

INTRODUCED: June 10, 2019

AN ORDINANCE No. 2019-159

To authorize the special use of the property known as 2711 East Broad 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: JUL 22 2019 AT 6 P.M.

WHEREAS, the owner of the property known as 2711 East Broad Street, which is situated in a R-6 Single-Family Attached 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 30-412.2(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:    JUL 22 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 2711 East Broad Street and identified as Tax Parcel No. E000-0484/005 in the 2019 records of the City Assessor, being more particularly shown on a survey entitled “Survey of Lot and Improvements Thereon Located at #2711 E. Broad Street, Richmond, Virginia,” prepared by A.G. Harocopos & Associates, P.C., and dated January 22, 2019, 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 located in a building accessory to an existing single-family attached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on sheets 1 and 2 of the plans entitled “2711 E. Broad Street - Accessory Dwelling Unit,” prepared by Kelley Banks, AIA, and dated March 29, 2019, and January 25, 2019, respectively; on one sheet of plans entitled “2711 E. Broad Street - Accessory Dwelling Unit,” prepared by an unknown preparer, and dated November 11, 2018; and on three sheets of plans entitled “2711 E. Broad Street - Accessory Dwelling Unit,” prepared by an unidentified preparer, and dated January 25, 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 a building accessory to an existing single-family attached dwelling, substantially as shown on the Plans.

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

(c) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review pursuant to applicable law.

(d) Two off-street parking spaces shall be provided on the Property.

(e) Secure bicycle storage for no fewer than two bicycles shall be provided on the Property.

(f) 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.

(g) 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.

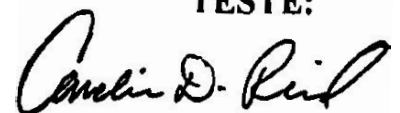
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property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

§ 6. **Implementation.** The 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.

**A TRUE COPY:**

**TESTE:**



**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.2019.131

O & R REQUEST

RECEIVED

JUN 07 2019

4-8823  
MAY 16 2019

Office of the  
Chief Administrative Officer

OFFICE OF THE CITY ATTORNEY

### O & R Request

**DATE:** May 10, 2019

**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:** 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 2711 East Broad 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 2711 East Broad Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

**REASON:** The applicant is proposing a two-story, 816 SF dwelling unit accessory to a single-family dwelling. The property is currently located in the R-6 Single-Family Attached Residential District, which does not permit accessory dwelling units in newly constructed buildings. 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 July 1, 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 7,085 SF (.163 acre) parcel of land currently improved with a single-family dwelling constructed, per tax assessment records, in 1880 and is located in the Church Hill neighborhood of the East Planning District on East Broad Street between North 27th and North 28th Streets. The property is also located within the St. John's Church City Old & Historic District.

The City of Richmond's Master Plan designates a future land use category for the subject property as Single-Family Medium Density. Primary uses for this category include "...single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 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-5A, R-6, and R-7." (City of Richmond Master Plan). The density of the parcel if developed would be approximately 12 units per acre.

Dwelling units located in accessory buildings containing two or more stories are permitted in the R-6 District, however, the accessory building must be existing at the effective date of the subsection of the zoning ordinance (Section 30-412.2(2)). Construction of a new accessory structure with a dwelling unit in the R-6 District requires a special use permit. Two off-street parking spaces are included in the development proposal.

Residential land uses dominate the area, with some commercial and institutional land uses present as well. All surrounding properties are within the same R-6 Single-Family Attached 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:** June 10, 2019

**CITY COUNCIL PUBLIC HEARING DATE:** July 22, 2019

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission  
July 1, 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)

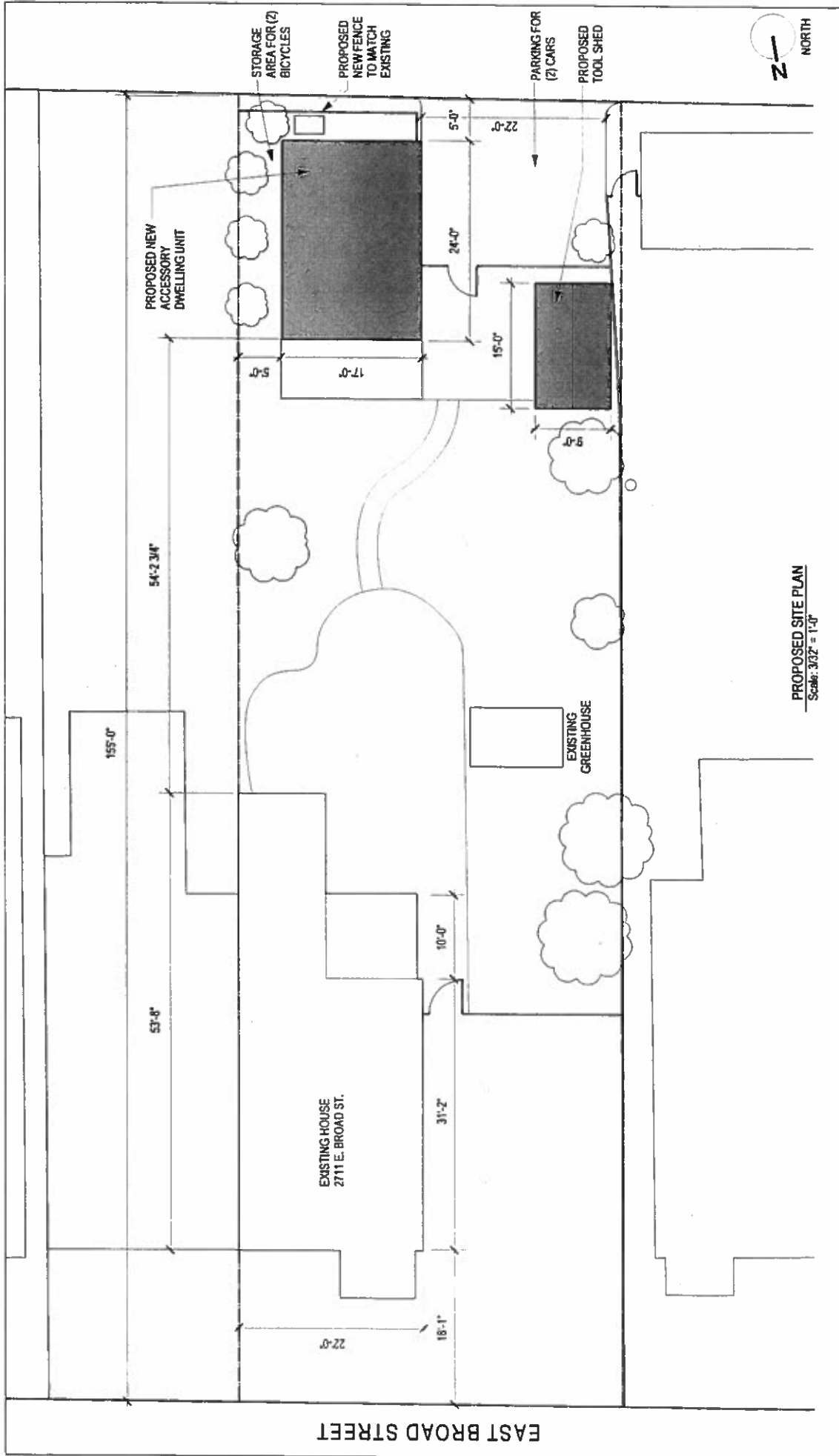
**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**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





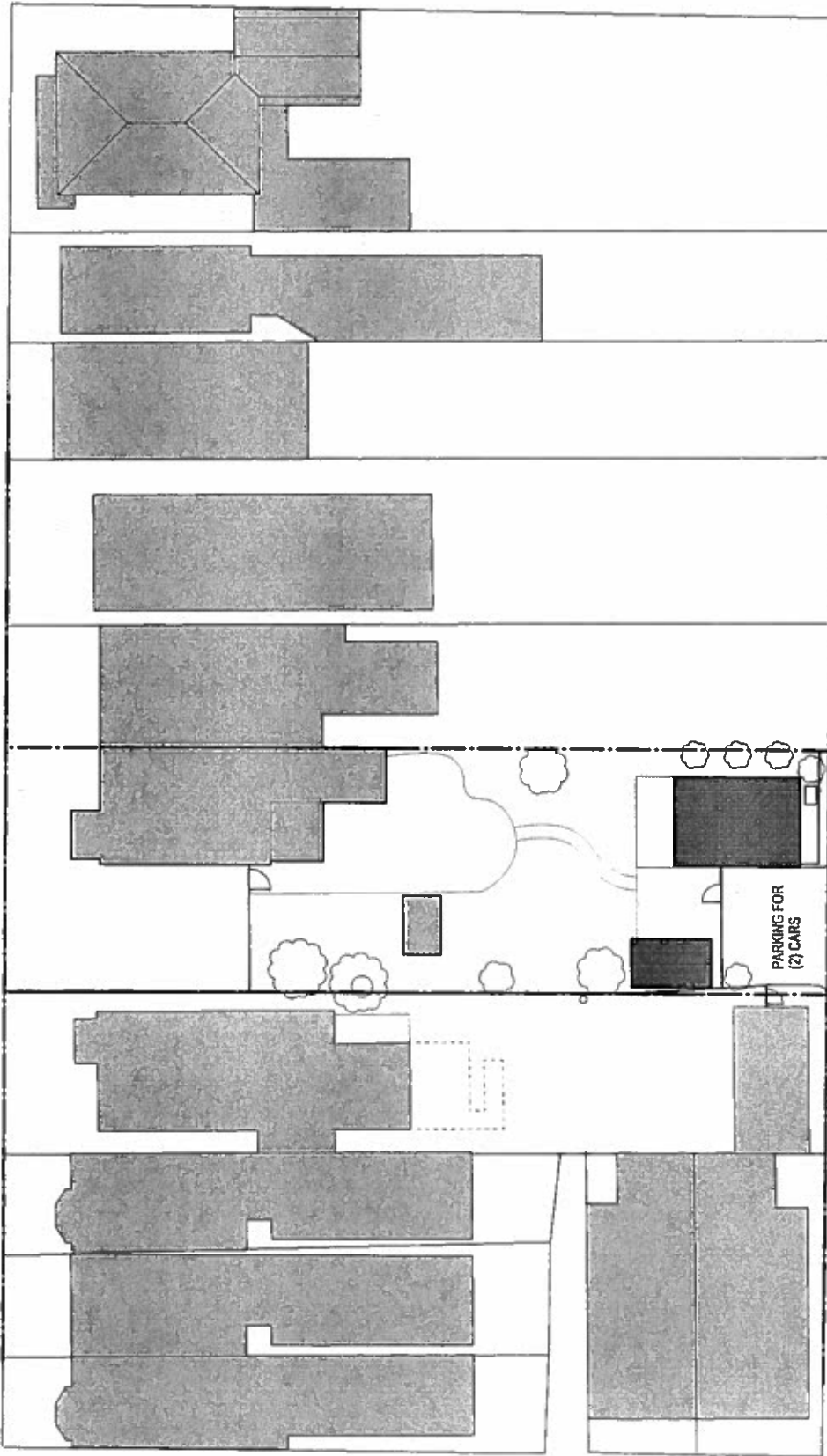
**PROPOSED SITE PLAN**  
Scale: 3/32" = 1'-0"

**SITE PLAN**  
DRAWN BY: KELLEY BANKS, AIA

1

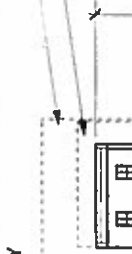
2711 E. BROAD STREET - ACCESSORY DWELLING UNIT  
3/29/2019

EAST BROAD STREET



BLOCK PLAN BETWEEN 27th AND 28th STREETS  
Scale: 1" = 20'-0"

APARTMENT BUILDING ACROSS ALLEY - 30'  
MAIN HOUSE 2711 E. BROAD STREET - 23'-11"



ALLEY  
EXISTING CARRIAGE HOUSE AT 2707 E. BROAD ST. - 20'



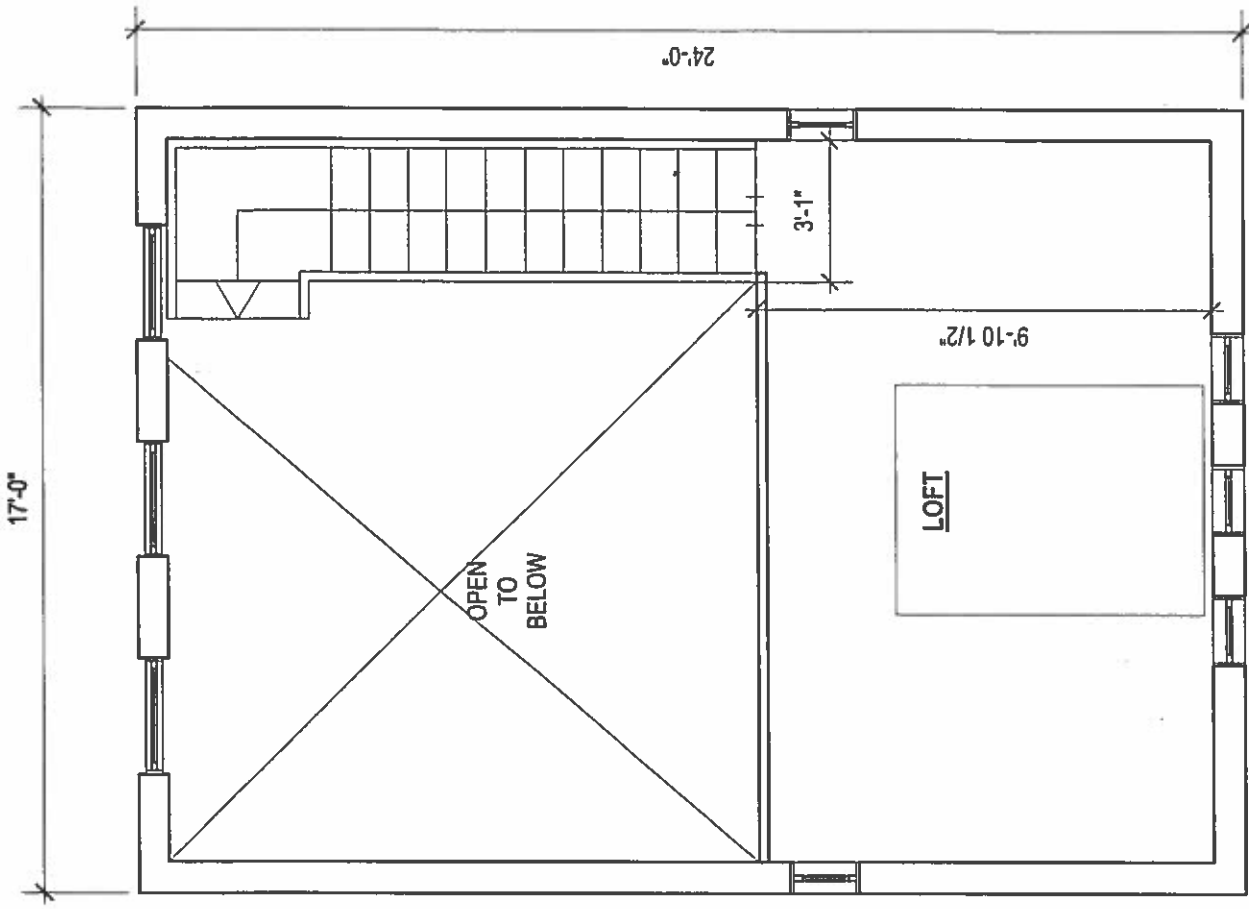
2711 E. BROAD STREET  
ACCESSORY DWELLING UNIT  
1/25/2019

BLOCK PLAN

DRAWN BY: KELLEY BANKS, AIA

17'-0"

24'-0"



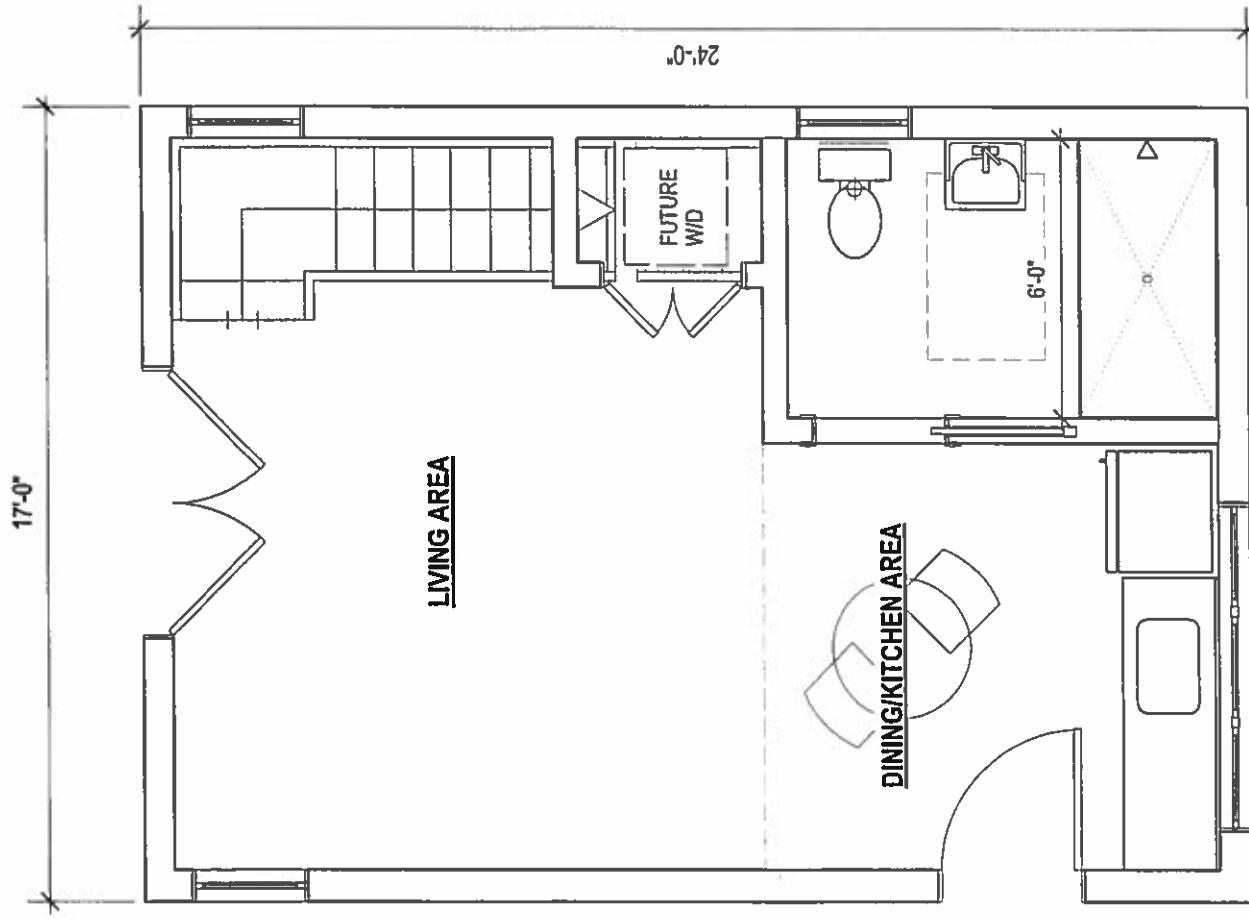
**SECOND FLOOR PLAN**

Scale: 1/4" = 1'-0"

2711 E. BROAD STREET - ACCESSORY DWELLING UNIT  
11/11/2018

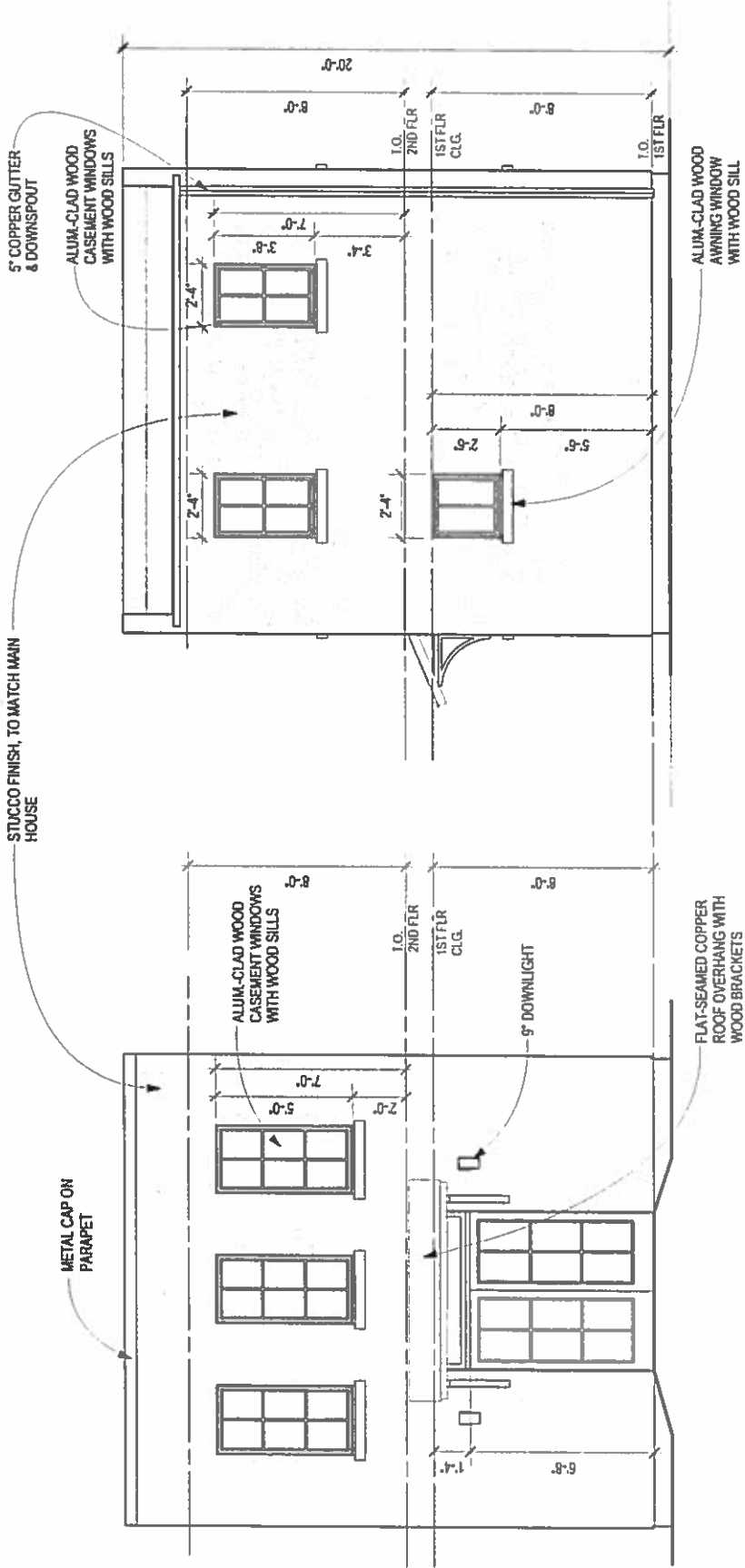
17'-0"

24'-0"



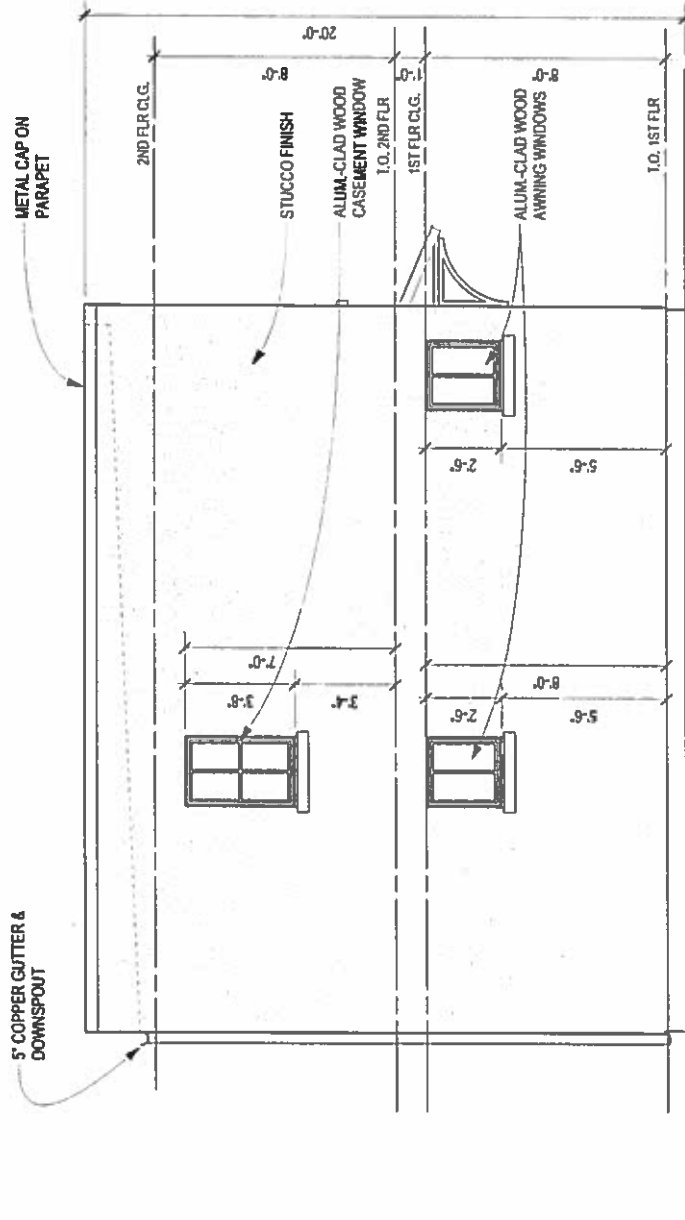
**FIRST FLOOR PLAN**

Scale: 1/4" = 1'-0"

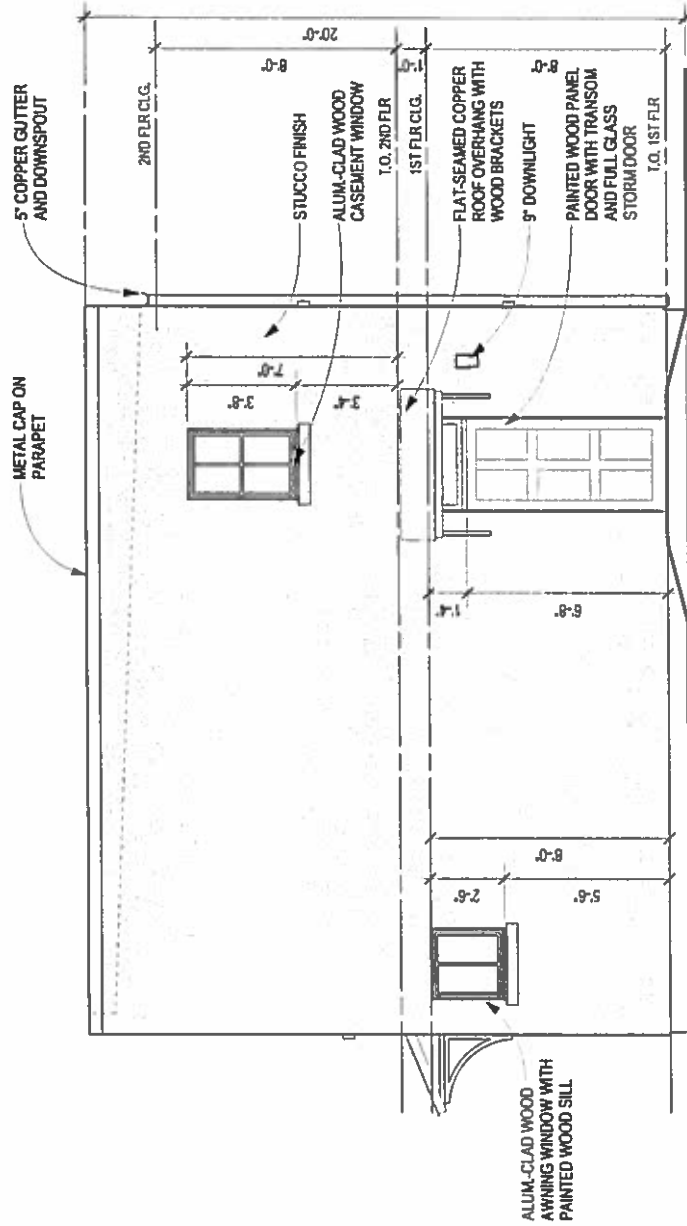


NORTH ELEVATION (Facing main house)  
 Scale: 1/4" = 1'-0"

SOUTH ELEVATION (Facing alley)  
 Scale: 1/4" = 1'-0"



EAST ELEVATION  
Scale: 1/4" = 1'-0"

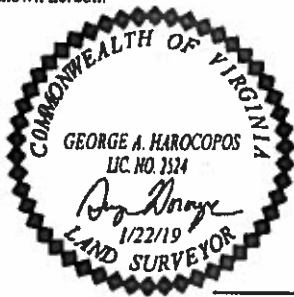


WEST ELEVATION  
Scale: 1/4" = 1'-0"

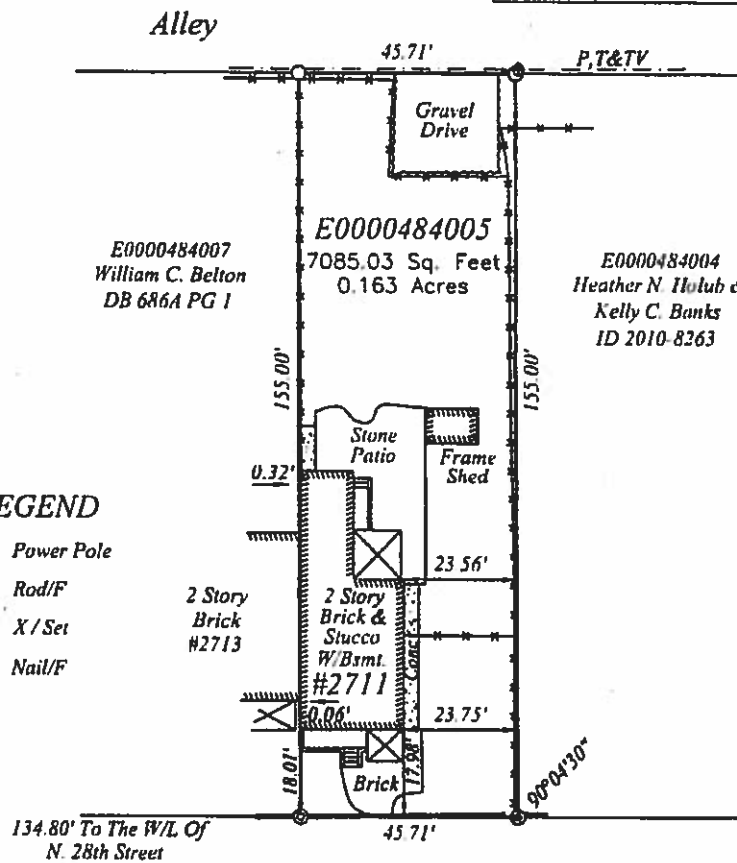
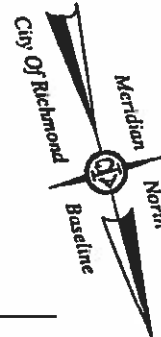
This is to certify that on 1/22/19  
 I made an accurate field survey of the known premises  
 shown hereon; that all improvements known or visible  
 are shown hereon; that there are no encroachments by  
 improvements either from adjoining premises, or from  
 subject premises upon adjoining premises, other than  
 shown hereon.

NOTE: THIS LOT APPEARS  
 TO BE IN FEMA FLOOD ZONE  
 X AS SHOWN ON HUD  
 COMMUNITY PANEL NUMBERS  
5101290043E

NOTE:  
 This survey has been prepared without  
 the benefit of a title report and does  
 not therefore necessarily indicate all  
 encumbrances on the property.



Note: Utilities Underground



**LEGEND**

- ◆ Power Pole
- Rod/F
- ⊗ X/Set
- ⊙ Nail/F

**E. BROAD STREET**

SURVEY OF  
 LOT AND IMPROVEMENTS THEREON LOCATED AT

**#2711 E. BROAD STREET**

RICHMOND, VIRGINIA

JN 48172

A. G. HAROCOPOS & ASSOCIATES, P.C.  
 CERTIFIED LAND SURVEYOR AND CONSULTANT

4920 F. MILLRIDGE PKWY SUITE 200 MIDLOTHIAN VA 23112  
 Office 804 744 2630 FAX 804 744 2632  
 E-MAIL: AGHAROCOPOS72@GMAIL.COM

NOTE: PLAT PREPARED FOR THE EXCLUSIVE  
 USE OF ALLI ALLIGOOD

Scale 1"=30' Date 1/22/19 Drawn by GAH



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.richmondgov.com/>

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: 2711 E. BROAD STREET, RICHMOND VA 23223 Date: 25 JAN 2019  
Tax Map #: E0000484005 Fee: \$ 300.00  
Total area of affected site in acres: \_\_\_\_\_

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

**Zoning**

Current Zoning: RL6

Existing Use: SINGLE FAMILY ATTACHED RESIDENTIAL

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)  
CONSTRUCTION OF A NEW TWO-STORY ACCESSORY DWELING UNIT  
Existing Use: NEW CONSTRUCTION

Is this property subject to any previous land use cases?

- Yes
  - No
- If Yes, please list the Ordinance Number: \_\_\_\_\_

**Applicant/Contact Person:** ALLI ALLWOOD  
Company: \_\_\_\_\_  
Mailing Address: 2711 E. BROAD STREET  
City: RICHMOND State: VA Zip Code: 23223  
Telephone: (804) 782-1170 Fax: ( )  
Email: a.allgood@icloud.com

**Property Owner:** M-B ALLWOOD and JAMES STEWART SCHWARTZ  
If Business Entity, name and title of authorized signer: \_\_\_\_\_

(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: ABOVE  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Telephone: ( ) Fax: ( )  
Email: \_\_\_\_\_

**Property Owner Signature:** [Signature] [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)



Alli Alligood and Stewart Schwartz  
2711 East Broad Street  
Richmond, VA 23223  
804-782-1170

January 25, 2019

Planning Commission  
900 E. Broad St., Room 511  
Richmond, VA. 23219

Re: Application for Special Use Permit for a new Accessory Dwelling Unit at 2711 East Broad Street in the R-6 Zone in the St John's Old and Historic District

Dear Chairman Poole and members of the Commission:

Please accept for review the attached application for a special use permit for a new construction accessory dwelling unit at 2711 East Broad Street in the R-6 zone in the St John's Church Old and Historic District. The proposed new accessory dwelling unit is a 17 x 24 foot, 2-story frame building with stucco exterior finish to be located at the rear of our lot at our alley.

We are sharing our plans with our neighbors and will ask them to submit letters of support. In addition, our plans are being reviewed by the Church Hill Association.

Historic accessory dwelling units and carriage houses can be found throughout the St John's Old and Historic district, and those that pre-date the zoning ordinance are permitted to be occupied dwellings in the R-6 zone. However, because this will be a new, occupied, accessory dwelling unit we are applying for this SUP. We have made an application to the Commission of Architectural Review for final design review, COA-044893-2018.

**Summary:**

This 17 x 24 ft two-story building will be 6 x 6 frame construction with stucco finish and 20 feet tall with sloped shed roof and equal height parapets on the east, west and north sides. The roof which is not visible from the ground will be TPO. The carriage house on the adjacent lot is about 18 feet tall on the low side and 20 feet tall on the high side. Across the rear alley is a four-unit apartment building approximately 30 feet tall.

The ADU will be set back 5 feet from the east property line and 5 feet from the rear property line at the alley, per code. It will also sit within 30 feet of the rear property line (24 ft building plus 5 ft setback = 29 feet) and will be aligned with the main home – the west wall of the ADU will align with the west wall of the main home on the double lot.

The ADU footprint combined with that of the main home and two small accessory buildings will occupy just 24% of the double lot, and well within the 55% lot coverage limit, calculated as follows:

- Lot description is 45 x 155 feet; 7085.05 sq feet or .163 acres
- Main house is 952 sq feet (per floor) + 88 sq feet (enclosed porch) + 56 sq ft (front porch) = 1096 square feet
- ADU is 17x24 = 408 square feet
- Existing greenhouse 7x10 = 70 square feet
- Proposed toolshed 9 x 15 feet = 135 square feet

Total: 1709 square feet or 24% of the 7085.05 square foot lot

The unit will be provided with one off-street parking space. It will have emergency fire access via the adjacent alley and two exits – an ADA compatible door on the west side and ADA compatible French doors on the north side.

We will not have an accessory apartment in the main home.

Electrical power will be provided from a new direct connection from the rear alley utility line. Water and sewer lines will be connected through extension from the main home.

**SUP Review Standards and responses:**

*The Planning Commission and Council must find that the proposed use will not:*

- (1) Be detrimental to the safety, health, morals and general welfare of the community involved.*

Response: The ADU will increase safety by adding “eyes on the alley” along with a light next to the door on the west side of the building. It will help address the increasing need for housing in the city.

- (2) Tend to create congestion in streets, roads, alleys and other public ways and places in the area involved.*

Response: We will provide a parking space for the ADU. There is walking access to GRTC buses #12 (within 2.5 blocks), #13 (within 1.5 blocks), #14 (within 4.5 blocks), and Pulse (within 4.5 blocks). In addition, a resident will be able to walk to a grocery store (within 5 blocks), dry cleaner, pharmacy, restaurants, coffee shops, bank and veterinary clinic.

- (3) Create hazards from fire, panic or other dangers.*

Response: The new building will be built in accordance with all current building and fire codes. It will be directly adjacent to and accessible from the alley for fire apparatus and is located within 3.5 blocks of the nearest fire station.

*(4) Tend to overcrowding of land and cause an undue concentration of population.*

Response: The ADU itself will occupy just 6 percent of our double lot and house one to two adult residents. Combined, the ADU, main house, greenhouse, and toolshed will occupy just 24 percent of the lot, far less than the 55% limit.

*(5) Adversely affect or interfere with public or private schools, parks, playgrounds, water supplies, sewage disposal, transportation or other public requirements, conveniences and improvements.*

Response: The small ADU is unlikely to host a school-age child, and with just one or two adult residents it will not have a significant effect on nearby parks and playgrounds. The ADU will be connected to the primary residence water supply and sewer line. It will have an off-street parking space and is located with walkable access to services and transit.

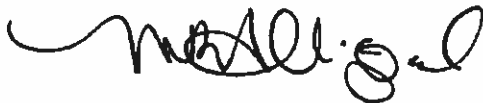
*(6) Interfere with adequate light and air.*

Response: The ADU will occupy just 6 percent of our double lot, and be similar in scale to the carriage house next door and ten feet lower in height than the 30-foot tall, two-story, four-unit apartment building across the alley. The ADU will also span just 17 feet of the 45-foot wide lot along the alley, allowing for light and air between the new ADU and the existing carriage house at 2707 East Broad Street.

We have enclosed the application form, application fee, and this report, in addition to the electronic PDF plans -- site plan, elevation plans, floor plan, landscape plan (on the site plan). Not included are a signage plan because it is a residential building, and lighting plan (three exterior lights are delineated on the elevations). Also included is an updated survey plat.

Thank you for taking the time to consider this application. Please call if there are any questions.

Sincerely,



Alli Alligood



Stewart Schwartz