

INTRODUCED: November 9, 2020

AN ORDINANCE No. 2020-247

To authorize the special use of the property known as 3206 Blithewood Drive for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, upon certain terms and conditions.

Patron – Mayor Stoney (By Request)

Approved as to form and legality
by the City Attorney

PUBLIC HEARING: DEC 14 2020 AT 6 P.M.

WHEREAS, the owner of the property known as 3206 Blithewood Drive, which is situated in a R-2 Single-Family Residential District, desires to use such property for the purpose of a dwelling unit within an accessory building to an existing single-family dwelling, which use, among other things, is not currently allowed by section 30-404.1 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 (2020), 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: DEC 14 2020 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 3206 Blithewood Drive and identified as Tax Parcel No. C004-0385/034 in the 2020 records of the City Assessor, being more particularly shown on a survey entitled “Boundary Survey of Property Situated at 3206 Blithewood Drive, Richmond Virginia 23225,” prepared by Landmark-Fleet Surveyors, P.C., and dated January 17, 2020, 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 to an existing single-family dwelling, substantially as shown on the plans entitled “Site Plan,” prepared by Mike Kane, and dated February 18, 2020, and last revised October 5, 2020, and “Floor Plan,” prepared by Mike Kane, and dated February 18, 2020, 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 as no more than one dwelling unit within an accessory building to an existing single-family dwelling, substantially as shown on the Plans. The accessory dwelling unit may be used for short-term rental use pursuant to Chapter 30, Article VI, Division 14 of the Code of the City of Richmond (2015), as amended.

(b) No less than two off-street parking spaces shall be provided on the Property, substantially as shown on the Plans.

(c) Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights, or lighting on emergency vehicles.

(d) Secure bicycle storage for no less than two bicycles shall be provided on the Property, 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.

§ 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.

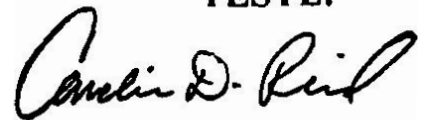
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

§ 6. **Implementation.** The Zoning Administrator is authorized to issue a certificate of zoning compliance for the Special Use subject to the terms and conditions set forth in this ordinance. An application for the certificate of zoning compliance shall be made within 730 calendar days following the date on which this ordinance becomes effective. If the application for the certificate of zoning compliance 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.

A TRUE COPY:

TESTE:

A handwritten signature in black ink, appearing to read "Camille D. Reed". The signature is written in a cursive style with a large initial "C".

City Clerk

City of Richmond

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

Item Request

File Number: PRE.2020.358

O & R Request

DATE: October 12, 2020

EDITION: 1

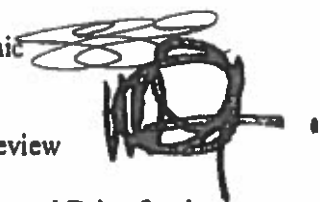
TO: The Honorable Members of City Council

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



THROUGH: Lenora G. Reid, Acting Chief Administrative Officer *lgr*

THROUGH: Sharon L. 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 3206 Blithewood Drive 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 3206 Blithewood Drive for the purpose
of a dwelling unit within an accessory building, upon certain terms and conditions.

REASON: The applicant is requesting a special use permit to allow a 1-story, 345 SF building accessory to
a single-family dwelling to be used as an accessory dwelling unit. Short-term rental use of the accessory
building is also proposed. The property is currently located in the R-2 Single-Family Residential District,
which does not permit the proposed use. A special use permit is therefore required.

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 December 7, 2020, meeting.

BACKGROUND: The subject property consists of a 22,662 SF (.52 acre) parcel of land currently
improved with a single-family dwelling constructed, per tax assessment records, in 1954 and the accessory
building. The property is located in the Stratford Hills neighborhood of the Huguenot Planning District at the
intersection of Blithewood Drive and Wallowa Road. The property is also located within the Kenmore Ridge
Subdivision.

The City of Richmond's Master Plan designates a future land use category for the subject property as Single-Family (Low Density). Primary uses for this category include "single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond Master Plan). The density of the parcel if developed would be approximately 4 units per acre.

The draft Richmond 300 Master Plan recommends Residential land use for the property, which is described as neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Primary Uses: Single-family houses, accessory dwelling units, and open space.

Residential land uses dominate the area. All surrounding properties are within the same R-2 Single-Family 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: November 9, 2020

CITY COUNCIL PUBLIC HEARING DATE: December 14, 2020

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission
December 7, 2020

AFFECTED AGENCIES: Office of Chief Administrative Officer
Law Department (for review of draft ordinance)

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 510
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: 3206 Blithewood Drive Date: 07/23/20
 Tax Map #: C0040385034 Fee: 300.00
 Total area of affected site in acres: 0.5

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

Zoning

Current Zoning: R-2

Existing Use: Single Family

Proposed Use

(Please include a detailed description of the proposed use in the required applicant's report)
Rear structure to be used as an accessory dwelling unit (ADU)

Existing Use: Part-time office

Is this property subject to any previous land use cases?

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

Applicant/Contact Person: Kathryn Spring and/or Michael Kane

Company: APOP-RVA, LLC
 Mailing Address: 3206 Blithewood Drive
 City: Richmond State: VA Zip Code: 23225-1306
 Telephone: (804) 272-0270 Fax: ()
 Email: kasmfk2015@gmail.com

Property Owner: Kathryn A. Spring

If Business Entity, name and title of authorized signee: Kathryn A. Spring Owner

(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: 3206 Blithewood Drive
 City: Richmond State: VA Zip Code: 23225-1306
 Telephone: (804) 272-0270 Fax: ()
 Email: kasmfk2015@gmail.com

Property Owner Signature: Kathryn A. Spring

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)

Applicant's Report for SUP at 3206 Blithewood Drive, Richmond VA

Current/possible use:

The use for the existing structure is an ADU (accessory dwelling unit).

Description:

The cottage has one queen size bed inside of an approximate 300 square foot overall interior room including bathroom. The unit can accommodate two adults.

The entrance is a private paved driveway with a chain link double gate situated so that a pickup truck sized vehicle could enter onto the apron, park outside the gate, open the gate and enter without interfering with or blocking street traffic on Wallowa Road. There is room for two cars to park in the driveway.

The cottage does not store hazardous chemicals, use natural gas for any appliance, nor has a stove.

The building structure was permitted and built 10/21/83 with final approval some time that year. 200 amp service and plumbing permits were issued in January 2013 for remodeling. A copy of the original site plan has been submitted electronically.

Existing heating and cooling were updated in 2016 with a split unit heat pump, painted walls and screened in the porch, replaced the French doors, added fire/smoke detector unit as well as a CO2 detector, and wall mounted fire extinguisher.

We ask the City Council Representatives vote to support our Special Use Permit request. We have the support of our neighbors, as well as the support of the Southampton Civic Association. We now are asking for the Council's support.

Respectfully,

Kathryn Spring, property owner

Mike Kane, domestic and business partner

RE: KANE, MIKE

Site Plan
Drawn by Mike Kane Date: 02/18/2020
revision 10/02/2020

RECORD MERIDIAN



ID# C0040385032
STRUMB,
JOANNE M

ID# C0040385002
PAVELIS
SCHROEDER
FAMILY
TRUST
TRUSTEES

N 57°01'00" W
173.53'

S 33°07'30" W
152.44'

ROD

23'x35'
1 Story ADU

SHED

PATIO

PORCH

10.37'

CARPORT
1 Car Storage

1 Car Storage

Utility Pole
with Yard Light

LOT 1
ID# C0040385034
SPRING, JERRY
& KATHRYN A
22382 SQ FT
0.51 ACRE LOT

3206
1
STORY
BRICK/FRAME
1,486
SQ FT

31.85'

50.66' L/L

ROD

S 72°01'30" E
164.71'

A:26.16'
R:20.00'
CB:S 22°54'44" E
CD:24.34'

N 32°59'00" W
90.48'

FENCE
OUTSIDE OF
BOUNDARY
0.3'

PUBLIC
WALLOWA
RD
PAVED
20' R/W

37.85'

4' ± TO
N/I
WALLOWA
RD

ROD

ROD

PUBLIC
BLITHEWOOD DR
PAVED
20' R/W

NOTES:

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

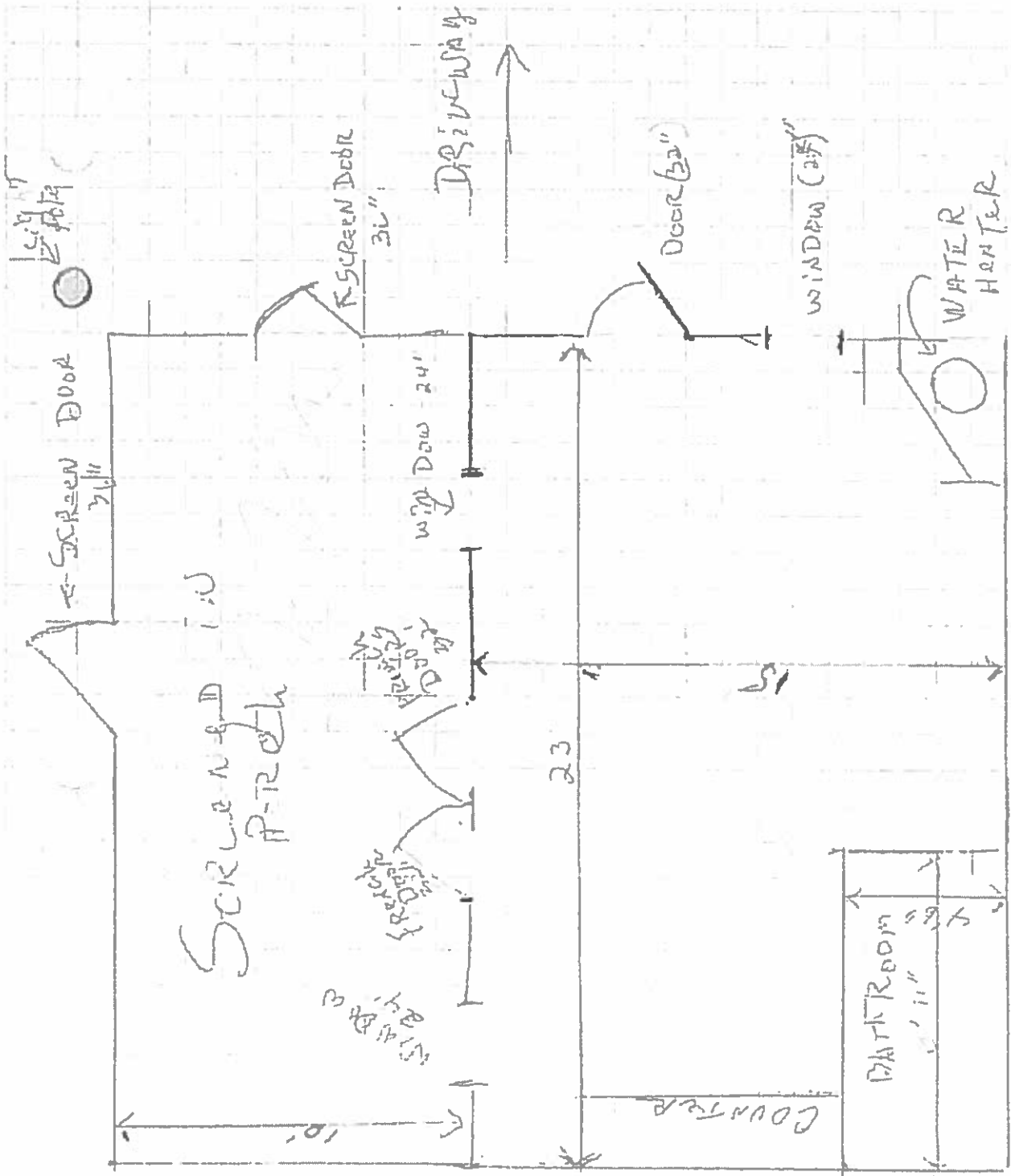
WETLANDS AND SUBAQUEOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY. SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

THIS PROPERTY IS NOT LOCATED IN A COFFIN



BOUNDARY SURVEY OF PROPERTY
SITUATED AT
3206 BLITHEWOOD DRIVE
RICHMOND, VA 23225

CITY OF RICHMOND, VA
JANUARY 17, 2020 SCALE 1" = 20'



Scale: 1 FT / 1 SQUARE

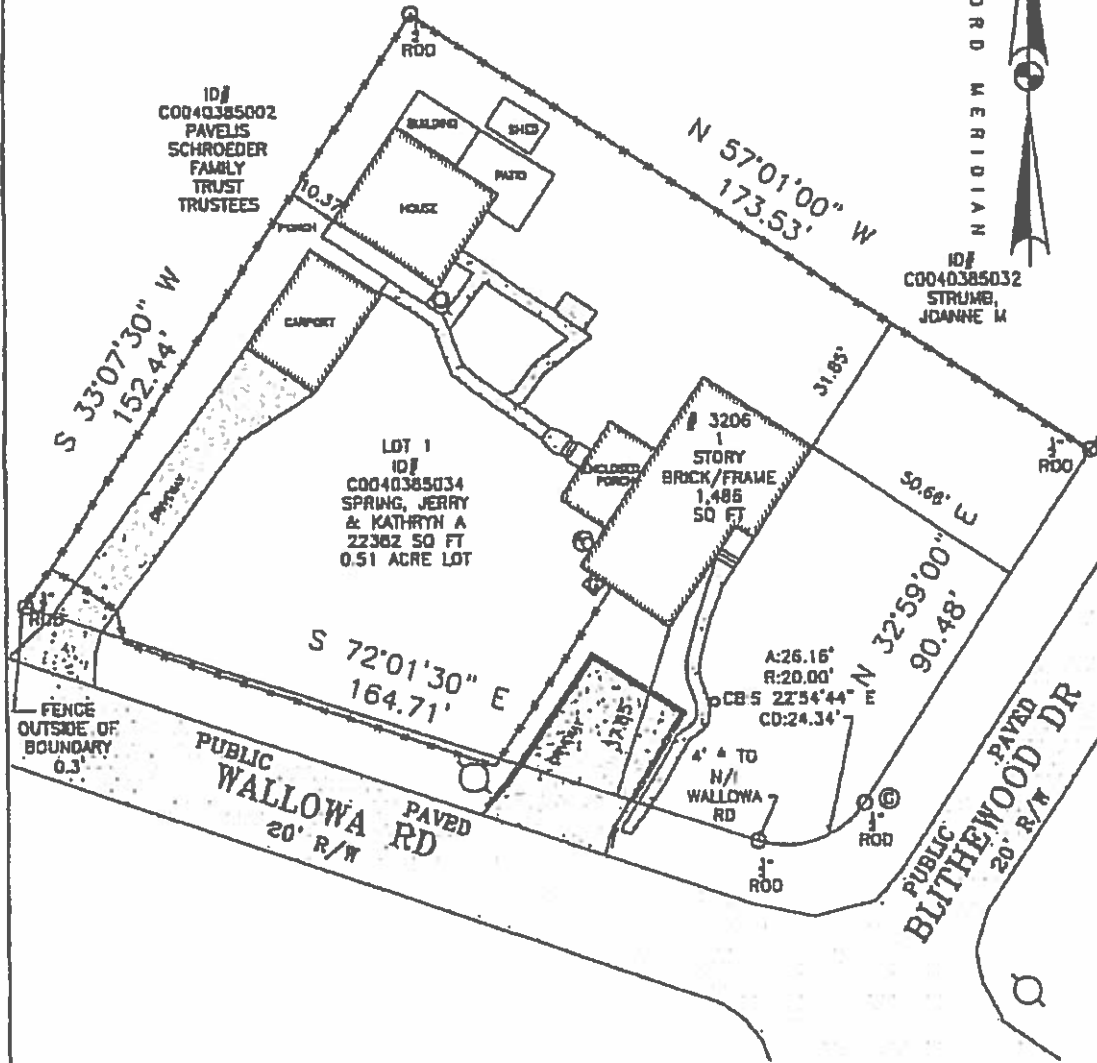
FLOOR PLAN

DRAWN BY MIKE KUNE
 DATE: 2/18/2020
 PROPERTY ADDRESS

13206 BLITHWOOD DRIVE
 RICHMOND VA 23225

RE: KANE, MIKE

RECORD MERIDIAN



NOTES:

TITLE BINDER NOT PROVIDED.

WATERS OF THE UNITED STATES ARE NOT DESIGNATED BY THIS SURVEY.

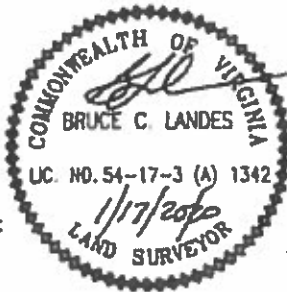
WETLANDS AND SUBAQUOUS AREA OF WETLANDS MAY BE SUBJECT TO THE FEE RIGHTS OF THE COMMONWEALTH OF VIRGINIA. THESE AREAS HAVE NO SPECIFIC JUDICIAL DETERMINATION OF TITLE AND NO OPINION OF TITLE IS AVAILABLE AS OF DATE OF SURVEY, SUBJECT TO SECTION 28.2-1200 OF THE CODE OF VIRGINIA.

THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE SECRETARY OF HOUSING & URBAN DEVELOPMENT. (PREMISES LOCATED IN ZONE X, MAP ID# 51012900170, EFFECTIVE DATE: 04/04/2009)

REFERENCE IS HEREBY MADE TO ALL EASEMENTS, RESTRICTIONS, AND CONDITIONS OF RECORD WHICH MAY LAWFULLY APPLY TO SAID PROPERTY.

THE INFORMATION CONVEYED HEREIN IS THE WORK PRODUCT OF LANDMARK-FLEET SURVEYORS P.C. AND IS SOLELY FOR THE EXCLUSIVE USE OF OUR CLIENTS AND THEIR AGENTS.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED ARCHITECTS.



BOUNDARY SURVEY OF PROPERTY SITUATED AT 3206 BLITHEWOOD DRIVE RICHMOND, VA 23225

CITY OF RICHMOND, VA JANUARY 17, 2020 SCALE 1" = 20'

Landmark-Fleet Surveyors, P.C.

8014 MIDLOTHIAN TURNPIKE, SUITE 103 RICHMOND, VA. 23235 PH. 804-327-0333 LANDESRUC@GMAIL.COM

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PLAN CHECKED BY: BCL

DRAFTER: RAM

JOB NO.: 24783

FILE: RICHMOND