



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018- 050: To authorize the special use of the property known as 101 North 29th Street for the purpose of a single-family attached dwelling with a carriage house, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: March 19, 2018

PETITIONER

Jennifer Mullen – Roth Jackson

PURPOSE

To authorize the special use of the property known as 101 North 29th Street for the purpose of a single-family attached dwelling with a carriage house, upon certain terms and conditions.

LOCATION

101 North 29th Street

SUMMARY & RECOMMENDATION

101 North 29th Street is located in the Church Hill neighborhood in the City's East Planning District. The subject property consists of a 2,480 SF, .06 acre, parcel of land and is currently improved with a two-story, 2,768 SF two-family dwelling. The building was constructed, per tax assessment records, in 1880.

The applicant has proposed to convert the existing two-family dwelling to a single-family dwelling and reconstruct a carriage house containing off-street parking. The proposal would not meet the lot coverage and setback requirements permitted within the R-6 district. The proposal, therefore, requires a Special Use Permit.

The Commission of Architectural Review approved with conditions the proposed porch enclosure and attached garage on September 26, 2017. The Special Use Permit plans are consistent with the CAR's approval and conditions.

Staff finds that the proposed development would be historically appropriate, as determined by the Commission of Architectural Review, and would be a continuation of recent residential improvements and infill development on this block of East Franklin Street.

Staff further finds that the proposal would result in a lot coverage that comparable to the lot coverage historically allowed for the property. The proposed setbacks would be comparable to, or exceed, historic setbacks on the property. The residential density would be comparable to or less than densities currently and previously permitted on the property.

Staff further finds that the proposed land use is consistent with the Master Plan's residential land use recommendation for the property. While the option for a dwelling unit within the carriage house

addition would exceed the residential density specified by the master plan, the proposed development, including density, would be in keeping with the general pattern of development of the Church Hill area.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area.

Staff further 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

101 North 29th Street is located in the Church Hill neighborhood in the City's East Planning District. The subject property consists of a 2,480 SF, .06 acre, parcel of land and is currently improved with a two-story, 2,768 SF two-family dwelling. The building was constructed, per tax assessment records, in 1880.

Proposed Use of the Property

The proposed special use permit would authorize single-family use of the existing structure and a new carriage house addition with off-street parking spaces on the first floor and the option of containing one dwelling unit on the second floor in the future. The proposed carriage house addition would be set back farther from the alley than the original structure located on the property.

The special use permit would authorize a residential density range from approximately 17 to 33 units per acre. The current density of the property is 33 units per acre.

Master Plan

The City of Richmond's current Master Plan designates the subject property as Single-Family Medium Density (SF-MD), which is characterized by primary uses such as "...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, p. 133)

Additional supporting language within the Plan can be found within Chapter 8 "Neighborhoods and Housing" where policies for neighborhoods include encouraging "...a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development". (p. 101)

Zoning and Ordinance Conditions

The current zoning designation for this property, and surrounding properties, is R-6 (Single Family Attached). The area is also within the St. John's Church City Old & Historic District.

The property was granted a variance in 1980 (BZA Case No. 98-80) from the use, lot coverage, and off-street parking requirements of the R-6 District in order to permit conversion of the two-family dwelling to a three-family dwelling.

Under the current R-6 zoning the allowable lot coverage is up to 55%. The current special use permit request calls for lot coverage of 91%.

Front yard setbacks are required to be no less than 15 feet, side yards no less than 3 feet, and rear yards no less than 5 feet. The current special use permit request calls for approximately twelve 12, 0, and 5 feet respectively. The front and side yard setbacks are recognized as not changing from existing conditions.

If approved, the special use permit would impose additional conditions on the property, including the following:

- (a) The Special Use of the Property shall be as a single-family attached dwelling and a carriage house containing up to two dwelling units, substantially as shown on the Plans.
- (b) Two on-site parking spaces shall be provided on the Property, substantially as shown on the Plans.
- (c) Signage on the Property shall meet the requirements of the underlying zoning district in which the Property is situated.
- (d) All building materials and material colors shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review prior to the issuance of a building permit for the Property.
- (e) The height of the Special Use shall not exceed the height as shown on the Plans.
- (g) 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

Adjacent properties are within the same R-6 zoning district as the subject property.

A mix of residential (single-, two- and multi-family) land uses predominate the vicinity of the subject property. Analysis of adjacent and nearby properties within a three block radius reveals that several of the existing lots are at, or above, the allowable lot coverage within the current R-6 zone.

Neighborhood Participation

The Church Hill Association and area residents have provided letters of opposition for this Special Use Permit application.

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