



## CITY OF RICHMOND

### Department of Planning & Development Review *Staff Report*

**Ord. No. 2022-027:** To authorize the special use of the property known as 3411 Hawthorne Avenue for the purpose of a single-family detached dwelling with an accessory dwelling unit, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** February 22, 2022

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#### **PETITIONER**

David Waidelich

#### **LOCATION**

3411 Hawthorne Avenue

#### **PURPOSE**

To authorize the special use of the property known as 3411 Hawthorne Avenue for the purpose of a single-family detached dwelling with an accessory dwelling unit, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant wishes to receive authorization for an accessory dwelling within an R-1 Single-Family Residential District. The proposed use is not currently allowed by section 30-402.1, of the Code of the City of Richmond, regarding permitted uses. A Special Use Permit is therefore required.

Staff finds that the proposal would be consistent with the recommendations of the City's Master Plan pertaining to the varied housing types within the Residential land use category including the recommendation for accessory dwelling units as a primary use.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the inclusion of two off-street parking spaces within the accessory dwelling structure.

Staff finds that the proposal is consistent with Objective 14.5c, of the Richmond 300 Master Plan, which states "Update Zoning Ordinance to allow for accessory dwelling units by-right with form-based requirements in all residential zones." (p. 152)

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met. Specifically, staff finds that the proposed use would not be detrimental to the general welfare of the community involved and would not create congestion in the streets in the area involved.

Therefore staff recommends approval of the Special Use Permit request.

## **FINDINGS OF FACT**

### **Site Description**

The property is located in the Ginter Park neighborhood on Hawthorne Street between Noble and Chamberlayne Avenues. The property is currently a 19,988 sq. ft. (.46 acre) parcel of land.

### **Proposed Use of the Property**

The proposed use of the property is a single-family detached dwelling with a dwelling unit that is accessory to the main building.

### **Master Plan**

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as neighborhoods "...consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature."

The development style includes "Houses on medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings. Bicycle and pedestrian access are prioritized and accommodated. Low residential density means that it is not possible to provide frequent transit within these areas; however, frequent transit may be found at the edges of these areas within more intense future land use designations. Many homes have driveways and/or garages, which are located off an alley behind the home if an alley is present."

Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre.

Primary Uses: Single-family houses, accessory dwelling units, and open space.

Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (p. 54)

The density of the proposed development is approximately 4 units per acre.

### **Zoning and Ordinance Conditions**

The current zoning for this property is R-1 (Single Family Residential). The following zoning regulations are not being met by the proposal, warranting special use permit approval.

Sec. 30-402.1. - Permitted principal uses.

*Dwellings accessory to an existing single-family detached dwelling are not permitted.*

This special use permit is conditioned on the following special terms and conditions:

3(a) The Special Use of the Property shall be as a single-family detached dwelling with an accessory dwelling unit, substantially as shown on the Plans.

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

(c) All building materials, elevations, and site improvements, including landscaping, shall be substantially as shown on the Plans.

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

4(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.

### **Surrounding Area**

Surrounding properties are located in the same R-1 district as the subject property. Single-family residential is the dominant land use in the vicinity.

### **Neighborhood Participation**

Staff notified the Ginter Park Residents Association and area residents and property owners about this application. Staff has not received any letters of support or opposition from the Association or nearby residents.

**Staff Contact:** Jonathan Brown, PDR, Land Use Administration, 804-646-5734