

INTRODUCED: May 28, 2019

AN ORDINANCE No. 2019-140

To authorize the special use of the property known as 319½ South Pine Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: JUN 24 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 319½ South Pine Street, which is situated in an R-7 Single- and Two-Family Urban Residential District, desires to use such property for the purpose of a dwelling unit within an accessory building that did not exist as of June 12, 1995, which use, among other things, is not currently allowed by section 30-413.3(2) 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

AYES: 9 NOES: 0 ABSTAIN: _____

ADOPTED: JUN 24 2019 REJECTED: _____ STRICKEN: _____

congestion in streets, roads, alleys and other public ways and places in the area involved, will not 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 319½ South Pine Street and identified as Tax Parcel No. W000-0142/034 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled “Plat Showing Improvements on 319½ S. Pine Street, in the City of Richmond, Virginia” prepared by Frederick A. Gibson & Associates, P.C., and dated December 13, 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 a dwelling unit within an accessory building, hereinafter referred to as “the Special Use,” substantially as shown on the plans titled “Accessory bldg, 319½ S. Pine St. Barn,” prepared by Allen Townsend, and dated January 3, 2019, hereinafter referred to 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 as no more than one dwelling unit within an existing accessory building, substantially as shown on the Plans.

(b) No off-street parking shall be required for the Special Use.

(c) Outdoor lighting shall be located, directed, or shielded so as not to shine directly on adjoining properties.

(d) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(e) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

(f) Elevations and building materials for the Special Use shall be substantially as shown on the Plans.

§ 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 or when the Special Use of the Property as authorized by this ordinance is abandoned for a period of 730 consecutive calendar days, 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 building permit substantially in accordance with the Plans for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the building permit shall be made within 730 calendar days following the date on which this ordinance becomes effective. If either the application for the building permit is not made within the time period stated in the previous sentence or the building permit terminates under any provision of the Virginia Statewide Building Code, 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.2019.075

O & R REQUEST

4-8797

MAY 02 2019

Office of the
Chief Administrative Officer


O & R Request

DATE: April 29, 2019

EDITION: **RECEIVED**

TO: The Honorable Members of City Council

MAY 20 2019

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

THROUGH: Selena Cuffee-Glenn, Chief Administrative Officer 

THROUGH: Sharon Ebert, Deputy Chief Administrative Officer for Economic Development and Planning 

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

RE: To authorize the special use of the property known as 319½ South Pine Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

ORD. OR RES. No. _____

PURPOSE: To authorize the special use of the property known as 319½ South Pine Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

REASON: The applicant is proposing to convert an existing two-story, 1,470 SF, detached garage into an accessory dwelling unit with studio space. The property is currently located in the R-7 Single- and Two-Family Urban Residential District. The existing building does not meet R-7 standards for accessory dwelling units. A special use permit has therefore been requested by the applicant.

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 June 17, 2019, meeting. A letter outlining the Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The subject property consists of a 4,350 SF (.10 acre) parcel of land improved with a 1,328 SF single-family dwelling. It is located on South Pine Street, between Idlewood Avenue and Albemarle Street, in the Oregon Hill neighborhood of the Near West Planning District. The detached garage is located to the rear of the property along a public alley.

The City of Richmond's Downtown Master Plan designates a future land use category for the subject property as Downtown General Urban Area which is "...characterized by medium-density, mixed-use development, distributed along medium-sized blocks. Old Manchester is an example of the general urban condition in Richmond. This district is characterized by single-family homes, sideyard houses, rowhouses, and small multi-family buildings, such as duplexes, triplexes, and quads. These buildings have variable setbacks and landscaping, and a limited mix of commercial and civic uses." No residential density is specified for this land use category. The density of the parcel if developed as proposed would be approximately 20 units per acre.

Adjacent properties on the 300 Block of Pine Street are of similarly-sized houses, some with rear garages and accessory dwellings. Single-family and multi-family dwellings predominate the area, with some neighborhood commercial land uses and open space present as well. All surrounding properties are within the same R-7 Single- and Two-Family Urban Residential District as the subject property.

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: \$300 application fee.

DESIRED EFFECTIVE DATE: Upon adoption

REQUESTED INTRODUCTION DATE: May 28, 2019

CITY COUNCIL PUBLIC HEARING DATE: June 24, 2019

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
June 17, 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) 804-646-5734



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.richmond.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: 319 1/2 S. Pine ST Date 1/7/19
 Tax Map #: W000-042-034 Fee: \$300.00
 Total area of affected site in acres .0999

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

Zoning

Current Zoning: R-7

Existing Use: single fam. detached with accessory bldg.

Proposed Use

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

Accessory building to be used as dwelling unit.
 Existing Use: Accessory building used as workshop and storage

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Allen Townsend

Company: _____

Mailing Address: 7921 Cherokee Rd

City: Richmond State: VA Zip Code: 23225

Telephone: (804) 437-1991 Fax: ()

Email: allensfirehouse@hotmail.com

Property Owner: Allen C & Susan O Townsend

If Business Entity, name and title of authorized signee: _____

(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: _____

City: _____ State: _____ Zip Code _____

Telephone: () Fax: ()

Email: _____

Property Owner Signature: [Handwritten 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)

Applicants Report – 319 ½ S. Pine St. Accessory Building

The proposed use of the present accessory building is for it to be used as a dwelling unit.

I obtained the permit to build this in 1993. My main purpose for building the structure was to have a workshop to do my woodworking. I tried to make the exterior appealing visually and compliment the neighborhood architecture. I think the stair and balcony details on the yard side of the structure are similar to Victorian elements and something the neighbors can appreciate as they look out their rear windows.

The work I propose on the exterior is limited to removing the garage door and replacing it with a 5 ft. wide double door and a window. On the interior I would add a kitchen, closet and space for a stacked washer and dryer – all upstairs. The downstairs was built totally open except for the 1/2 bath. I think this area is a great place for an artist to work. The walls are finished and there is adjustable shelving for materials and supplies. I think there are many who would desire a place where they could live and also have their studio. This type of arrangement is probably rare. It is more typical for people to have to find their studio space at a separate location.

Both levels are heated and cooled. Walls and attic are all insulated. I installed a radon system about 5 years ago because I was spending significant time in the shop.

There is ample room directly behind the building for parking parallel to the alley. Even a full-size truck can park there easily.

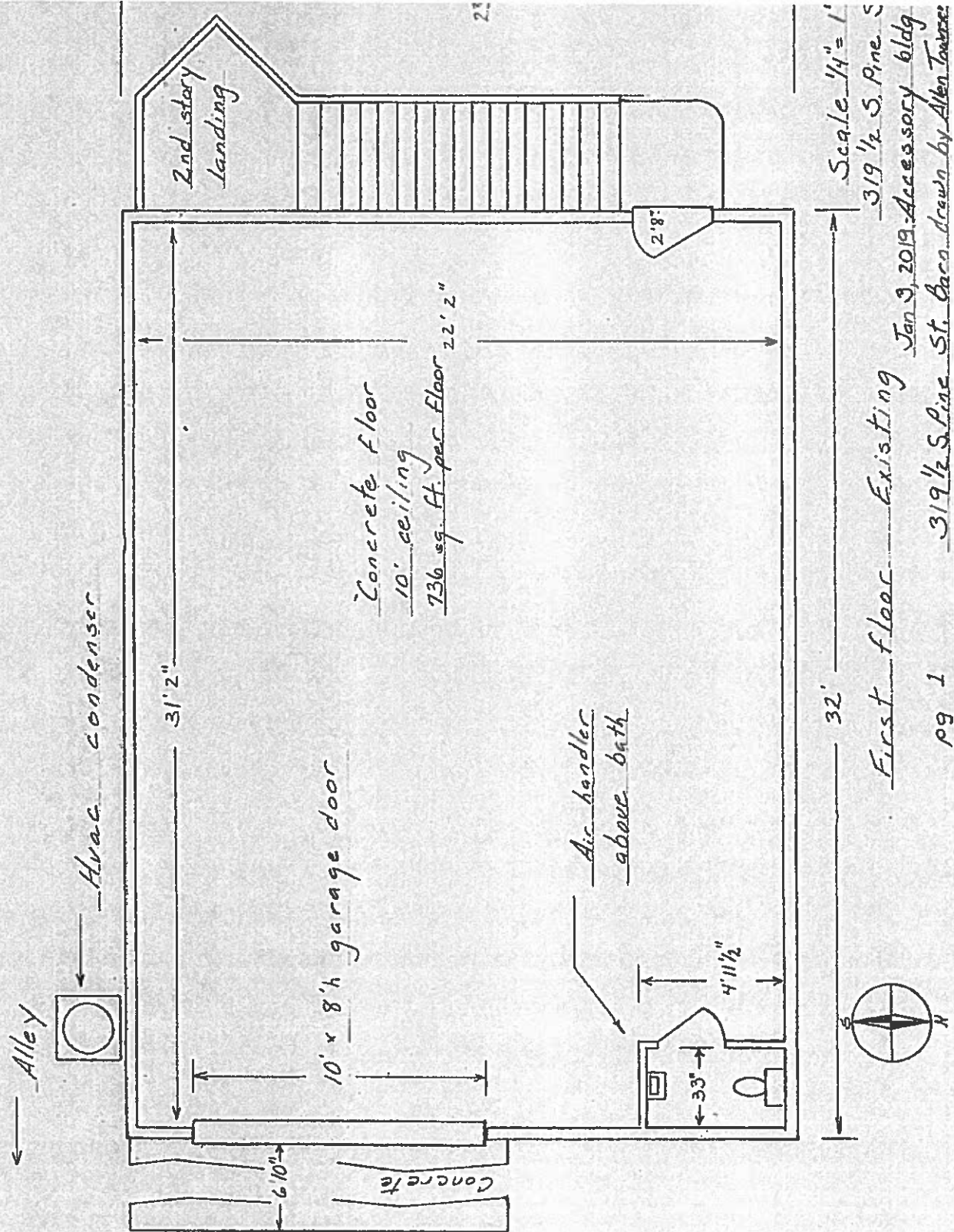
- A. Will not be detrimental to the safety, health, morals and general welfare of the community involved. The Structure will be used as a dwelling unit which is consistent with the use of most of the structures in the neighborhood.
- B. Will not tend to create congestion in streets, roads, alleys and other public ways and places in the area involved. There will be one bedroom in the

- dwelling unit that would provide housing for one or two people. This should have minimum impact on streets and alleys.
- C. Will not create hazards from fire, panic or other dangers. The building was built in 1993 and has not caused and increased danger of fire or other dangers. The only exterior changes to the building are adding a double door and window which will replace the garage door. This should not cause any hazards to neighbors.
 - D. Will not tend to cause overcrowding of land and an undue concentration of population. One bedroom is proposed in the unit. The lot is one of the larger in the neighborhood. Many lots are less than 20 ft. This lot is 30 ft wide.
 - E. Will not adversely affect or interfere with public or private school, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements. The structure will not interfere with any public facility, utility or school.
 - F. Will not interfere with adequate light and air. There are no proposed changes to the structure that should affect light and air to surrounding neighbors.

Allen Townsend – owner

804-437-1991

allensfirehouse@hotmail.com

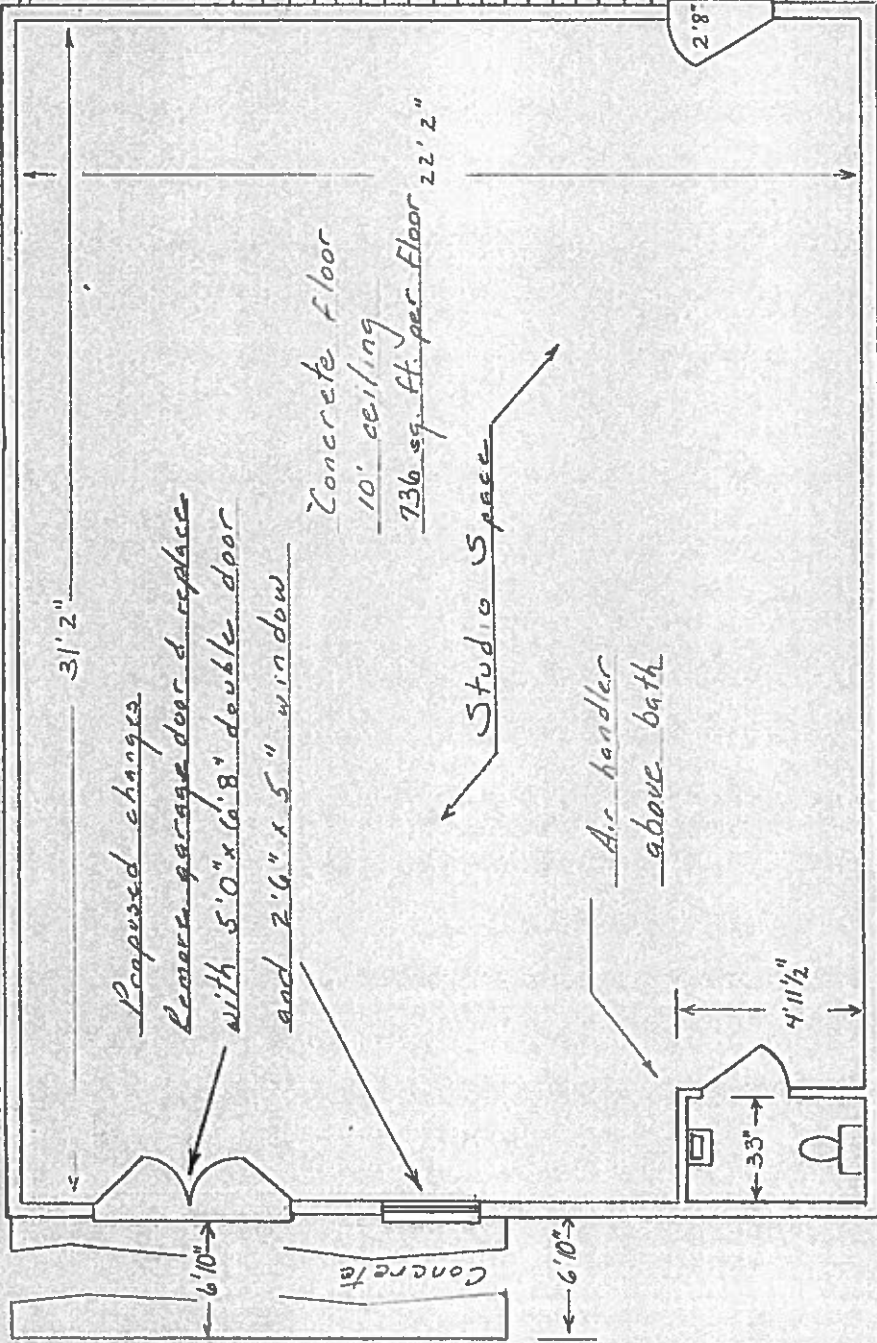


23

← Alley



Hvac condenser



2nd story landing

31'2"

Proposed changes
Remove garage door & replace
with 5'0" x 6'8" double door
and 2'6" x 5" window

Concrete floor
10' ceiling
736 sq. ft. per floor 22'2"

Studio Space

Air handler
above bath

2'8"

4'11/2"

3'3"

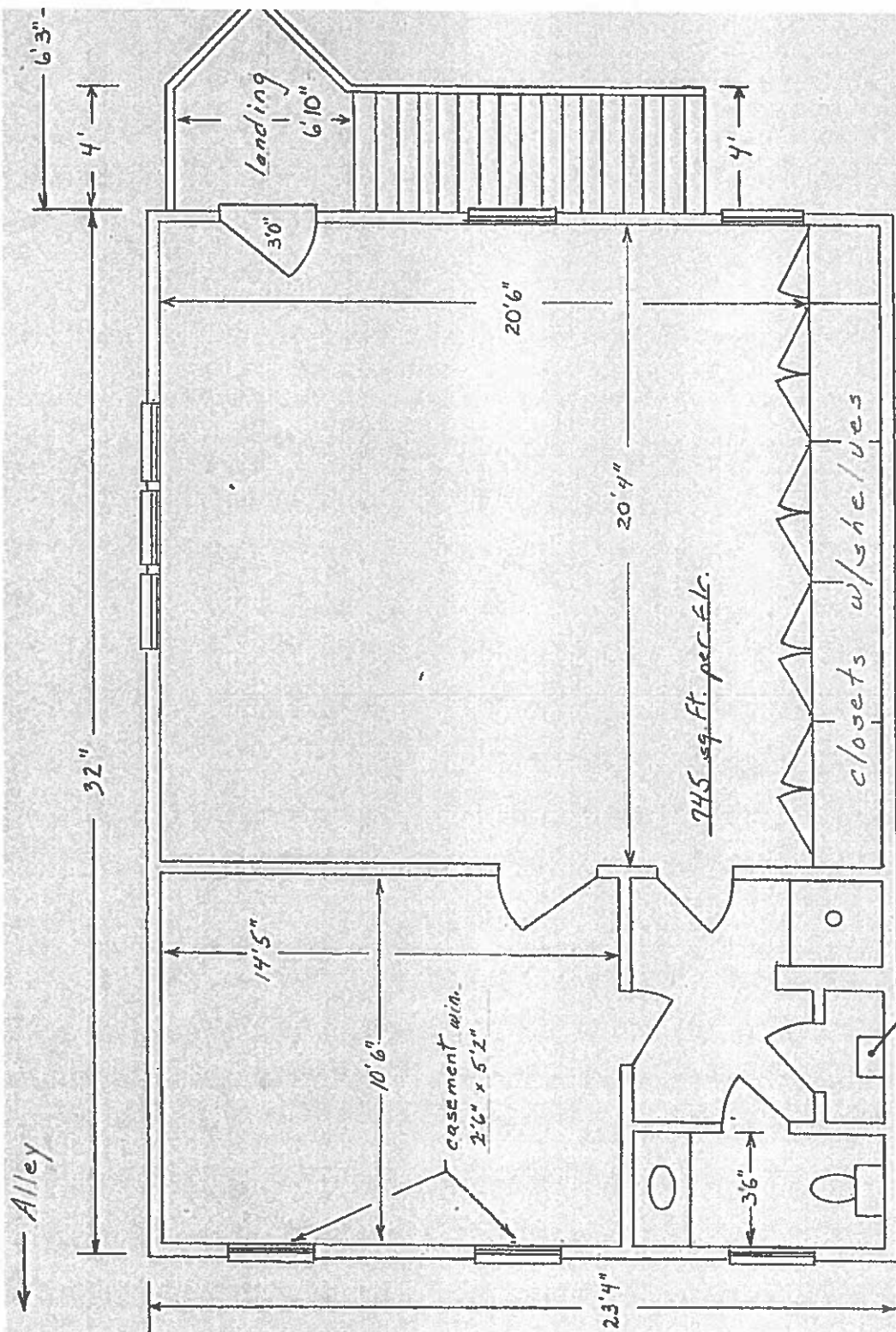
32'



First floor Proposed

pg 2

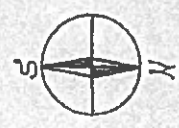
Scale 1/4" = 1'
319 1/2 S. Pine S
Accessory bldg

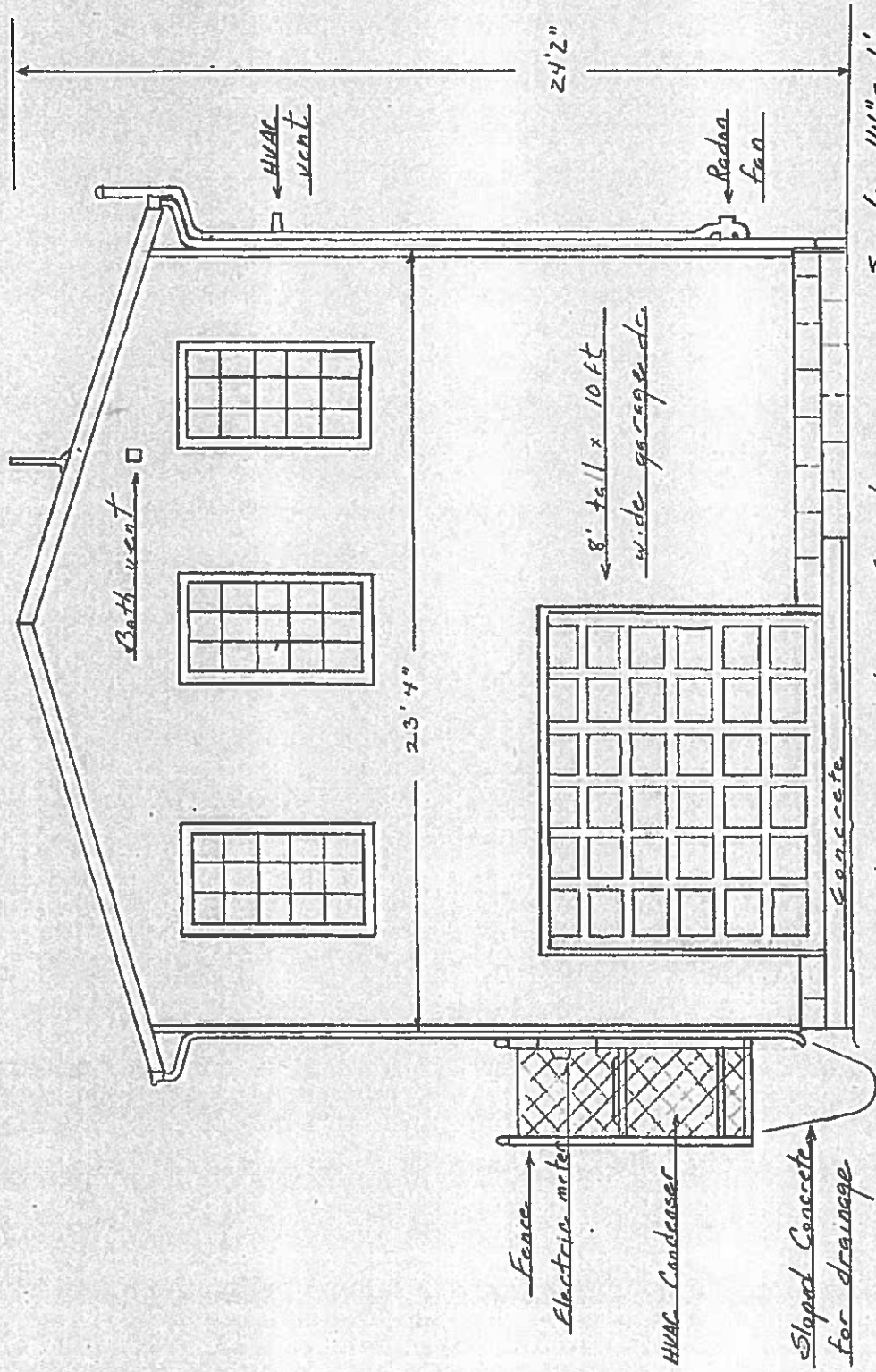


Scale 1/4" = 1'
 319 1/2 S Pine St
 Accessory bldg

Runqi tankless direct
 vent water heater

Second floor Existing
 pg 3

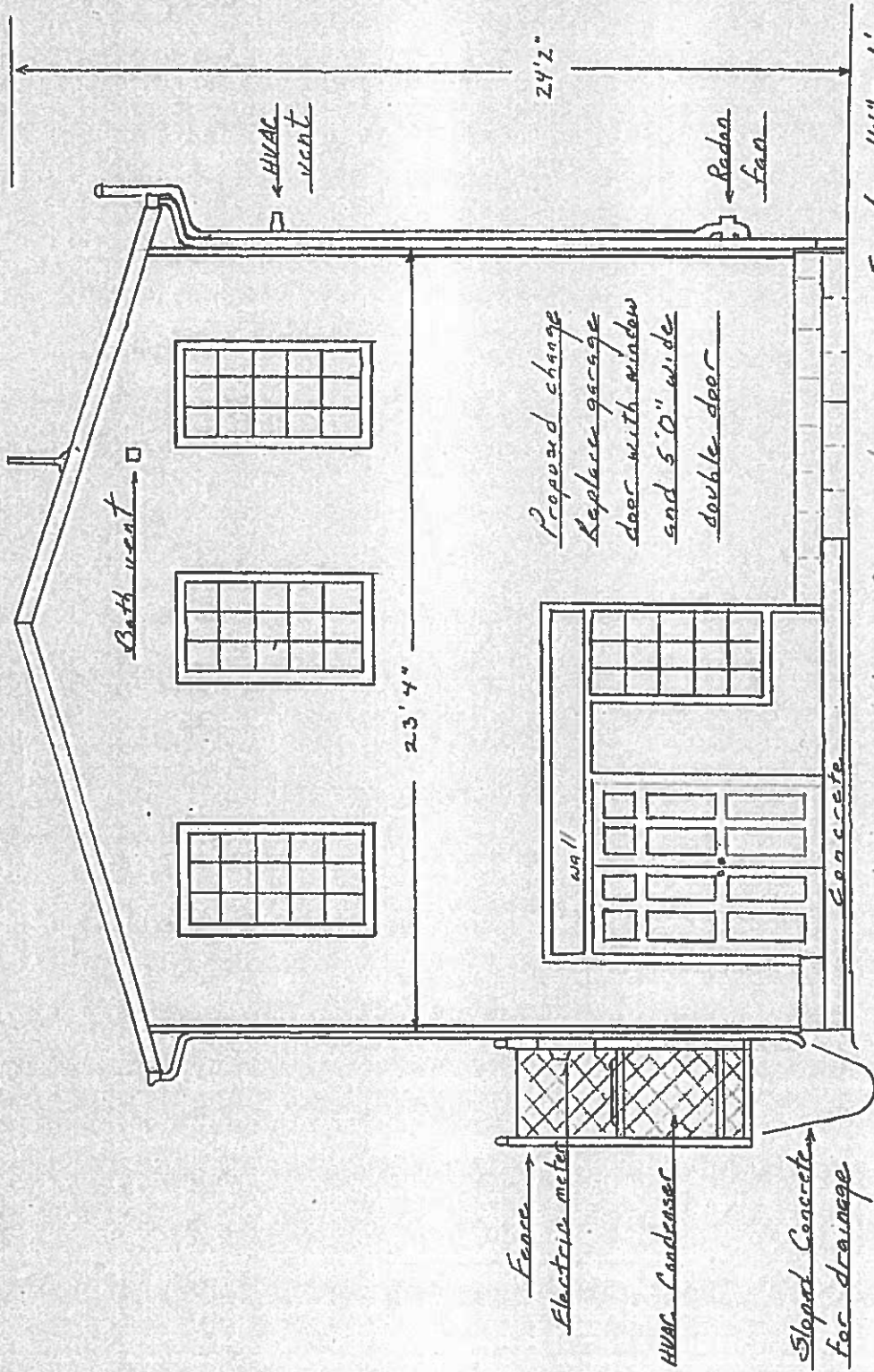




Scale 1/4" = 1'
 319 1/2 S. Pine St
 Accessory bldg.

East facing side Existing
 Alley side pg 5

concrete



Proposed change
 Replace garage
 door with window
 and 5'0" wide
 double door

Scale 1/4" = 1'
 319 1/2 S. Pine St
 Accessory bldg.

East facing side - Proposed
 Alley side pg 6

← Alley

34'

← Asphalt shingles

Plumbing vent

∞ Light

○ HVAC vent

Downspout

Cleanout

Fence

Radon fan & vent

Hardie Panel siding

32'

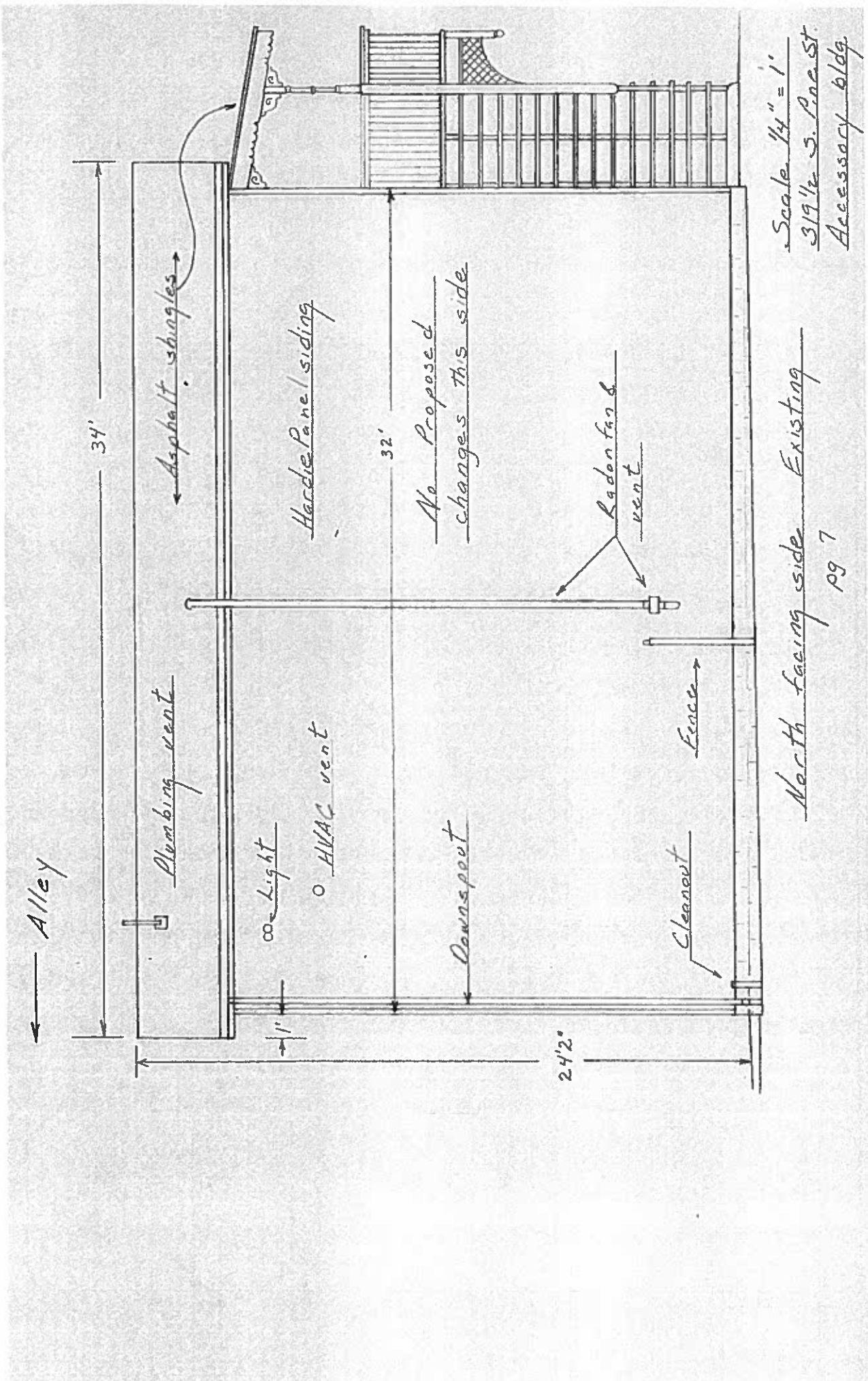
No Proposed changes this side

24'2"

North facing side Existing

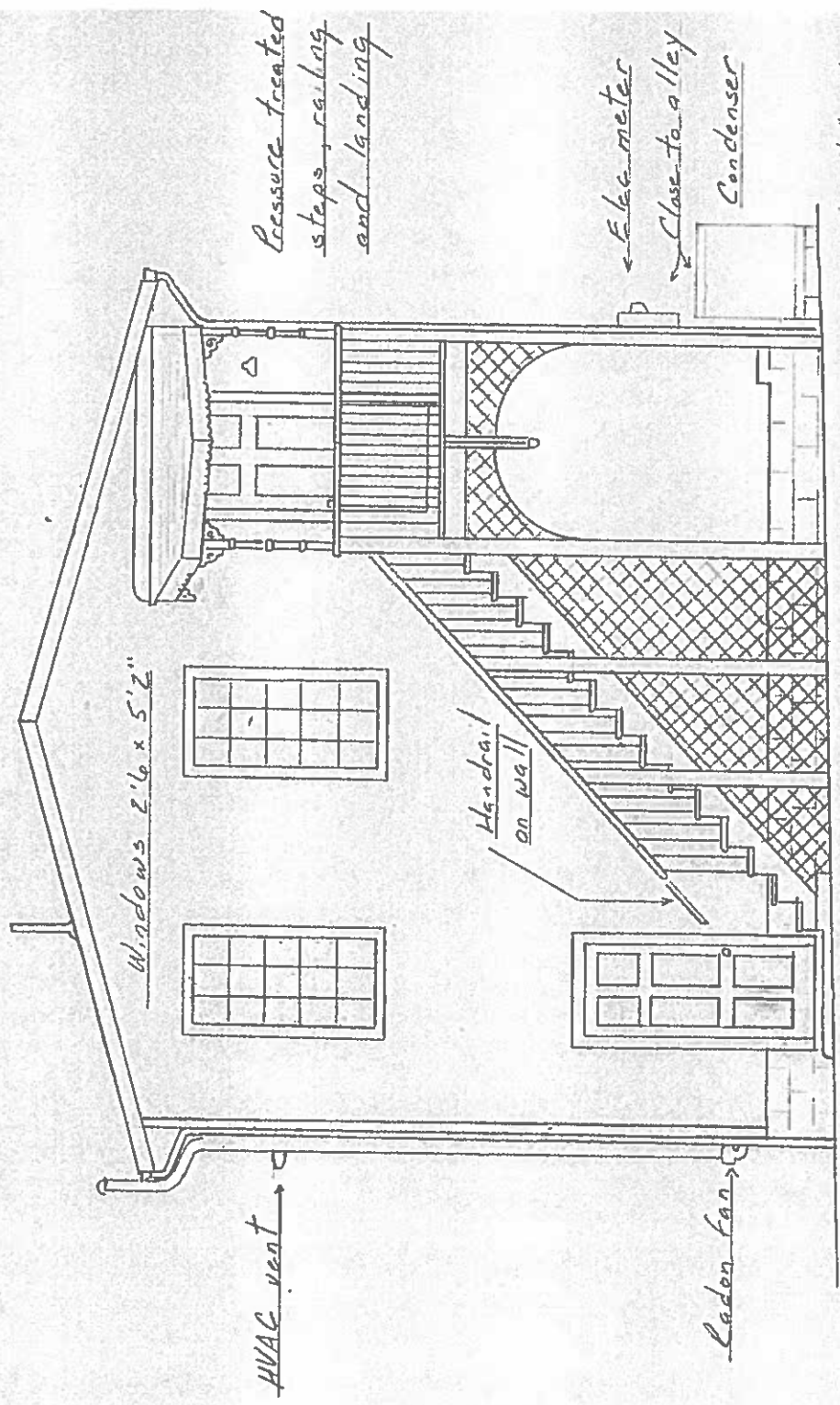
pg 7

Scale 1/4" = 1'
319 1/2 S. Pine St.
Accessory bldg.



No proposed changes
this side

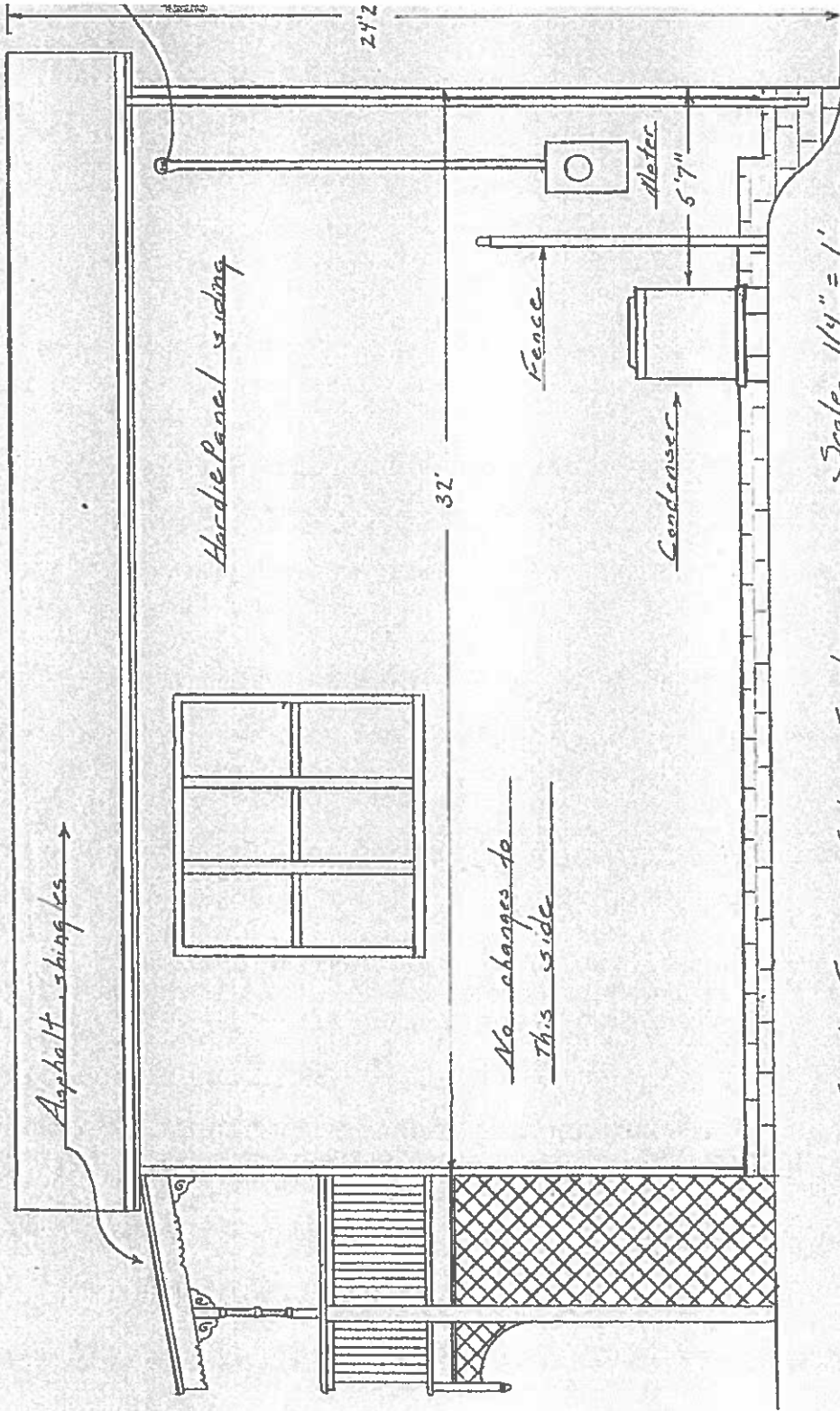
Asphalt shingles
3/12 pitch trusses



Pressure treated
steps, railing
and landing

Scale 1/4" = 1'
319 1/2 S. Pine St
Accessory bldg

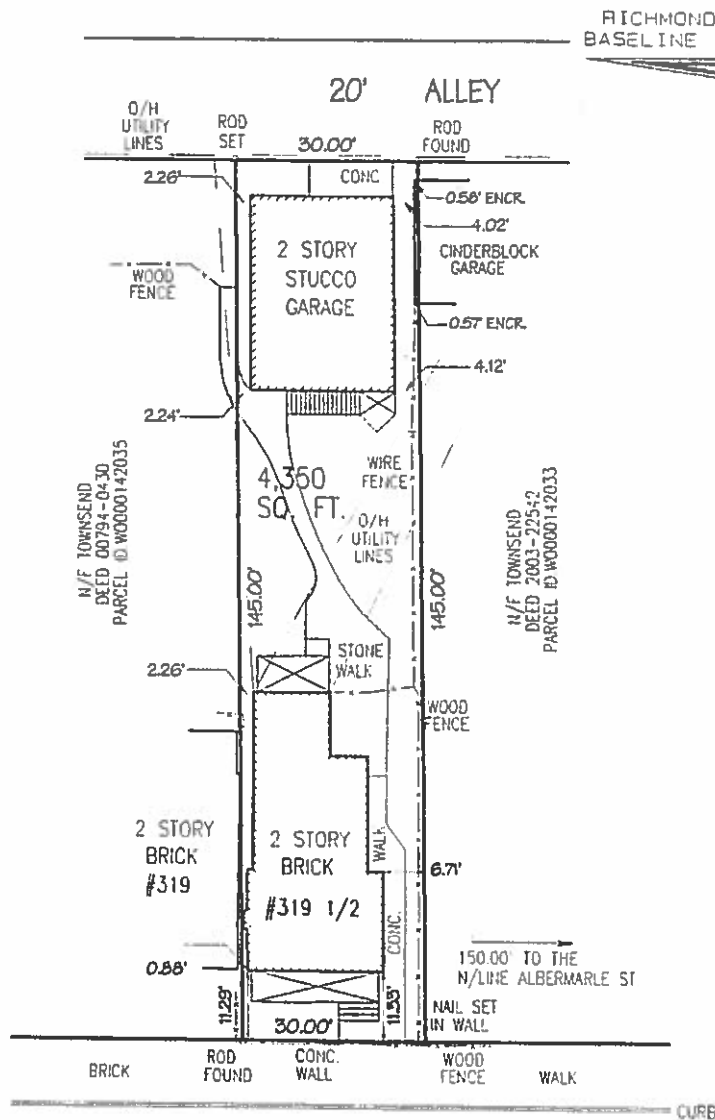
West facing side Existing
Yard side pg 8



Scale 1/4" = 1'
 315 1/2 S Pine St
 Accessory bldg

South Facing Side Existing
 pg 9

NOTES: THIS PROPERTY DOES NOT APPEAR TO BE LOCATED IN A F.E.M.A. DEFINED FLOOD HAZARD AREA. FREDERICK A. GIBSON & ASSOCIATES, P.C. ASSUMES NO LIABILITY REGARDING SUB-SURFACE FEATURES SUCH AS TOXIC WASTE, GARBAGE OR WASTE DISPOSAL AREAS, LANDFILLS, UNDERGROUND STORAGE TANKS, CEMETERIES OR BURIAL SITES, SHRINK/SWELL SOILS, UNDERGROUND WATERWAYS OR UTILITIES. CURRENT OWNER(S): ALLEN AND SUSAN TOWNSEND DEED 00324-1684 PARCEL ID W0000142034



S. PINE STREET

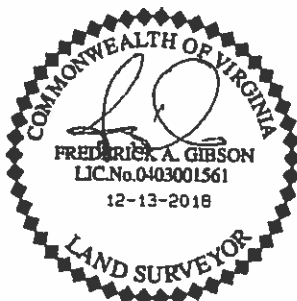
50 ± R/W

(PHYSICAL SURVEY)

**PLAT SHOWING IMPROVEMENTS ON 319 1/2 S. PINE STREET,
IN THE CITY OF RICHMOND, VIRGINIA**

SCALE: 1" = 25'

THIS IS TO CERTIFY THAT ON DECEMBER 13, 2018 I MADE A FIELD SURVEY OF THE PREMISES SHOWN HEREON, THAT THERE ARE NO VISIBLE ENCROACHMENTS BY IMPROVEMENTS EITHER FROM ADJOINING PREMISES OR FROM SUBJECT PREMISES UPON ADJOINING PREMISES, OTHER THAN AS SHOWN HEREON. THIS PLAT IS BEING FURNISHED WITHOUT BENEFIT OF A TITLE REPORT. PREMISES SHOWN HEREON IS SUBJECT TO EASEMENTS OF RECORD OR OTHERWISE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.



**FREDERICK A. GIBSON
& ASSOCIATES, P.C.**
LAND SURVEYORS
11521-G MIDLOTHIAN TURNPIKE
NORTH CHESTERFIELD, VIRGINIA 23235
PHONE 804 378-4485 FAX 804 378-4487

LEGEND	
○	IRON ROD FOUND
●	IRON ROD SET
UNLESS OTHERWISE NOTED.	
PROJECT # 9612-02 M	