



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2022-333: To authorize the special use of the property known as 2003 Dinwiddie Avenue for the purpose of three single-family detached dwellings and a home occupation with up to three employees who do not reside on the property, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: January 3, 2023

PETITIONER

Katherine Jordan, representative of owner Tommy Jefferson

LOCATION

2003 Dinwiddie Avenue

PURPOSE

To authorize the special use of the property known as 2003 Dinwiddie Avenue for the purpose of three single-family detached dwellings and a home occupation with up to three employees who do not reside on the property, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is zoned R-5 Single-Family Residential. The proposed Lot 6 (to the left of the existing dwelling) will be 27.85 feet in width and 3,342 square feet in size and does not meet the side and front setbacks. The proposed lot 4 (the existing dwelling) will be 30.15 feet in width and 3,618 square feet in size and does not meet the front and side setbacks. The proposed lot 2 (to the right of the existing dwelling) will be 29 feet in width and 3,480 square feet in size and does not meet the side and front setbacks. The R-5 zone requires a front yard of no less than 25 feet, a side yard of no less than 5 feet. The R-5 zone also requires a minimum lot width of 50 feet and minimum lot size of 6,000 square feet. The Applicant also requests to operate a home occupation located at 2003 Dinwiddie Avenue that allows up to three employees who do not reside at the property, whereas, the zoning code restricts home occupations from including employees from outside of the home. As such, the project requires relief from lot width, size, and front and side setback, and use from zoning requirements.

Staff finds that the proposal is generally consistent with the recommendations of the City's Master Plan pertaining to housing types within the Residential land use category including the recommendation for single-family dwellings as a primary use.

Staff finds that the proposal would be generally consistent with the historic pattern of development in the area, particularly regarding setbacks and lot coverage.

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area. A parking space will be provided to the rear of each dwelling with access off of the alley.

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.

FINDINGS OF FACT

Site Description

The property is located in the Blackwell neighborhood at 2003 Dinwiddie Avenue, between East 21st and East 20th Streets. The property is 10,440 sq. ft. (0.24 acre) in size and contains an existing 1,504 sq. ft. single-family detached dwelling.

Proposed Use of the Property

The application requests to subdivide the existing property and construct two additional dwellings. The existing dwelling will be maintained.

The proposed Special Use Permit would authorize the development of the property into three separate lots, One lot with the existing dwelling and two lots with a new construction, that do not meet lot width, size, and front and side setback requirements of the R-5 Residential (Single-Family) zoning district. Off street parking will be provided to the rear of the proposed dwelling with access from the alley. The front setback of the proposed dwelling will match the existing house and will be similar to others in the vicinity. The proposed lot size will also be similar to other properties in the vicinity.

Master Plan

The Master Plan designates the property for Residential land use. Such areas are described as neighborhoods consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature.

Development Style: 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.

Ground Floor: Not applicable.

Mobility: 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 (see Street Typologies Map).

Zoning and Ordinance Conditions

The subject property is zoned R-5 Single-Family Residential, which permits the proposed single-family detached use.

If adopted, the Special Use Permit would impose conditions on the property, including:

(a) The Special Use of the Property shall be as three single-family detached dwellings and a home occupation with up to three employees who do not reside on the Property, substantially as shown on the Plans. The home occupation shall be located within the existing dwelling labeled on the Plans as "2 Story Shingle #2003."

(b) No less than one off-street parking space per dwelling shall be provided on the Property. Off-street parking shall not be required for the home occupation located within the existing dwelling labeled on the Plans as "2 Story Shingle #2003."

(c) All building materials, elevations and site improvements pertaining to the Special Use 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.

(e) Prior to the issuance of a certificate of occupancy for the first newly constructed dwelling, the establishment of three residential lots, substantially as shown on the Plans, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats and deeds among the land records of the Clerk of the Circuit Court of the City of Richmond.

Surrounding Area

Properties to the north are zoned R-7 and to the southeast R-6. Properties to the east and west and south are zoned the same R-5 as the subject property. The surrounding uses largely contain residential uses.

Neighborhood Participation

Staff notified area residents and property owners, as well as the Blackwell Historic Community Civic Association.

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