

INTRODUCED: January 14, 2019

AN ORDINANCE No. 2019-012

As Amended

To authorize the special use of the property known as 602 Libbie Avenue for the purpose of an office use, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: FEB 11 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 602 Libbie Avenue which is situated in a R-4 Single-Family Residential District, desires to use such property for the purpose of an office use, which use, among other things, is not currently allowed by section 30-408.1 of the Code of the City of Richmond (2015), as amended; and

WHEREAS, in accordance with section 17.11 of the Charter of the City of Richmond (2018), as amended, it has been made to appear that, if granted subject to the terms and conditions set forth in this ordinance, the special use granted by this ordinance will not be detrimental to the safety, health, morals and general welfare of the community involved, will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, will not

AYES: _____ NOES: _____ ABSTAIN: _____

ADOPTED: _____ REJECTED: _____ STRICKEN: _____

create hazards from fire, panic or other dangers, will not tend to overcrowding of land and cause an undue concentration of population, will not adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, and will not interfere with adequate light and air; and

WHEREAS, (i) the City Planning Commission has conducted a public hearing to investigate the circumstances and conditions upon which the Council is empowered to authorize such use, (ii) the City Planning Commission has reported to the Council the results of such public hearing and investigation and its recommendations with respect thereto, and (iii) the Council has conducted a public hearing on this ordinance at which the person in interest and all other persons have had an opportunity to be heard;

NOW, THEREFORE,

THE CITY OF RICHMOND HEREBY ORDAINS:

§ 1. **Finding.** Pursuant to section 30-1050.1 of the Code of the City of Richmond (2015), as amended, the Council hereby finds that the special use set forth in and subject to the terms and conditions of this ordinance will not (i) be detrimental to the safety, health, morals and general welfare of the community involved, (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved, (iii) create hazards from fire, panic or other dangers, (iv) tend to overcrowding of land and cause an undue concentration of population, (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements, or (vi) interfere with adequate light and air.

§ 2. **Grant of Special Use Permit.**

(a) Subject to the terms and conditions set forth in this ordinance, the property known as 602 Libbie Avenue and identified as Tax Parcel No. W021-0213/009 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled “Survey Showing Existing Conditions on Property Located at 602 Libbie Avenue, City of Richmond, Virginia,” prepared by Bruce Robertson Land Surveying, P.C., and dated August 1, 2018, a copy of which is attached to and made a part of this ordinance, hereinafter referred to as “the Property,” is hereby permitted to be used for the purpose of an office use, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Armstrong Law Office, 602 Libbie Avenue, Richmond, Virginia,” prepared by HG Design Studio, ~~and~~ dated September 14, 2018, and last revised February 18, 2019, and on the plans entitled “602 Libbie Avenue,” prepared by Elisabeth Henderson, and dated November 8, 2018, hereinafter referred to collectively as “the Plans,” copies of which are attached to and made a part of this ordinance.

(b) The adoption of this ordinance shall constitute the issuance of a special use permit for the Property. The special use permit shall inure to the benefit of the owner or owners of the fee simple title to the Property as of the date on which this ordinance is adopted and their successors in fee simple title, all of which are hereinafter referred to as “the Owner.” The conditions contained in this ordinance shall be binding on the Owner.

§ 3. **Special Terms and Conditions.** This special use permit is conditioned on the following special terms and conditions:

(a) The Special Use of the Property shall be an office use, including business, professional and administrative offices, substantially as shown on the Plans.

(b) No fewer than three ~~on-site~~ parking spaces shall be provided on the Property, substantially as shown on the Plans, provided that the Director of Planning and Development

Review may approve a different configuration for the parking spaces from that shown on the Plans if the Owner requests.

(c) Signage pertaining to the Special Use shall comply with underlying zoning.

(d) The floor area of the office use may be expanded to the rear of the existing building by up to 1,000 square feet subject to approval of a plan of development in accordance with Chapter 30, Article X, Division 4 of the Code of the City of Richmond (2015), as amended. Any such expansion shall be governed by the zoning regulations prescribed for the district in which the Property is situated and shall not exceed two stories in height.

§ 4. **Supplemental Terms and Conditions.** This special use permit is conditioned on the following supplemental terms and conditions:

(a) All required final grading and drainage plans, together with all easements made necessary by such plans, must be approved by the Director of Public Utilities prior to the issuance of the building permit.

(b) Storm or surface water shall not be allowed to accumulate on the land. The Owner, at its sole cost and expense, shall provide and maintain at all times adequate facilities for the drainage of storm or surface water from the Property so as not to adversely affect or damage any other property or public streets and the use thereof.

(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(d) Any encroachments existing, proposed on the Plans or contemplated in the future shall require separate authorization and shall be subject to the applicable provisions of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws.

(e) In all other respects, the use of the Property shall be in accordance with the applicable underlying zoning regulations.

§ 5. **General Terms and Conditions.** This special use permit is conditioned on the following general terms and conditions:

(a) No permit implementing this special use permit shall be approved until satisfactory evidence has been presented to the Zoning Administrator that any delinquent real estate taxes applicable to the Property have been paid.

(b) The Owner shall be bound by, shall observe and shall comply with all other laws, ordinances, rules and regulations applicable to the Property, except as otherwise expressly provided in this ordinance.

(c) Words and phrases used in this ordinance shall be interpreted to have the meanings ascribed to them by section 30-1220 of the Code of the City of Richmond (2015), as amended, unless the context clearly indicates that a different meaning is intended.

(d) Notwithstanding any other provision of law, this special use permit is being approved due, in part, to the mitigating effects of each and every condition attached hereto; consequently, if any portion of this ordinance is determined to be invalid for any reason by a final, non-appealable order of any Virginia or federal court of competent jurisdiction, the invalidity shall cause the entire ordinance to be void and of no further effect from the effective date of such order.

(e) The privileges granted by this ordinance may be revoked pursuant to the provisions of sections 30-1050.7 through 30-1050.11 of the Code of the City of Richmond (2015), as amended, and all future amendments to such laws. Failure to comply with the terms and conditions of this ordinance shall constitute a violation of section 30-1080 of the Code of the City of

Richmond (2015), as amended, and all future amendments to such law, or any other applicable laws or regulations.

(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property shall be governed thereafter by the zoning regulations prescribed for the district in which the Property is then situated.

§ 6. **Implementation.** The Commissioner of Buildings is authorized to issue a certificate of occupancy for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of occupancy shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of occupancy is not made within the time period stated in the previous sentence, this ordinance and the special use permit granted hereby shall terminate and become null and void.

§ 7. **Effective Date.** This ordinance shall be in force and effect upon adoption.

City of Richmond

900 East Broad Street
2nd Floor of City Hall
Richmond, VA 23219
www.richmondgov.com

Item Request

File Number: PRE 2018-8447

RECEIVED
O & R REQUEST

JAN 08 2019

DEC 19 2018

OFFICE OF CITY ATTORNEY
Office of the Administrative Officer

O & R Request

DATE: December 18, 2018

EDITION: 1

TO: The Honorable Members of City Council

THROUGH: The Honorable Levar M. Stoney, Mayor (Patron: Mayor, by Request)
(This in no way reflects a recommendation on behalf of the Mayor)

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer

THROUGH: Douglas C. Dunlap, Interim Deputy Chief Administrative Officer for Economic Development and Planning

FROM: Mark A. Olinger, Director, Department of Planning and Development Review

RE: To authorize the special use of the property known as 602 Libbie Avenue for office use, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 602 Libbie Avenue for office use, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to authorize an office use in the R-4 Single Family Residential zoning district, which is not a permitted use. The applicant would like to convert the existing building into a law office and has, therefore, requested a special use permit.

RECOMMENDATION: In accordance with the requirements of the City Charter and the Zoning Ordinance, the City Planning Commission will review this request and make a recommendation to City Council. This item will be scheduled for consideration by the Commission at its February 4, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of an 11,050 SF or .3 acre parcel of land improved with a 1,672 square foot building constructed, per tax assessment records, in 1941 and is located in the Three Chopt

neighborhood of the Far West Planning District. The property has historically been used for residential use.

The City of Richmond's Far West Planning District Land Use Plan designates a future land use category for the subject property as Mixed Use (MU). Primary uses include combinations of office, retail, personal service, general commercial and service uses and, in some cases, multi-family residential and dwelling units above ground floor commercial. Generally, such areas consist of a mix of several types of uses, designed and arranged to be compatible with one another. Each type of use could function independently, but all benefit from proximity to one another. The mix of uses and predominant land use character may vary considerably by location, and are described in each case in the text of the District Plans. Typical zoning classifications that may accommodate this land use category: B-5, UB, UB-2, B-6, and B-7.

The building is located on the 600 block of Libbie Avenue between Christopher Lane and Guthrie Avenue. Surrounding properties are located in the R-4 district.

FISCAL IMPACT / COST: The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

FISCAL IMPLICATIONS: Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

BUDGET AMENDMENT NECESSARY: No

REVENUE TO CITY: \$1,800

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: January 14, 2019

CITY COUNCIL PUBLIC HEARING DATE: February 11, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, February 4, 2019.

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)
City Assessor (for preparation of mailing labels for public notice)

RELATIONSHIP TO EXISTING ORD. OR RES.: None

REQUIRED CHANGES TO WORK PROGRAM(S): None

ATTACHMENTS: Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

STAFF: Jonathan Brown, Senior Planner, Land Use Administration (Room 511), 646-5734



Application for **SPECIAL USE PERMIT**
 Department of Planning and Development Review
 Land Use Administration Division
 900 E. Broad Street, Room 511
 Richmond, Virginia 23219
 (804) 646-6304
<http://www.richmondva.gov/>

Application is hereby submitted for: (check one)

- special use permit, new
- special use permit, plan amendment
- special use permit, text only amendment

Project Name/Location

Property Address: 602 Libbie Avenue Date: 07/16/2018
 Tax Map #: W0210213003 Fee: \$1,800
 Total area of affected site in acres: 0.254 acres

(See page 6 for fee schedule, please make check payable to the "City of Richmond")

Zoning

Current Zoning: R-4
 Existing Use: Single-family

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)

Office
 Existing Use: Single-family

Is this property subject to any previous land use cases?

Yes No If Yes, please list the Ordinance Number: _____

Applicant/Contact Person: Lory Markham

Company: Markham Planning
 Mailing Address: 2314 W. Main Street
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 248-2581 Fax: ()
 Email: lory@markhamplanning.com

Property Owner: Samho LLC

If Business Entity, name and title of authorized signee Susan Armstrong

(The person or persons executing or attesting the execution of this Application on behalf of the Company certifies that he or she has or have been duly authorized and empowered to so execute or attest.)

Mailing Address: 528 N Boulevard
 City: Richmond State: VA Zip Code: 23220
 Telephone: (804) 513-4788 Fax: ()
 Email: sarmstrong@samstronglawva.com

Property Owner Signature: _____

The names, addresses, telephone numbers and signatures of all owners of the property are required. Please attach additional sheets as needed. If a legal representative signs for a property owner please attach an executed power of attorney. **Faxed or photocopied signatures will not be accepted.**

NOTE: Please attach the required plans, checklist, and a check for the application fee (see Filing Procedures for special use permits)



September 20, 2018

Mr. Mark Olinger, Director
Department of Planning & Development Review
900 East Broad Street, Suite 511
Richmond, VA 23219
Mark.Olinger@richmondgov.com

RE: Applicant's Report for Special Use Permit Application at 602 Libbie Avenue

Dear Mr. Olinger,

Please accept this letter as the Applicant's Report for the Special Use Permit (SUP) application for the property at 602 Libbie Avenue. With this application, Sameho LLC is petitioning the City Council for a Special Use Permit to authorize an office use in the R-4 Single Family Residential District.

Site

The property is located in the Far West Planning District on Libbie Avenue between Guthrie Avenue and Christopher Lane. The property has a land area of 11,050 square feet and is zoned in the R-4 Single Family Residential District. This property is currently improved with two-story residence with 1,672 of floor area. The property is located within the neighborhood represented by the Westhampton Citizens Association. The property is also located on Libbie Avenue between the Patterson Commercial area to the north and the Grove Commercial area to the south.

Zoning and SUP Ordinance Conditions

The property is located in the R-4 Single Family Residential District. The R-4 District does not permit any commercial uses. However, eight properties within this section of Libbie Avenue have been granted special use permits for office uses. The first of these SUP's were granted in 1979 and the last was approved in 2010.

We proposed to convert the single-family residence for use as a law office. Parking for the office use will be provided at the rear of the property. The appearance of the property from Libbie Avenue will remain largely unchanged and the property's residential character will be preserved.

Master Plan

The City's Master Plan recommends mixed-use development for the property. Primary uses include combinations of office, retail, personal service, general commercial and services uses and, in some cases, multifamily residential and dwelling units above ground floor commercial.

Specifically for Libbie Avenue, the Plan states that although historically Grove and Patterson were separate shopping districts, there is an accelerating positive trend that will eventually join these

into one shopping district. Development and zoning conversions are bringing more and more commercial and office uses to Libbie, between Grove and Patterson. This evolution of the three streets into one town center for Westhampton will be important to the future vitality of all the business on each of these streets. Expansion of the Libbie/Grove Service Center should occur north on those parcels that front Libbie Avenue to Kensington Avenue as shown on the Land-Use Plan map. As shown on the amended Land Use Plan, mixed use development is appropriate for these parcels, and an Urban Business District classification is the recommended zoning classification for this area (p. 183).

This is an opportunity to bring a new neighborhood service that will contribute to the positive mixed-use development trend for Libbie Avenue. The Master Plan encourages uses on Libbie that will increase the development of businesses as a town center for the Westhampton area. We believe that the proposed office use is fully consistent with the Master Plan recommendation for the use of the property, and that, if approved, this use will greatly enhance the vitality of the Westhampton area. Additionally, the proposed office use is a permitted principal use in the recommended UB zoning for the property by the Master Plan.

City Charter Conditions

We trust that you will agree with us that this proposed SUP meets the City Charter criteria for the granting of SUPs as the project will not (i) be detrimental to the safety, health, morals and general welfare of the community involved; (ii) tend to create congestion in streets, roads, alleys and other public ways and places in the area involved; (iii) create hazards from fire, panic or other dangers; (iv) tend to overcrowding of land and cause an undue concentration of population; (v) adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements; or (vi) interfere with adequate light and air.

Thank you for your consideration of this application. Please feel free to contact me at lory@markhamplanning.com or (804) 248-2561 if you have any questions or require additional materials to process the application.

Very Truly Yours,



Lory Markham

Enclosures

cc: The Honorable Andreas D. Addison
Matthew Ebinger, Secretary to the City Planning Commission

Armstrong Law Office

Special Use Permit



1. OWNER / DEVELOPER:

ARMSTRONG LAW OFFICE
540 NORTH BRIDLE PATH, RICHMOND, VIRGINIA 23220
(804) 781-1811

2. ENGINEER:

HO DESIGN STUDIO / C/O CHARLAE HAMPER, PE
5707 LINDSEY AVE., RICHMOND, VIRGINIA 23226
(804) 486-7233

3. ARCHITECT:

NONE

4. PARCEL ID(S):

W 21 214009

5. ADDRESSES:

602 LIBBIE AVENUE, RICHMOND, VA 23226

6. ACREAGE:

TOTAL PARCEL ACREAGE: 0.254
TOTAL DISTURBED AREA: 0.04

7. EXISTING ZONING:

R-4

8. USE:

EXISTING: RESIDENTIAL
PROPOSED: OFFICE

9. UTILITIES:

PUBLIC

10. SURVEY:

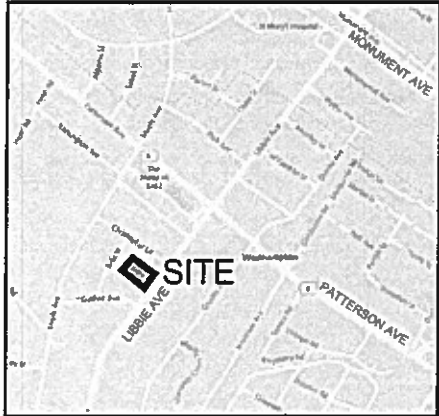
THIS TOPOGRAPHIC SURVEY FOR A PARCEL ALONG LIBBIE AVE. HAS BEEN MADE IN ACCORDANCE WITH THE SURVEYING ACTS OF 1792 AND 1896 AND THE ENGINEERING AND SURVEYING ACTS OF 1908 AND 1942. THE SURVEY WAS MADE UNDER MY SUPERVISION. THE BENCH MARK AND DATA WERE OBTAINED ON 11/15/13 AND THIS MAP IS TO ITS HIGHEST ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

VERTICAL DATUM: ASSUMED

HORIZONTAL AND VERTICAL DATUM ESTABLISHED WITH OPUS SOLUTIONS FOR STATIC GPS UNBARRIRED POINTS

11. SITE INFORMATION:

EXISTING USE:	RESIDENTIAL SINGLE DWELLING
PROPOSED USE:	OFFICE BUILDING
BUILDING AREA:	2,570 S.F. (1,448 S.F.)
PARKING PROVIDED:	11 SPACES (11 SPACES)
FENCING PROVIDED:	2 FEET (ON SITE) / 2 FEET (STREET) AND 1 ACRES (ON SITE) (TOTAL)
R-4 ZONING SETBACKS:	25 FEET FRONT YARD 5 FEET SIDE YARD 5 FEET REAR YARD
PLANNING DISTRICT:	PAN WEST
TRAFFIC ZONE:	1113
NEIGHBORHOOD:	THREE CHURCH



VICINITY MAP NORTH
1" = 500'

- PER CHECKLIST**
- ELEVATION PLANS** - NO CHANGE TO EXISTING BUILDING ELEVATION
 - FLOOR PLANS** - NO CHANGE TO EXISTING BUILDING ELEVATION
 - LANDSCAPE PLANS** - 6 FOOT SCREEN FENCE PROPOSED ALONG SOUTHWEST EDGE OF PROPERTY. PRESERVING MAJORITY OF LARGE DECIDUOUS TREES ON-SITE
 - SIGNAGE PLAN** - SIGNAGE WILL COMPLY WITH THE UNDERLYING ZONING AND NOT SHOWN ON THIS PLAN
 - LIGHTING PLAN** - NO NEW LIGHTS PROPOSED

Symbol Legend:



Drawing Index:

- C0 00 COVER SHEET
- C1 00 EXISTING CONDITIONS
- C2 00 SITE LAYOUT
- C2 01 SITE DETAILS

Not For Construction

ARMSTRONG
LAW OFFICE

602 LIBBIE AVENUE
RICHMOND, VIRGINIA

REVISIONS:

No.	Description	Date

Issued for:
SPECIAL USE PERMIT

COVER SHEET

Designed By:	PCB
Drawn By:	PCB
Checked By:	RJB
QA/QC By:	DCG
Date:	SEPTEMBER 14, 2018
Project Number:	M18113.00
Sheet Number:	C0.00



C0.00

Not For Construction

**ARMSTRONG
LAW OFFICE**

602 LIBBIE AVENUE
RICHMOND, VIRGINIA

REVISIONS:

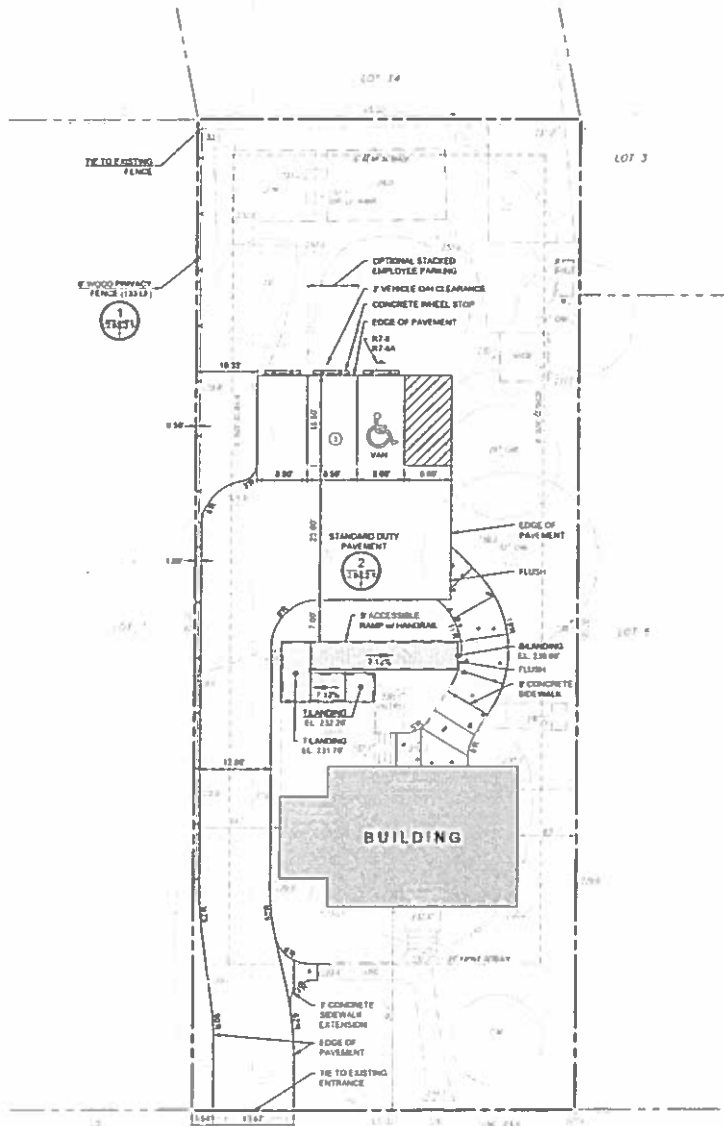
No.	Description	Date

Issued for:
SPECIAL USE PERMIT

SITE LAYOUT

Designed By: PCB
 Drawn By: PCB
 Checked By: RJB
 QA/QC By: DCG
 Date: SEPTEMBER 14, 2018
 Project Number: M18113.00
 Sheet Number:

C2.00



Sign Summary

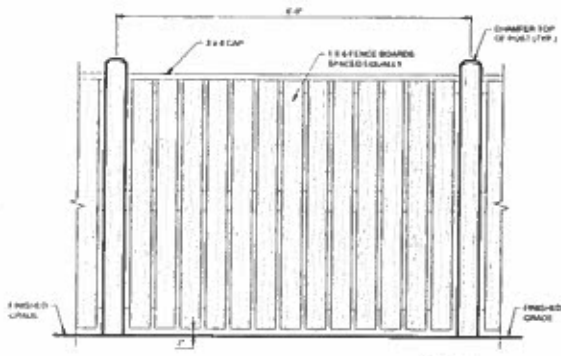
MUTCD LABEL	WIDTH	HEIGHT	TYPE
R7A	12"	18"	
R7AA	12"	6"	

1) ALL SIGNS TO BE FINISHED AND INSTALLED BY THE OWNER.
 2) PROPOSED ADDRESS SIGN TYPE, MATERIAL AND HEIGHTS TO BE DETERMINED SUBJECT TO OWNER AND CITY APPROVAL.



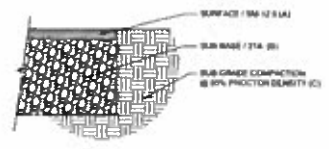
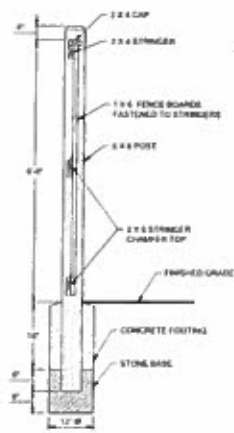
602 LIBBIE AVENUE, RICHMOND, VA 23226. ALL RIGHTS RESERVED. THIS DOCUMENT IS THE PROPERTY OF HIG DESIGN STUDIO. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HIG DESIGN STUDIO.

Not For Construction



NOTES
ALL FASTENERS TO BE GALVANEALIZED SCREWS OR DECKING SCREWS

1 SCREEN FENCE
SCALE: NTS



ASPHALT PAVING

COURSE/VOGT SPECIFICATIONS	STANDARD DUTY
SURFACE (SM 12 S (A))	2\"/>
SUB-BASE (21A (B))	6\"/>
SUB-GRADE COMPACTION (C)	100%

*MINIMUM DRY DENITY (ASTM D 1556, AIR TROD)

2 PAVEMENT SECTION
SCALE: NTS

**ARMSTRONG
LAW OFFICE**

602 LIBBIE AVENUE
RICHMOND, VIRGINIA

REVISIONS:

No.	Description	Date

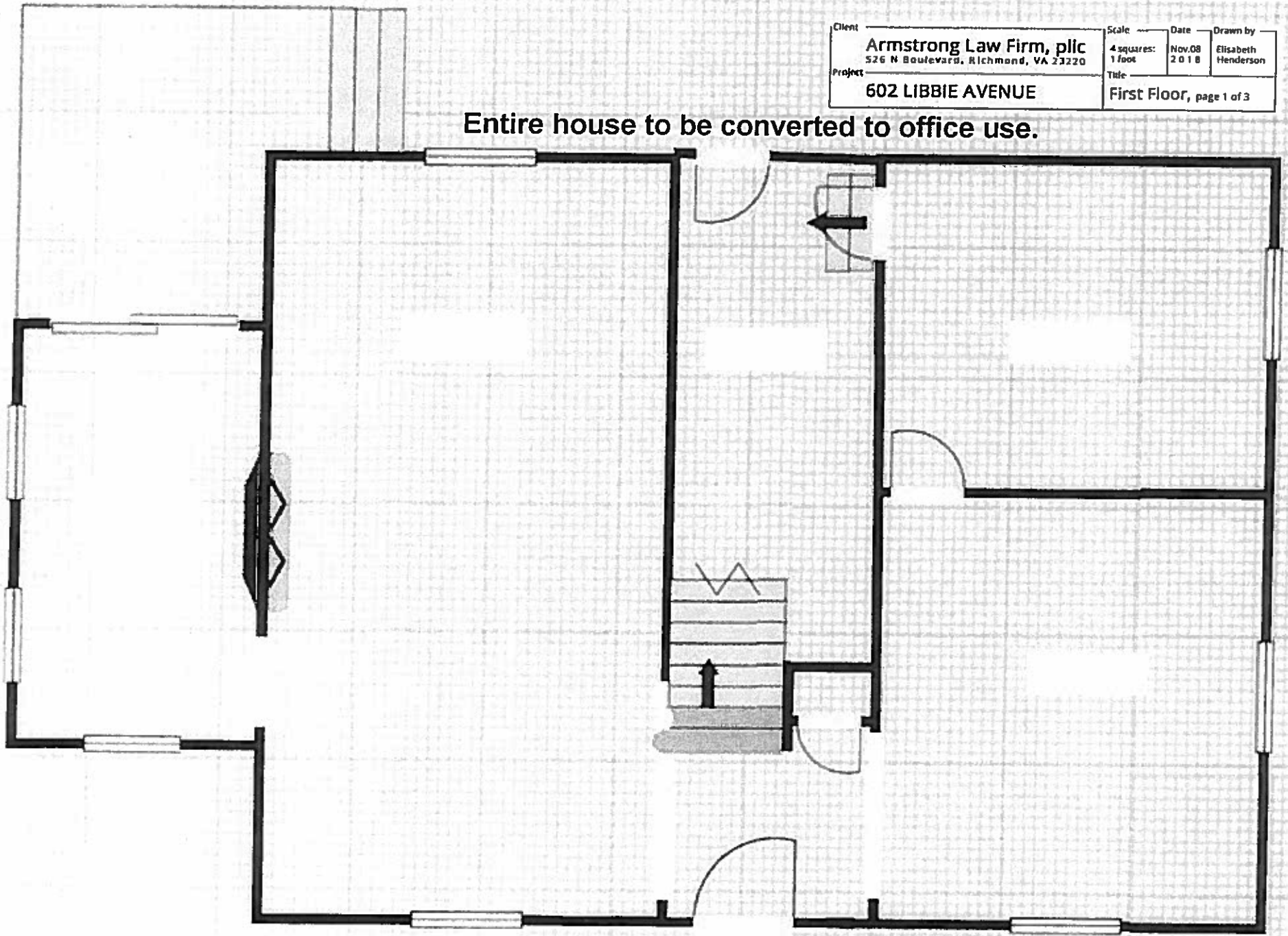
Issued for:
SPECIAL USE PERMIT

SITE DETAILS

Designed By:	PCB
Drawn By:	PCB
Checked By:	RJB
CAI/C By:	DCG
Date:	SEPTEMBER 14, 2018
Project Number:	M1113.00
Sheet Number:	C2.01

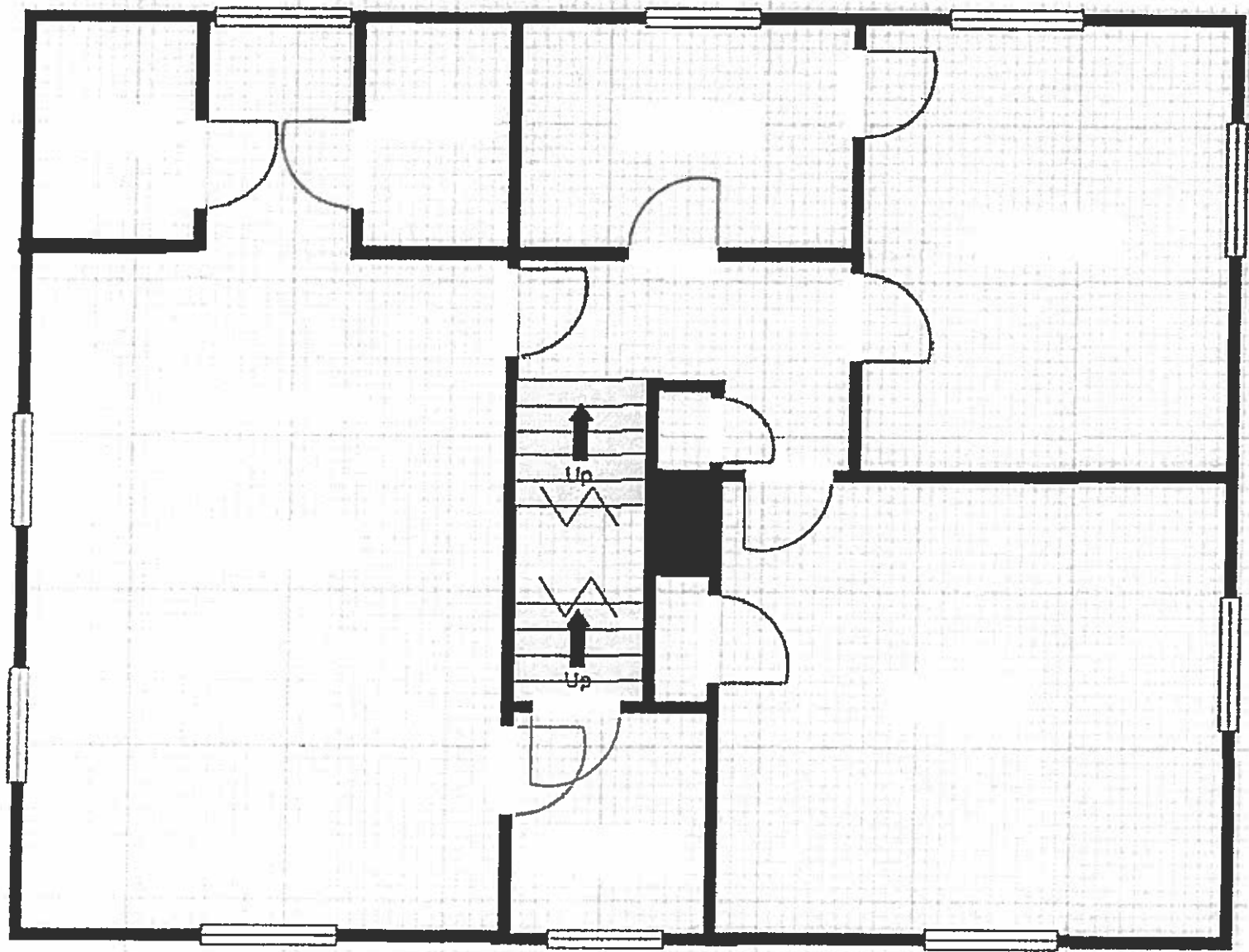
Client	Armstrong Law Firm, PLLC 526 N Boulevard, Richmond, VA 23220	Scale	Date	Drawn by
Project	602 LIBBIE AVENUE	4 squares: 1 foot	Nov.08 2018	Elisabeth Henderson
Title			First Floor, page 1 of 3	

Entire house to be converted to office use.

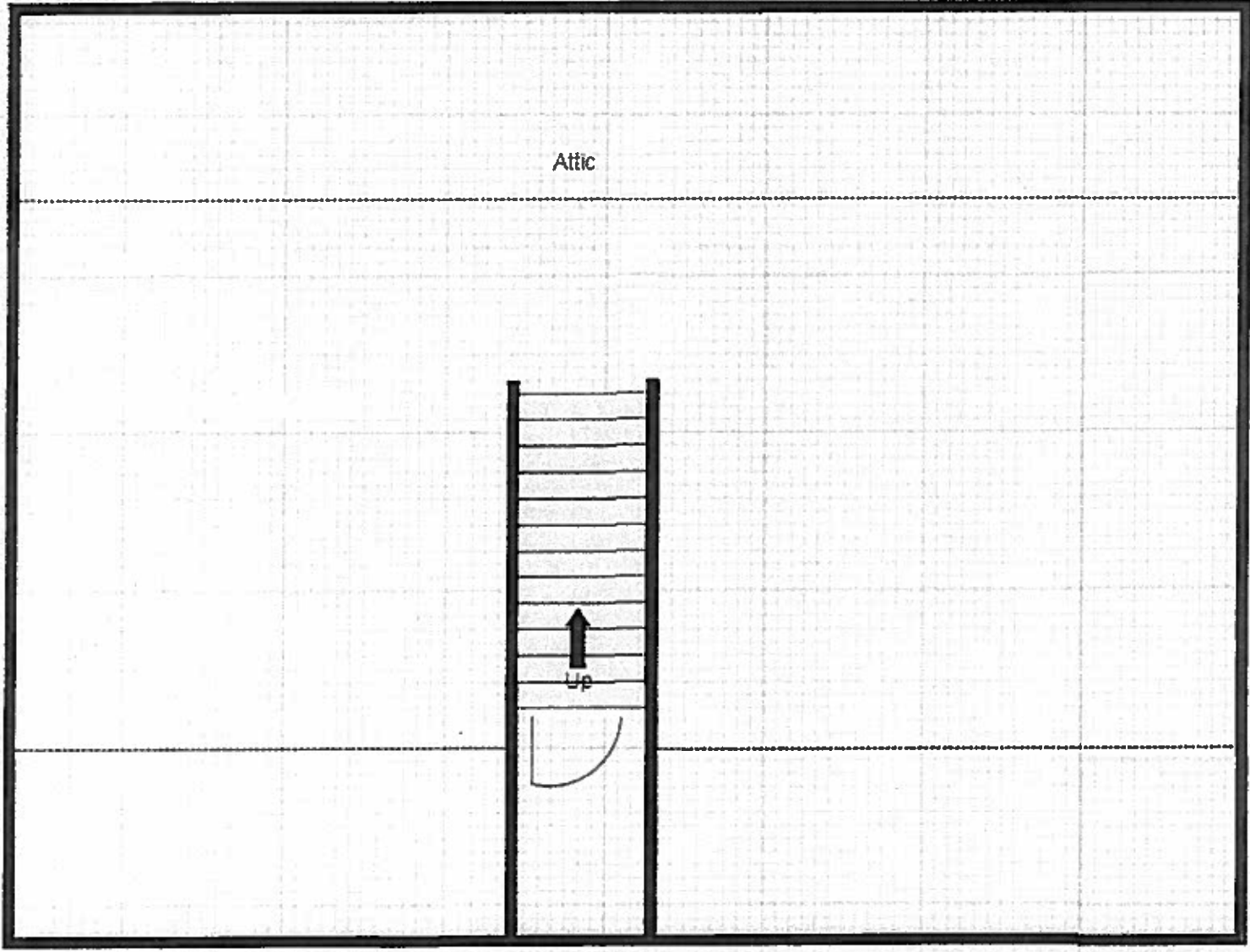


Client	Armstrong Law Firm, PLLC 526 N Boulevard, Richmond, VA 23220	Scale	4 squares: 1 foot	Date	Nov.08 2018	Drawn by	Elisabeth Henderson
Project	602 LIBBIE AVENUE	Title		Second Floor, page 2 of 3			

Entire house to be converted to office use.



Client	Armstrong Law Firm, PLLC 526 N Boulevard, Richmond, VA 23220	Scale	4 squares: 1 foot	Date	Nov.08 2018	Drawn by	Elisabeth Henderson
Project	602 LIBBIE AVENUE	Title					
					Attic, page 3 of 3		



Armstrong Law Office

Special Use Permit



Not For Construction

ARMSTRONG
LAW OFFICE

642 LIBBIE AVENUE
RICHMOND, VIRGINIA

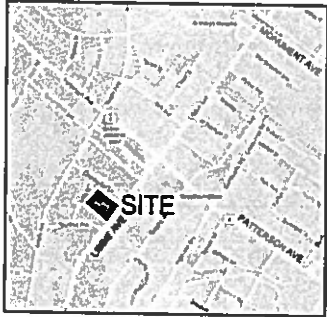
No.	Description	Date

Issued for
SPECIAL USE PERMIT

COVER SHEET

Designed By	PCB
Drawn By	PCB
Checked By	PCB
DATE	0903
Date	SEPTEMBER 14, 2016
Project Number	M18113.00
Sheet Number	C0.00

- OWNER/DEVELOPER**
ARMSTRONG LAW FIRM - 100 SOUTH BRADSHAW
1200 WEST RICHMOND AVENUE, RICHMOND, VIRGINIA 23220
804-353-4477
- PROPOSED**
400 SQUARE FEET OF CHANGING OFFICES BY
THE REMOVAL AND RECONSTRUCTION OF THE
EXISTING BUILDING
- ARCHITECT**
None
- PERMIT NO.**
16-001-0000
- ADDRESS**
642 LIBBIE AVENUE, RICHMOND, VA 23220
- ELEVATION**
TOTAL FLOOR AREA: 4,000
TOTAL VOLUME: 100,000
- EXISTING PERMITS**
None
- USE**
Offices - 400 SQ FT
RECONSTRUCTION OF OFFICE
- APPLICANT**
None
- NOTES**
This application is for a Special Use Permit and is not intended to be used as a substitute for the zoning ordinance and other applicable laws of the City of Richmond. The applicant and the City of Richmond shall be responsible for ensuring that the proposed project complies with all applicable laws and regulations. The City of Richmond reserves the right to deny this application if it does not meet the requirements of the zoning ordinance.



VICINITY MAP
NORTH
1" = 500'

- PER CHECKLIST
- ELEVATION PLAN** - NO CHANGE TO EXISTING BUILDING ELEVATION
 - FLOOR PLAN** - NO CHANGE TO EXISTING BUILDING ELEVATION
 - LANDSCAPE PLAN** - 6 FOOT GREEN FENCE PROPOSED ALONG SOUTH WEST EDGE OF PROPERTY. PRESERVING MAJORITY OF LARGE DECIDUOUS TREES ON SITE.
 - SCREENING PLAN** - BORNAGE WALL COMPLY WITH THE UNDERLYING ZONING AND NOT SPECIFIC ON THIS PLAN.
 - LIGHTING PLAN** - NO NEW LIGHTS PROPOSED.

Symbol Legend:

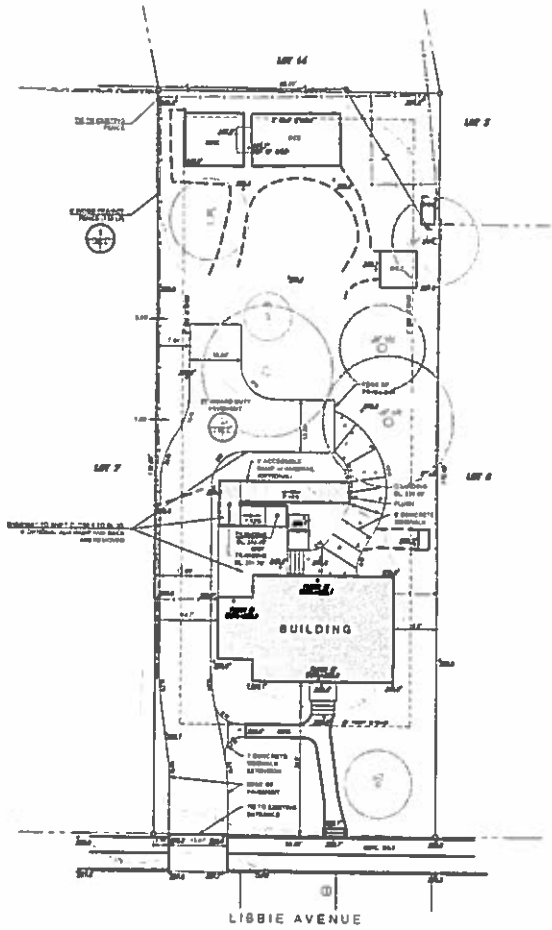


Drawing Index:

C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS
C2.00	SITE LAYOUT
C3.01	SITE DETAILS



C0.00



SITE NOTES
 CONTRACTOR SHALL VERIFY ALL UTILITIES AND RECORD ALL UTILITIES TO BE MAINTAINED OR REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



Not For Construction

ARMSTRONG
LAW OFFICE

602 LIBBIE AVENUE
RICHMOND, VIRGINIA

REVISIONS		
1	PARKING REVISION	2/21/15
2	ADDITIONAL SITE	5/21/15

No.	Description	Date

Issued for
SPECIAL USE PERMIT

SITE LAYOUT

Designed By	PCB
Drawn By	PCB
Checked By	R.B.
CA/CC By	CCO
Date	SEPTEMBER 14, 2016
Project Number	M18113.00
Sheet Number	C.300



Not For Construction

ARMSTRONG
 LAW OFFICE

602 LIBBE AVENUE
 RICHMOND, VIRGINIA

REVISIONS

No.	Description	Date

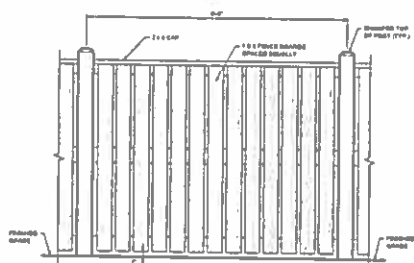
Issued for

SPECIAL USE PERMIT

SITE DETAILS

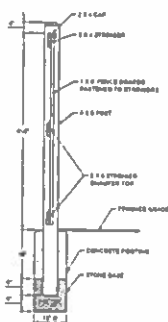
Designed By PCB
 Drawn By PCB
 Checked By A.B.
 QA/QC By DCC
 Date SEPTEMBER 14, 2016
 Project Number M18113.00
 Sheet Number

C2.01

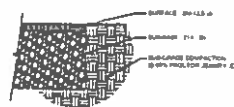


NOTES:
 ALL DIMENSIONS TO BE
 AS SHOWN UNLESS NOTED
 OTHERWISE.

1 SCREEN FENCE
 SCALE: NTS

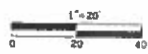
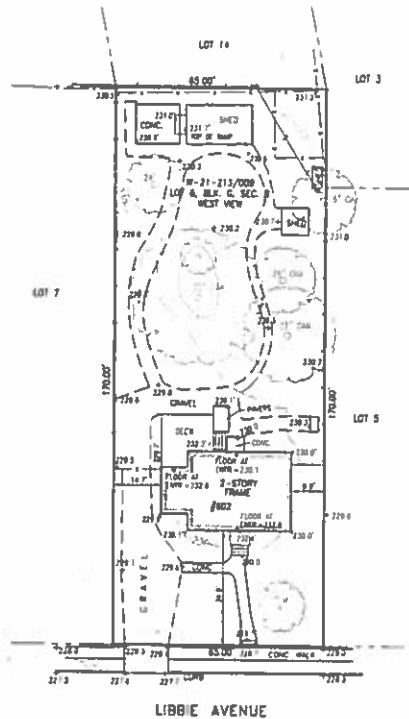


2 PAVEMENT SECTION
 SCALE: NTS



ASPHALT PAVING

CONSTRUCTION SPECIFICATIONS	STANDARD SPEC
SURFACE 2 1/2\"/>	



LOCATIONS OF U/C UTILITIES SHOWN ON THIS MAP IS BASED ON FIELD OBSERVATION AND RECORD INFORMATION. ADDITIONAL U/C UTILITIES MAY EXIST THAT ARE NOT SHOWN.

REPLACES OF WPI'S AND RESURFACE PROTECTION ARE SHOWN ON THIS SURVEY.

BOUNDARY SETBACKS OR OTHER ZONING CONDITIONS NOT WITHHELD FOR THIS USE. COMPLIANCE WITH APPLICABLE ZONING ORDINANCES SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.

NOTE: LOCATIONS REPRESENT LOCATION OF FREE BOUNDARY AND DO NOT INDICATE EXISTENCE OF CHANGES.

VERTICAL DATUM ASSUMED:
CONTOUR INTERVAL: 1 FOOT

THIS TOPOGRAPHIC MAP IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING ON JULY 27, 2018.

This plan was prepared without the benefit of a title report and may not show the plan, interests of easements or conditions affecting subject property.

 **Bruce Robertson Land Surveying, P.C.**
P.O. Box 3521 | Whitehead, Virginia | Phone: 757-864-2800-0001

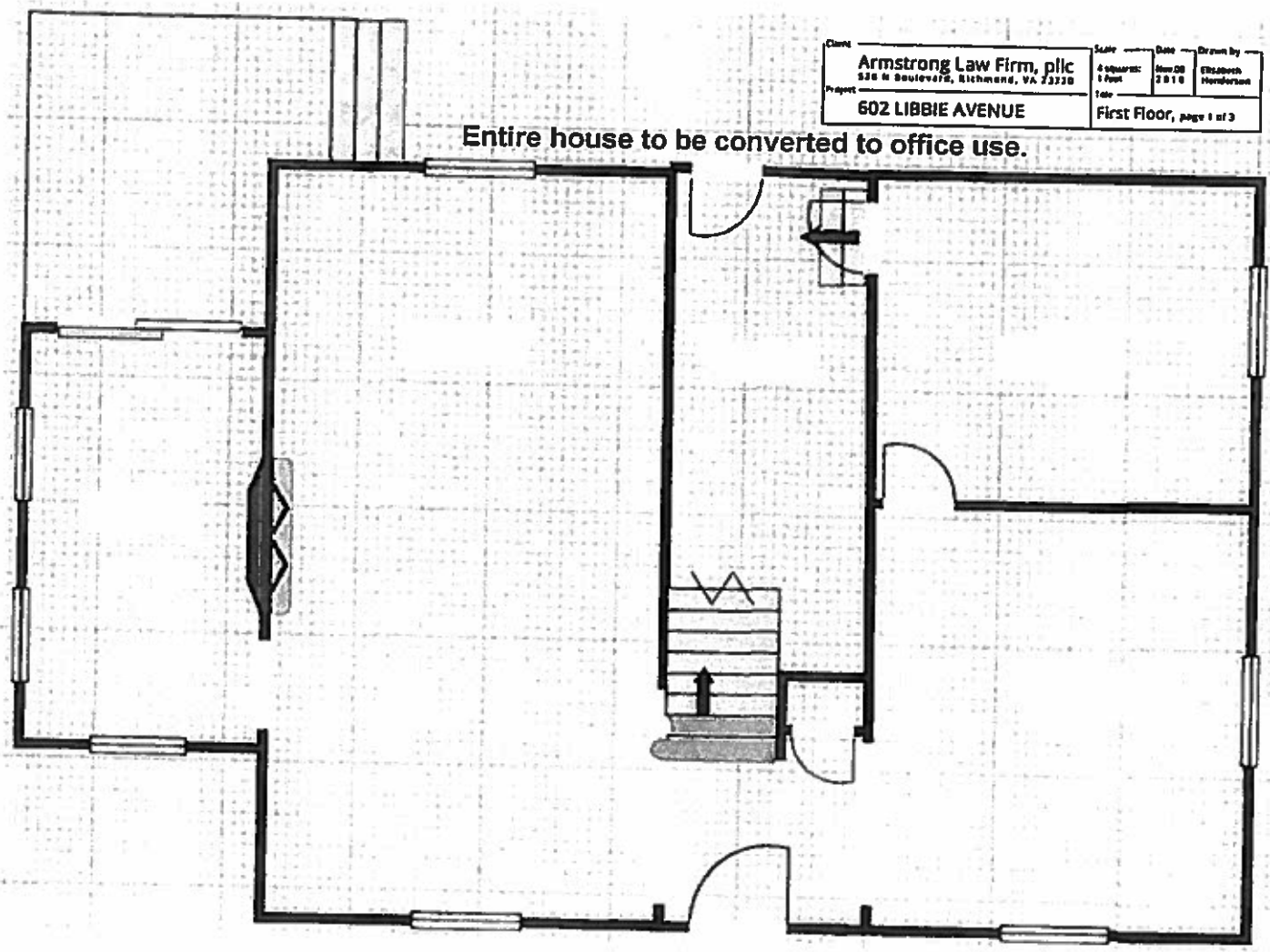
SURVEY SHOWING EXISTING CONDITIONS ON PROPERTY LOCATED AT 602 LIBBIE AVENUE

CITY OF RICHMOND, VIRGINIA

Date: 8/1/18	Revised:	JN 18140
Scale: 1"=20'		Sheet 1 of 1

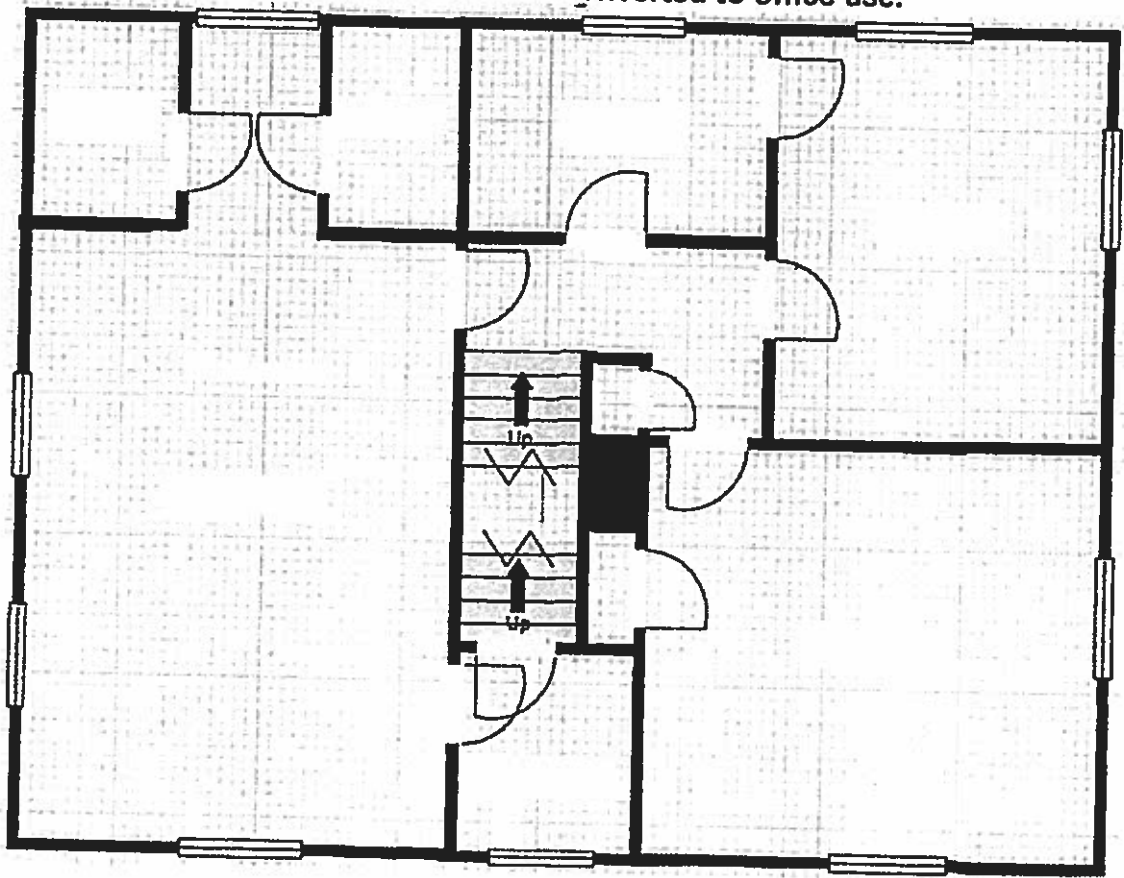
Client	Armstrong Law Firm, PLLC 526 N Boulevard, Richmond, VA 23220	Scale	1/8" = 1'-0"	Date	Nov 20 2010	Drawn by	ET/Adm Horsfield
Project	602 LIBBIE AVENUE	File	First Floor, page 1 of 3				

Entire house to be converted to office use.



Client	Armstrong Law Firm, PLLC 526 W Boulevard, Richmond, VA 23220	Scale	1/4" = 1'-0"	Date	Nov. 08 2018	Drawn by	Chasber Henderson
Project	602 LIBBIE AVENUE	Title	Second Floor, page 2 of 3				

Entire house to be converted to office use.



Client	Armstrong Law Firm, plc 526 N Boulevard, Richmond, VA 23220	Scale	1 foot	Date	Nov 2018	Drawn by	Elizabeth Henderson
Project	602 LIBBIE AVENUE	Title					Attic, page 3 of 3

