

AN ORDINANCE

No. 84-198-174

ADOPTED AUG 27 1984

To authorize the use of the real estate known as 504 Libbie Avenue, containing 8,653 square feet, more or less, located on the west right of way line of Libbie Avenue south of Guthrie Avenue, being more completely described as follows: beginning at a point on the west right of way line of Libbie Avenue, said point being 327.26 feet south of a stone at the south end of a curve into Guthrie Avenue; thence extending 53.0 feet in a southerly direction along the west line of Libbie Avenue to a point; thence extending 194.66 feet in a northwesterly direction along a line of bearing N 41° 59' 50" W to a point; thence extending 39.73 feet in a northeasterly direction along a line of bearing N 65° 39' 40" E to a point; thence extending 177.60 feet in a southeasterly direction along a line of bearing S 46° 47' 00" E to the point of beginning, for the purpose of a non-medical office building, and to authorize the construction of such building on such real estate for such purpose and use, and to provide for off-street parking, 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 504 Libbie
3. Avenue, containing 8,653 square feet, more or less, located
4. on the west right of way line of Libbie Avenue south of
5. Guthrie Avenue, being more completely described as follows:
6. beginning at a point on the west right of way line of Libbie
7. Avenue, said point being 327.26 feet south of a stone at the
8. south end of a curve into Guthrie Avenue; thence extending

1. 53.0 feet in a southerly direction along the west line of
2. Libbie Avenue to a point; thence extending 194.66 feet in a
3. northwesterly direction along a line of bearing N 41° 59'
4. 50" W to a point; thence extending 39.73 feet in a north-
5. easterly direction along a line of bearing N 65° 39' 40" E
6. to a point; thence extending 177.60 feet in a southeasterly
7. direction along a line of bearing S 46° 47' 00" E to the
8. point of beginning, is hereby permitted to be used for the
9. purpose of constructing a building for non-medical office
10. use; said property being as shown on site plans, floor plan
11. and elevation drawings, entitled: "504 Libbie Ave. Office
12. Building", prepared by Daniel E. Wilson, Developer, Starwood
13. Corporation, consisting of one sheet, dated June 20, 1984,
14. revised July 11, 1984, attached to the draft of this
15. ordinance.

16. § 2. That the Commissioner of Buildings is hereby
17. authorized to issue to the owner of the real estate, or
18. successor or successors in fee simple title, a building
19. permit to construct the building and permit the occupancy of
20. the property for such purpose, substantially in accordance
21. with the site plans, floor plan and elevation drawings,
22. entitled: "504 Libbie Ave. Office Building", prepared by
23. Daniel E. Wilson, Developer, Starwood Corporation, con-
24. sisting of one sheet, dated June 20, 1984, revised July 11,

1. 1984, attached to the draft of this ordinance. The special
2. use herein authorized by Council, shall be transferable to
3. the successor or successors in title of the owner, whether
4. acquired by operation of law, deed or otherwise, and shall
5. run with the land, subject to the following terms and
6. conditions:

7. (a) That the acceptance of the permits and the
8. exercise of the privileges granted by this ordinance by the
9. owner and successor or successors in title shall constitute
10. a warranty on the part of the owner and successor or
11. successors that title to the land and the building shall
12. be vested in the same person or persons or corporation or
13. both;

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

19. (c) That eight parking spaces shall be provided as
20. shown on the attached plan. The parking areas shall be
21. screened from view from the adjacent property to the north
22. by a wood fence not less than four and one-half feet in
23. height which shall extend to a point 25 feet from the street
24. right-of-way line; and shall be screened from view from

1. property to the west by existing vegetation and/or
2. additional evergreen vegetation as needed, not less than
3. four and one-half feet in height;

4. (d) That the parking area and access drive shall be
5. paved with bituminous concrete or cement concrete, and
6. parking spaces shall be delineated on the pavement surface;

7. (e) That the driveway shall be constructed in
8. accordance with the City Driveway Policy standards;

9. (f) That final grading and drainage plans shall be
10. approved by the Director of Public Works prior to the
11. issuance of building permits;

12. (g) That facilities for the collection of refuse
13. shall be provided in accordance with the requirements of the
14. Director of Public Works and such facilities shall be so
15. located or screened as not to be visible from adjacent
16. properties and public streets;

17. (h) That storm or surface water shall not be
18. allowed to accumulate on the land and adequate facilities
19. for drainage of storm or surface water from the land or
20. building shall be provided by the owner at his cost and
21. expense so as not to adversely affect or damage adjacent
22. properties or public streets and the use thereof;

23. (i) That existing healthy trees shall be retained
24. and additional landscaping shall be provided as shown on the
25. attached plans;

1. (j) That identification of the premises shall be
2. limited to one sign, not exceeding six square feet in area
3. mounted flat on a vertical surface of the building;

4. (k) That should the owner use the premises for any
5. purpose which is not permitted by this ordinance, or fails,
6. refuses or neglects to comply with the provisions of
7. foregoing paragraphs (a) through (j) and does not terminate
8. such use or comply with such provisions within ninety days
9. after written notice so to do has been given to the owner by
10. the Zoning Administrator, the privileges granted by this
11. ordinance shall terminate and the special use permit shall
12. become null and void;

13. (l) That when the privileges granted by this
14. ordinance terminate and the special use permit becomes null
15. and void or when use of the premises is abandoned for a
16. period of twenty-four consecutive months, use of the real
17. estate shall be governed thereafter by the zoning regula-
18. tions prescribed for the district in which the real estate
19. is then situated; and

20. (m) That application for a building permit shall be
21. made within twelve months from the effective date of this
22. ordinance, which building permit shall expire by limitation
23. and become null and void if construction of the buildings is
24. not commenced within one hundred eighty days from the date

1. of the building permit, or if work on the buildings is
2. suspended or abandoned for a period of one hundred eighty
3. days at any time after the work is commenced, as provided in
4. Section 8-15 of the Richmond City Code of 1975. Should
5. application for the building permit not be made within
6. twelve months from the effective date of the ordinance
7. granting the special use permit, or should the building
8. permit expire and become null and void, the privileges
9. granted by this ordinance shall terminate and the special
10. use permit shall become null and void.

11. § 3. This ordinance shall be in force and effect
12. upon adoption.

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