

CITY OF ROANOKE
ZONING APPEALS

ORDER OF THE BOARD OF ZONING APPEALS
APPEAL NO.: 73-97S-A

APPLICANT: RONALD A. MARTIN, REPRESENTING ROANOKE VALLEY SPCA
PREMISES: FOR VACANT PARCELS AT THE NORTHEAST CORNER OF 13th
STREET AND BALDWIN AVENUE, N.E.
TAX PARCEL NUMBERS: 3210401 thru 3210433

IN ACCORDANCE WITH THE AUTHORITY VESTED IN THE BOARD OF ZONING APPEALS, AS SET FORTH IN SECTION 36.1-656, CODE OF THE CITY OF ROANOKE, (1979), AS AMENDED, TO HEAR AND DECIDE ON APPLICATIONS FOR SPECIAL EXCEPTION AS AUTHORIZED BY THE ZONING CODE, A PUBLIC HEARING WAS CONDUCTED ON SEPTEMBER 9, A007, IN THE CITY COUNCILS CHAMBERS, MUNICIPAL BUILDING, ON THE FOLLOWING REQUEST:

THE REQUEST OF THE APPLICANT FOR A SPECIAL EXCEPTION FROM SECTION 36.1-271, ITEM 3, ZONING, TO PROVIDE FOR THE EXPANSION OF AN EXISTING ANIMAL SHELTER NORTH OF THIS LOCATION.

FACTS AND CONDITIONS INVOLVED IN SAID APPLICATION WERE INVESTIGATED BY THE BOARD, INSPECTIONS OF THE PROPERTY IN QUESTION HAVING BEEN MADE PRIOR TO THE PUBLIC HEARING DATE.

IN CONSIDERATION OF THE REQUEST HEREIN, THE BOARD HAS MADE THE FINDINGS BY SECTION 36.1-656, CODE OF THE CITY OF ROANOKE, (1979), AS AMENDED, AND CONSIDERED THE CRITERIA OF SUCH CODE SECTION WITH RESPECT TO THE GRANTING OF A SPECIAL EXCEPTION.

THE MOTION TO GRANT THE APPLICATION AS PRESENTED WAS BEFORE THE BOARD UPON READING OF THE PUBLIC HEARING AGENDA ITEM BY THE CHAIRMAN. THE MOTION WAS GRANTED WITH A ROLL CALL VOTE OF 4-0.

IT IS THEREFORE ORDERED THAT THE REQUEST HEREIN BE GRANTED.

THE ZONING ADMINISTRATOR IS HEREBY AUTHORIZED TO ISSUE THE PROPER PERMIT(S) FOR SAID USE IN ACCORDANCE WITH THE DECISION OF THE BOARD, WITH THE UNDERSTANDING THAT IT IS NULL AND VOID IF SUCH PERMIT (S) IS NOT OBTAINED WITHIN SIX MONTHS FROM THE DATE OF THIS ORDER.

BY ORDER OF THIS BOARD OF ZONING APPEALS, THIS 9th DAY OF SEPTEMBER, 1997.

GENERAL CONSTRUCTION NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE ENGINEERING DIVISION IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- INSTALLATION OF APPROVED EROSION CONTROL DEVICES.
- CLEARING AND GRUBBING.
- SUBGRADE EXCAVATION.
- INSTALLING STORM SEWERS OR CULVERTS.
- INSTALLING CURB AND GUTTER FORMS.
- PLACING CURB AND GUTTER.
- PLACING GRAVEL BASE.
- PLACING ANY ROADWAY SURFACE.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED FOR PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

ALL UNSUITABLE MATERIAL SHALL BE REMOVED FROM THE CONSTRUCTION LIMITS OF THE ROADWAY BEFORE PLACING EMBANKMENT.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATERCOURSE. THE PIPE SHALL BE MINIMUM OF 6" DIAMETER AND CONFORM TO VDOT STANDARD SB-1.

CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT. NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON-SITE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

THE DEVELOPER AND/OR CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEN THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH MISS UTILITY AT (800) 552-7001.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS.

GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, AND STORM SEWER.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AS SHOWN BY AVAILABLE RECORDS, AND AS LOCATED BY THE UTILITY LOCATOR SERVICE. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

THE SITE WORK AND LANDSCAPING CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON THESE PLANS.

ALL EARTHWORK, PAVING, STORM DRAIN CONSTRUCTION & INSTALLATION, CONCRETE INSTALLATION, PAVING AND RELATED PHYSICAL IMPROVEMENTS SHALL BE IN CONFORMANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION.

STANDARD CITY OF ROANOKE
CONSTRUCTION PROCEDURE
REQUIREMENTS

CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY OF ROANOKE DEPARTMENT OF ZONING AND DEVELOPMENT (540) 853-1730 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.

STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS) A STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

PLANS AND PERMITS: A COPY OF THE PLANS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION-RELATED EGRESS FROM THE SITE. THE SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY OF ROANOKE SITE PLAN INSPECTOR.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

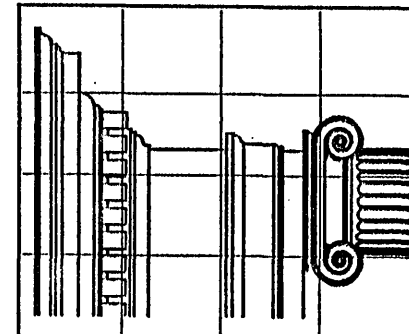
SEWER AND PAVEMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE.

APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS ON CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR MAY BE REQUIRED TO FURNISH THE CITY OF ROANOKE WITH A SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

DOYLE
ARCHITECTURE, PC



• Commercial
• Health Care
• Fine Residential
P.O. Box 20395, Roanoke, VA 24018
Phone/Voice Mail (540) 989-7816

ROANOKE VALLEY SPCA &
MUNICIPAL POUND FACILITY
Roanoke, Virginia

DRAWING
CITY STANDARDS

PROJECT NUMBER
0114

REVISION:
1 December 2002

SHEET

6-1A
RECEIVED
DEC 12 2002

CITY OF ROANOKE
PLANNING BUILDING AND DEVELOPMENT

APPROVED:

AGENT - CITY OF ROANOKE
PLANNING COMMISSION
DATE

CITY ENGINEER - CITY OF
ROANOKE, VIRGINIA
DATE

DEVELOPMENT PLAN APPROVED	
Agent, Planning Commission	Date 12/13/02
Development Engineer	12/13/02
Zoning Administrator	12-13-02
Any changes to this approved plan must be reconciled with the Agent to the Planning Commission and re-approved prior to construction.	

City of Roanoke Tax Parcels ---3210401, 3210701-707, 3210712-721