



CITY OF RICHMOND

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

Ord. No. 2025-082 To authorize the special use of the property known as 3202 Monument Avenue for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions. (1st District)

To: City Planning Commission
From: Land Use Administration
Date: May 6, 2025

PETITIONER

Caleb Valentine

LOCATION

3202 Monument Avenue

PURPOSE

The applicant is requesting a Special Use Permit to authorize a single-family detached dwelling with an accessory structure containing a dwelling unit within the R-6 Single-Family Attached Residential District. This special use permit will allow a dwelling unit within an accessory structure. The applicant wishes to construct a second story above an existing accessory structure. While the use is permitted, the existing structure does not meet the requirements regarding side and rear setbacks as detailed in Sections 30-412.5 of the Code of the City of Richmond, as amended. As a result, a Special Use Permit is necessary to proceed with this request.

RECOMMENDATION

Staff finds that the requested use is consistent with the City's Master Plan future land use designation of Neighborhood Mixed-Use, where accessory dwelling units and single-family dwellings are identified as appropriate primary uses.

Staff finds that the accessory dwelling unit is nonobtrusive to the neighborhood, as many accessory structures can be found throughout the immediate and surrounding blocks.

Staff finds that this proposal went through the Commission of Architectural Review process, where it was determined that the architecture of the structure is compatible with the existing neighborhood fabric.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 in The Museum District neighborhood, on the northern side of Monument Avenue, between Tilden Street and Cleveland Street. The property is a 6,750 square foot (.155 acre) parcel of land, improved with a single-family detached dwelling and an accessory structure.

Proposed Use of the Property

One dwelling unit within an accessory building to a single-family detached dwelling.

Master Plan

The City's Richmond 300 Master Plan designates the subject area as Neighborhood Mixed-Use which is defined as an "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses" (Richmond 300, p. 82).

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Regardless of use, buildings should engage the street with features such as street oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

The current zoning for this property is R-6 Single-Family Attached Residential District. The following features of the proposed development do not comply with the current zoning regulations:

Sec. 30-412.5 – Yards

-The required side yard setback for main dwellings and accessory dwellings is five feet.

The accessory structure is just at the property line.

- The required rear yard setback for main dwellings and accessory dwellings is five feet.

The accessory structure is setback less than five feet.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as a dwelling unit within an accessory building to a single-family detached dwelling, substantially as shown on the Plans.
- The height of the accessory structure shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans, and subject to the issuance of a Certificate of Appropriateness by the Commission of Architectural Review.
- All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

Surrounding Area

The surrounding land uses are primarily residential with small scale commercial uses scattered throughout the neighborhood.

Neighborhood Participation

Staff notified the Museum District Association, the Fan Area Business Alliance, and the Historic Monument Avenue Civic Association, area residents and property owners. All public comment for pertaining to this request has been included in the agenda packet.

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