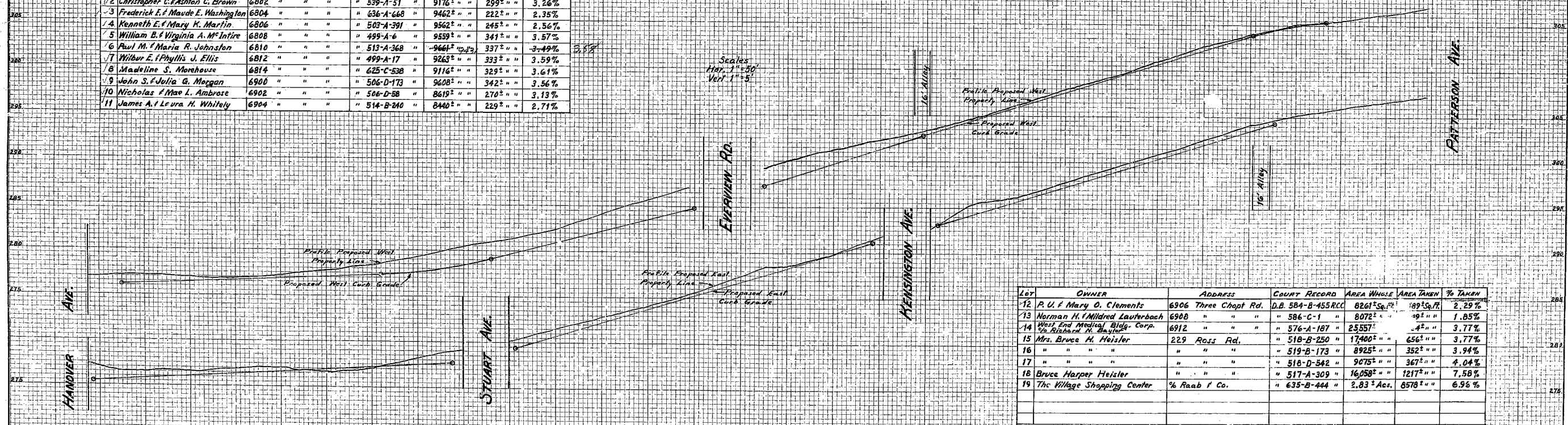


Note: This parcel to be dedicated to City by contract recorded in D.B. 515-D-296 R.C.C. 7-7-49. Also see plan "The Village Shopping Center" by LaPrade Bros. dated 10-23-65, D.P.W. No. M-17197.

Note: Area proposed to be acquired shown enclosed in Red.

LOT	OWNER	ADDRESS	COURT RECORD	AREA WHOLE	AREA TAKEN	% TAKEN
1	Willie K. & Willy M. Carter	6800 Three Chopt Rd.	D.B. 515-B-126 R.C.C.	8313 ³ / ₄ Sq. Ft.	393 ³ / ₄ Sq. Ft.	4.73%
2	Christopher C. & Ashton C. Brown	6802 " "	" 539-A-51 "	9176 ² / ₄ "	299 ² / ₄ "	3.26%
3	Frederick E. & Maude E. Washington	6804 " "	" 636-A-668 "	9462 ² / ₄ "	222 ² / ₄ "	2.35%
4	Kenneth E. & Mary K. Martin	6806 " "	" 503-A-391 "	9562 ² / ₄ "	245 ² / ₄ "	2.56%
5	William B. & Virginia A. McIntire	6808 " "	" 499-A-6 "	9559 ² / ₄ "	341 ² / ₄ "	3.57%
6	Paul M. & Maria R. Johnston	6810 " "	" 513-A-368 "	9661 ² / ₄ "	377 ² / ₄ "	3.99%
7	Wilbur E. & Phyllis J. Ellis	6812 " "	" 499-A-17 "	9263 ² / ₄ "	333 ² / ₄ "	3.59%
8	Madeline S. Morehouse	6814 " "	" 625-C-538 "	9116 ² / ₄ "	329 ² / ₄ "	3.61%
9	John S. & Julia G. Morgan	6900 " "	" 506-D-173 "	9608 ² / ₄ "	342 ² / ₄ "	3.56%
10	Nicholas & Mae L. Ambrose	6902 " "	" 506-D-58 "	8619 ² / ₄ "	270 ² / ₄ "	3.13%
11	James A. & Leura H. Whitely	6904 " "	" 514-B-240 "	8440 ² / ₄ "	229 ² / ₄ "	2.71%

Scales: Hor. 1"=50' Vert. 1"=5'



LOT	OWNER	ADDRESS	COURT RECORD	AREA WHOLE	AREA TAKEN	% TAKEN
12	P. U. F. Mary O. Clements	6906 Three Chopt Rd.	D.B. 584-B-455 R.C.C.	8261 ² / ₄ Sq. Ft.	189 ² / ₄ Sq. Ft.	2.29%
13	Norman H. & Mildred Lauterbach	6908 " "	" 586-C-1 "	8072 ² / ₄ "	92 ² / ₄ "	1.85%
14	West End Medical Bldg. Corp.	6912 " "	" 576-A-187 "	25,557 ² / ₄ "	4 ² / ₄ "	3.77%
15	Mrs. Bruce H. Heisler	229 Ross Rd.	" 518-B-250 "	17,400 ² / ₄ "	656 ² / ₄ "	3.77%
16	" " " "	" " "	" 519-B-173 "	8925 ² / ₄ "	352 ² / ₄ "	3.94%
17	" " " "	" " "	" 518-D-542 "	9875 ² / ₄ "	367 ² / ₄ "	4.04%
18	Bruce Harper Heisler	" " "	" 517-A-309 "	16,058 ² / ₄ "	1217 ² / ₄ "	7.58%
19	The Village Shopping Center	% Raab & Co.	" 635-B-444 "	2.83 ² / ₄ Acs.	6578 ² / ₄ "	6.96%

NOTES
 1. Cuts and fills shown represent the difference in elevation of ground at property line and the sidewalk grade.
 2. Fences, walks, steps, or coping walls adjacent to the street line affected by the grading of streets, will not be replaced or repaired at the City's expense unless otherwise shown on plan.
 3. Lot dimensions in parentheses are from deeds.
 4. Grades adopted by City Manager, 1968.
 5. Damages made final, 1968.
 6. Property owners correct as of 12-15, 1968.

LEGEND

Existing Curb	Proposed Curb	Existing Door or Window	Proposed Door or Window
Existing Sidewalk	Proposed Sidewalk	Existing Entrance Walk (on Profile)	Proposed Entrance Walk (on Profile)
Existing Catch Basin	Proposed Catch Basin	Existing Sewer Manhole	Proposed Sewer Manhole
Existing Sewer	Proposed Sewer	Existing Catch Basin	Proposed Catch Basin
Existing Gas	Proposed Gas	Existing Curbing	Proposed Curbing
Existing Water	Proposed Water	Existing Sidewalk	Proposed Sidewalk
Existing Conduit	Proposed Conduit	Existing Alley Paving	Proposed Alley Paving
Existing Tree	Proposed Tree	Existing Entrance Walk	Proposed Entrance Walk
Existing Storm	Proposed Storm	Existing Coping	Proposed Coping

Division of Survey *C. Z. Williams*
 Bureau of Engineering *William R. Petty*
Shelley L. Pol ASK Director of Public Works
Ronald K. Hopson Director of Public Works

DEPARTMENT OF PUBLIC WORKS
 RICHMOND, VIRGINIA

AUTHORITY: Ass't. Director - 1967-68 C.I.P.

REVIEWED BY: *[Signature]*
 DRAWN BY: *[Signature]*
 CHECKED BY: *[Signature]*

PLAN TO WIDEN THREE CHOPT ROAD FROM PATTERSON AVENUE TO HANOVER AVENUE.

SCALE: 1"=50'
 DATE: Feb. 16, 1968
 PROJECT: 1-1-74-26 "1
 SHEET: 1 OF 1
 DRAWING NO.: T-17126