

INTRODUCED: November 14, 2022

AN ORDINANCE No. 2022-338

To authorize the special use of the property known as 4907 New Kent Road for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

\_\_\_\_\_  
Patron – Mayor Stoney (By Request)

\_\_\_\_\_  
Approved as to form and legality  
by the City Attorney  
\_\_\_\_\_

PUBLIC HEARING: DEC 12 2022 AT 6 P.M.

WHEREAS, the owner of the property known as 4907 New Kent Road, which is situated in a R-3 Single-Family Residential District, desires to use such property for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, which use, among other things, is not currently allowed by section 30-406.2, concerning permitted accessory uses and structures, of the Code of the City of Richmond (2020), 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 12 2022      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 (2020), 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 4907 New Kent Road and identified as Tax Parcel No. S000-2699/006 in the 2022 records of the City Assessor, being more particularly shown on a survey entitled “Improvements on Lots 19 & 20, Block \*, Subdivision B, Plan of Westover Hills in Richmond, VA,” prepared by Jolliffe & Associates, Inc., and dated December 3, 2009, 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 a single-family detached dwelling, hereinafter referred to as “the Special Use,” substantially as shown on the plans entitled “Alterations to Evans Garage, New Kent Avenue, Richmond, VA,” prepared by Catherine Farmer Design, with sheets 1, 2, and 3 dated December 14, 2021, and with sheets 4 and 5 dated November 19, 2021, and last revised December 14, 2021, 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 a dwelling unit within an accessory building to a single-family detached dwelling, substantially as shown on the Plans.

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

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

(d) No fewer than two off-street parking spaces shall be provided for the Special Use.

(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 (2020), 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 (2020), 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 (2020), 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 (2020), as amended, and all future amendments to such law, or any other applicable laws or regulations.

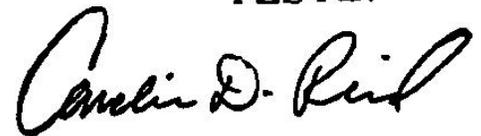
(f) When the privileges granted by this ordinance terminate and the special use permit granted hereby becomes null and void, whether as a result of the Owner relinquishing this special use permit in a writing addressed to the Director of Planning and Development Review or otherwise, use of the Property 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:**

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

**City Clerk**



# City of Richmond

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

## Item Request File Number: PRE.2022.0386

### O & R Request

**DATE:** October 17, 2022

**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:** J.E. Lincoln Saunders, Chief Administrative Officer

**THROUGH:** Sharon L. Ebert, Deputy Chief Administrative Officer for Economic Development and Planning

**FROM:** Kevin J. Vonck, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 4907 New Kent Road for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions.

**ORD. OR RES. No.** \_\_\_\_

**PURPOSE:** To authorize the special use of the property known as 4907 New Kent Road for the purpose of a dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions.

**REASON:** The subject property is located in the R-3 Single-Family Residential District and an accessory dwelling unit is not a specified permitted use listed in this zoning district. Therefore, a Special Use Permit is requested.

**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.

**BACKGROUND:** The .606 acre subject property is located on the north side of New Kent Road approximately midway between Westover Hills Boulevard and Prince George Road. The property abuts to the north and west unimproved land owned by the City of Richmond Department of Parks and Recreation. The subject property, as well as the other properties on the block, is improved with single-family dwellings.

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**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:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**BUDGET AMENDMENT NECESSARY:** None

**REVENUE TO CITY:** \$300 application fee

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** November 14, 2022

**CITY COUNCIL PUBLIC HEARING DATE:** December 12, 2022

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission,  
December 5, 2022

**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 and Narrative, Plans and Property, Map

**STAFF:** David Watson, Senior Planner, Land Use Administration, 804-646-1036



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: 4907 New Kent Rd Date: 02/28/2022  
 Parcel I.D. #: S0002699006 Fee: \$300.00  
 Total area of affected site in acres: 0.0105

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

**Zoning**

Current Zoning: Residential

Richmond 300 Land Use Designation: Residential

**Proposed Use**

(Please include a detailed description of the proposed use in the required applicant's report)

Existing Use: Garage and shed

Is this property subject to any previous land use cases?

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

**Applicant/Contact Person:** Robert and Emily Evans

Company: \_\_\_\_\_  
 Mailing Address: 4907 New Kent Rd  
 City: Richmond State: VA Zip Code: 23225  
 Telephone: (9194522286) Fax: ( )  
 Email: emilysisevans@gmail.com

**Property Owner:** Robert Evans Emily Evans

If Business Entity, name and title of authorized signee: \_\_\_\_\_

(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: 4907 New Kent Rd  
 City: Richmond State: VA Zip Code: 23225  
 Telephone: (9194522286) Fax: ( )  
 Email: emilysisevans@gmail.com

**Property Owner Signature:** *Robert A Evans Emily Evans*

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)

To: Department of Planning and Development Review

Please accept our application package for a special use permit. We propose to repurpose our existing garage into an accessory dwelling/useable living space. The garage is not visible from the street view, and only visible from our driveway and one adjacent house.

Our plan would create sleeping space for up to two adults and possibly two small children. No street parking is needed, as there is ample space in the existing driveway.

I believe we are attaching all necessary materials for review of this application. In addition, we are attaching letters of support/consent from some of most adjacent neighbors.

We believe this renovation would improve our existing house and grounds, thereby increasing neighborhood value.

Thank you for your consideration,

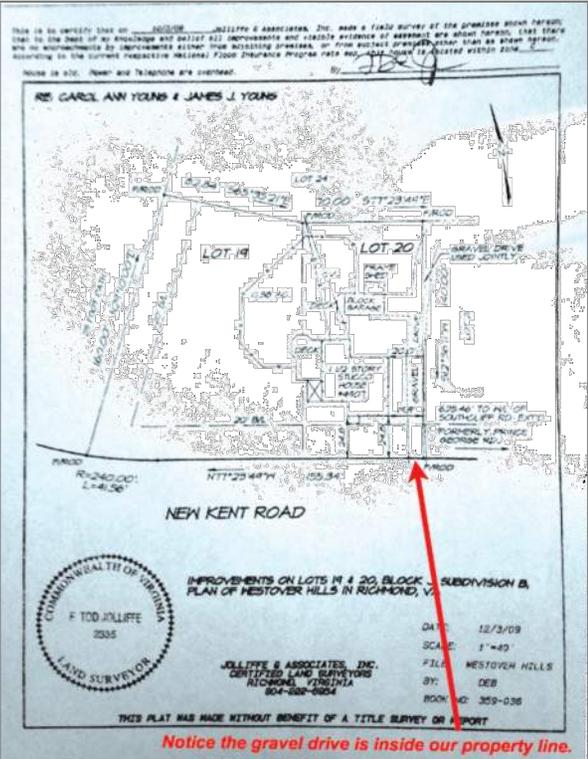
Robert and Emily Evans

4907 New Kent Rd

Richmond, Va. 23225

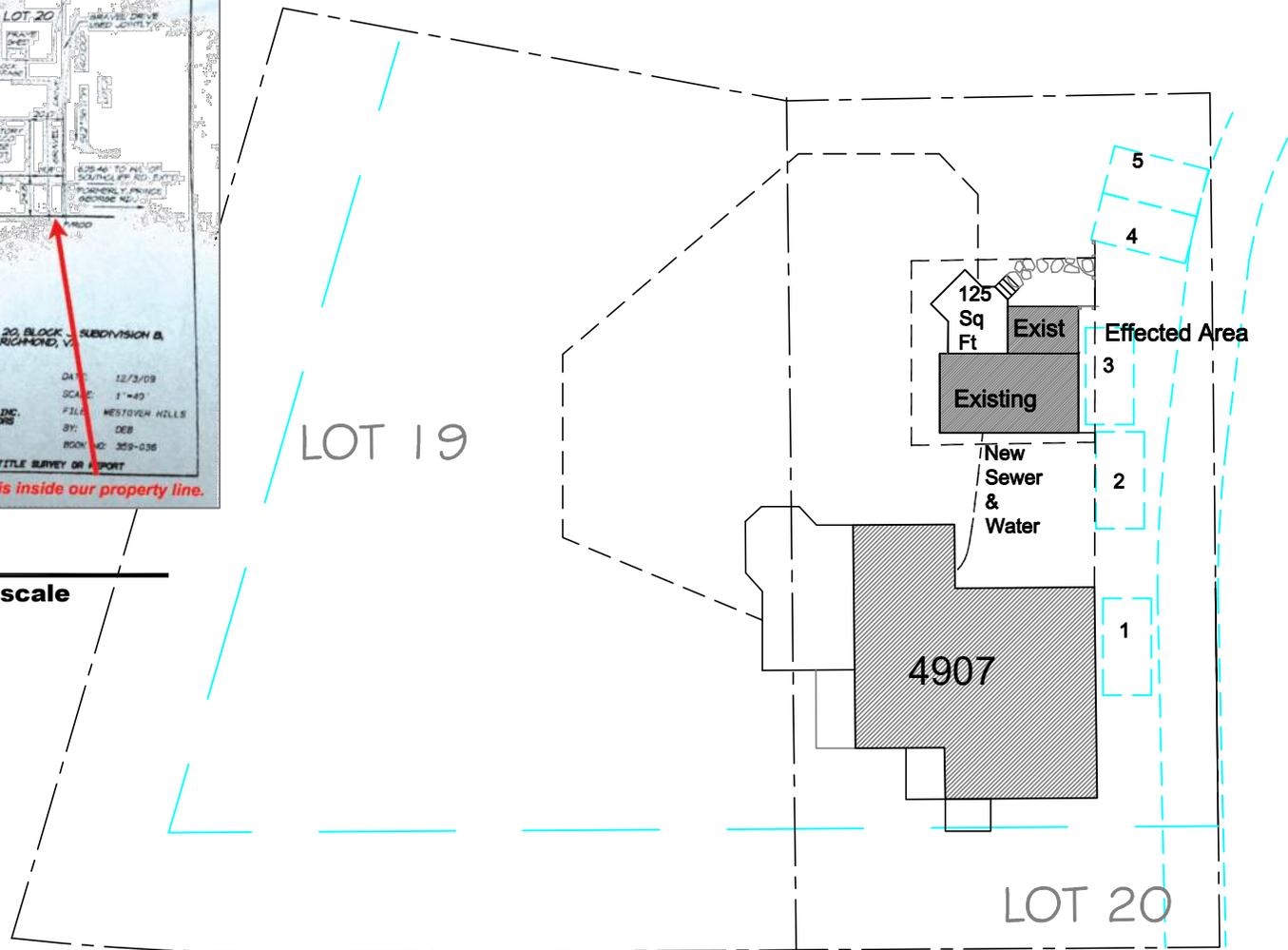
# Alterations to Evans Garage

4907 New Kent Avenue, Richmond, VA



## Survey

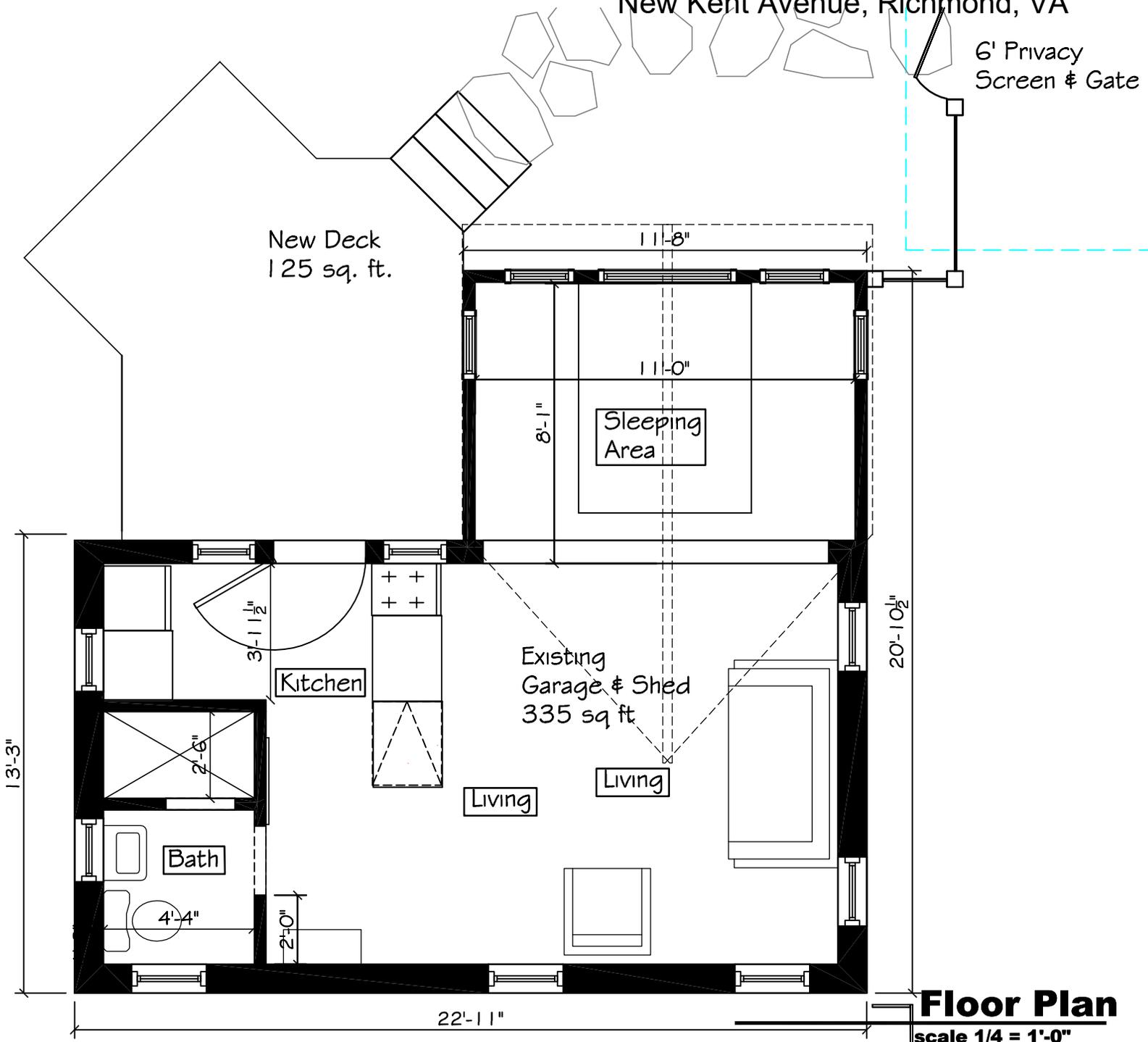
not to scale



## Site Plan

scale 1"=30'-0"

# Alterations to Evans Garage New Kent Avenue, Richmond, VA

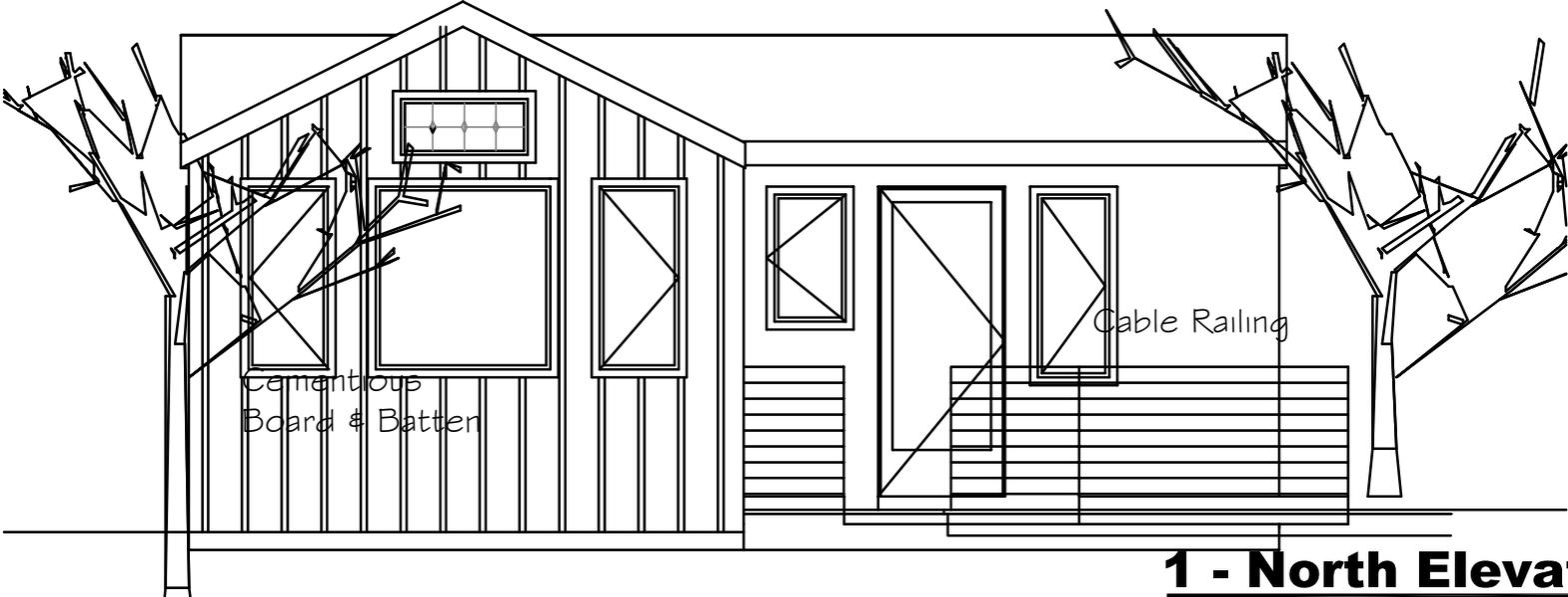


**Floor Plan**  
scale 1/4" = 1'-0"

12/14/21

Floor  
Plan

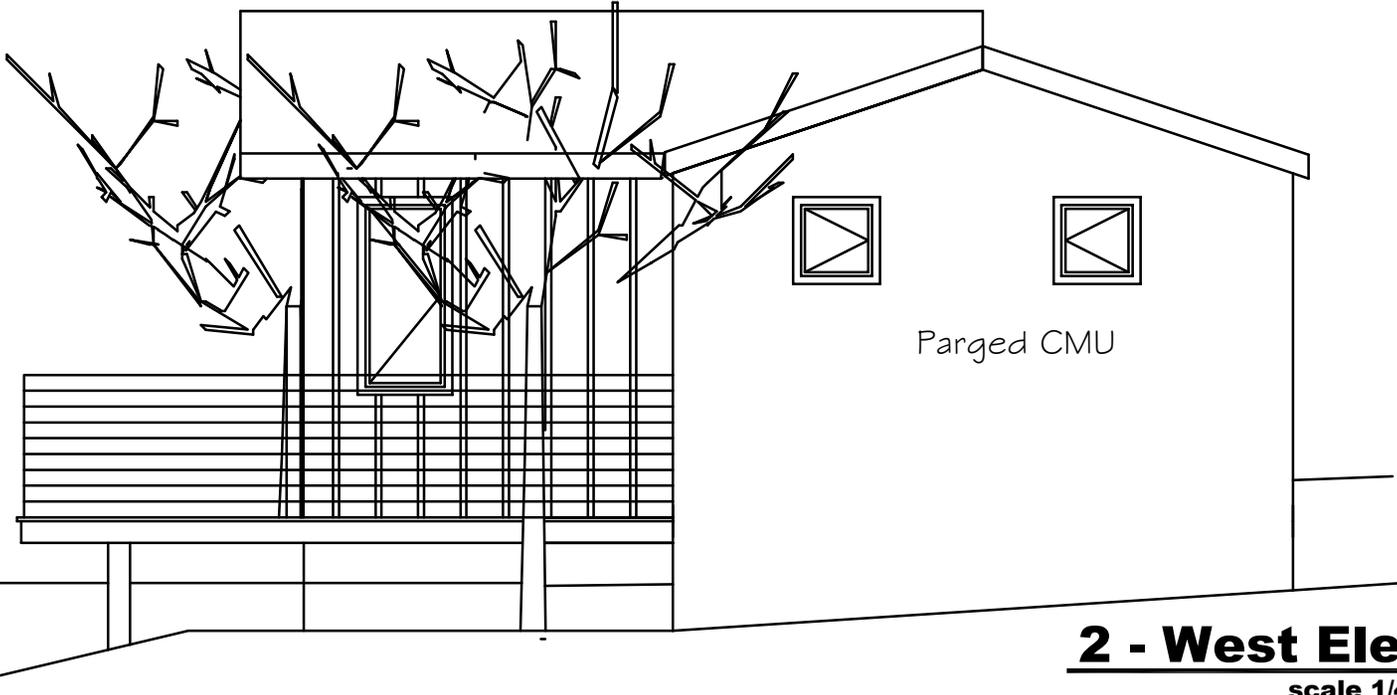
**Alterations to Evans Garage**  
New Kent Avenue, Richmond, VA



**1 - North Elevation**

scale 1/4" = 1'-0"

New 6:12 Asphalt  
Shingled roof



**2 - West Elevation**

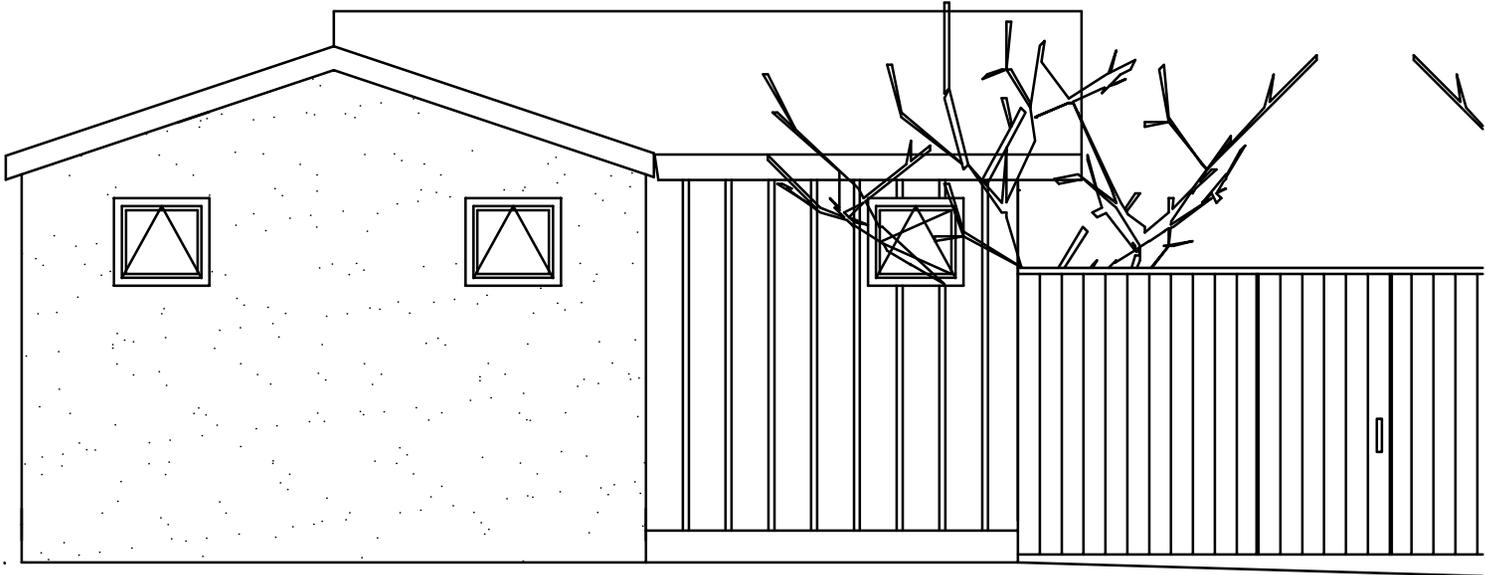
scale 1/4" = 1'-0"

12/14/21

North & West  
Elevations

**Alterations to Evans Garage**  
New Kent Avenue, Richmond, VA

**catherine farmer  
design**  
804.363.7659  
catherine@catherinefarmerdesign.com



**3 - East Elevation**

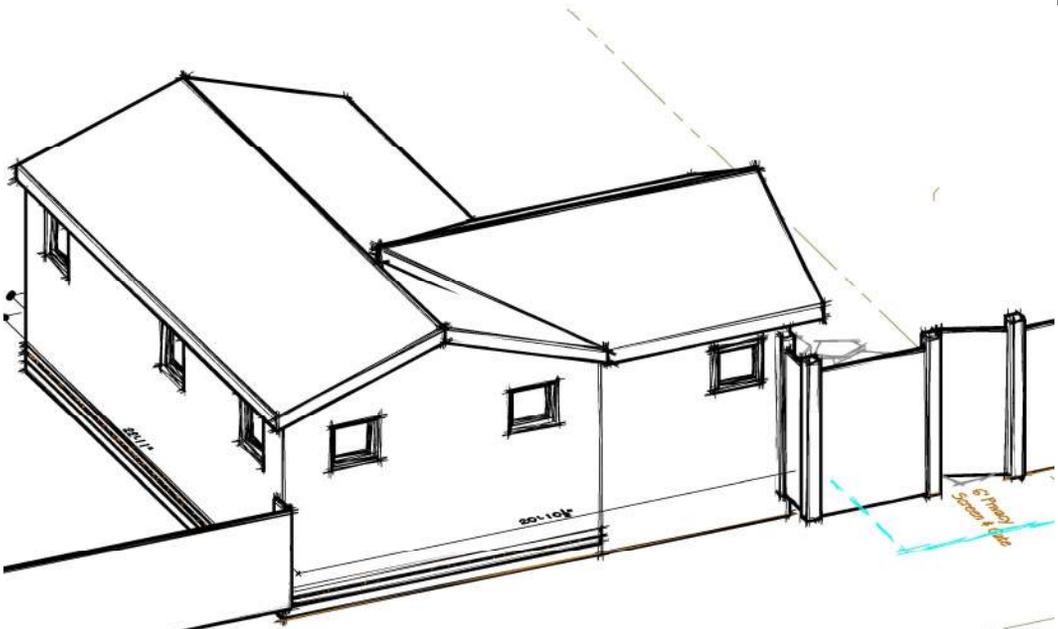
scale 1/4" = 1'-0"

12/14/21  
11/19/21

East  
Elevation

4

**Alterations to Evans Garage**  
New Kent Avenue, Richmond, VA



**Towards Street**



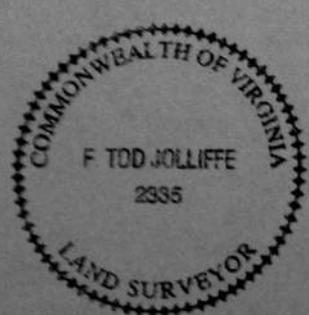
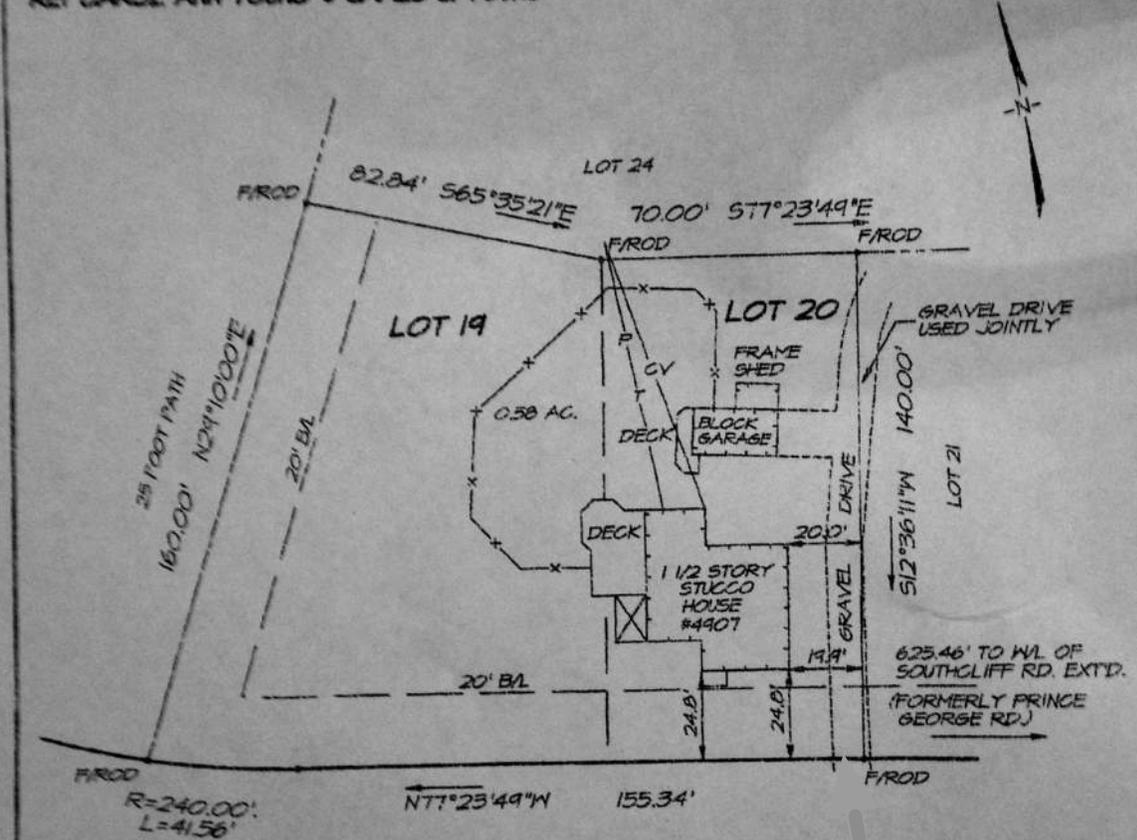
**Towards River**

This is to certify that on 12/3/09 Jolliffe & Associates, Inc. made a field survey of the premises shown hereon; that to the best of my knowledge and belief all improvements and visible evidence of easement are shown hereon, that there are no encroachments by improvements either from adjoining premises, or from subject premises other than as shown hereon, according to the current respective National Flood Insurance Program rate map, this house is located within zone C.

House is old. Power and Telephone are overhead.

By: *JTB*

RE: CAROL ANN YOUNG & JAMES J. YOUNG



IMPROVEMENTS ON LOTS 19 & 20, BLOCK - SUBDIVISION B, PLAN OF WESTOVER HILLS IN RICHMOND, VA.

JOLLIFFE & ASSOCIATES, INC.  
CERTIFIED LAND SURVEYORS  
RICHMOND, VIRGINIA  
804-222-6954

DATE: 12/3/09  
SCALE: 1"=40'  
FILE: WESTOVER HILLS  
BY: DEB  
BOOK NO: 359-036

THIS PLAT WAS MADE WITHOUT BENEFIT OF A TITLE SURVEY OR REPORT