



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-020: To authorize the special use of the property known as 3615 East Broad Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 3, 2020

PETITIONER

Charles W. Tysinger

LOCATION

3615 E. Broad Street

PURPOSE

To authorize the special use of the property known as 3615 East Broad Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The special use permit request will authorize a waiver of the front yard maximum requirement for a new single family detached dwelling, located in the R-8 Urban Residential District. The building was not constructed in compliance with zoning approval. A front yard of 14.82' ± was required based on Sec. 30-413.15(1)(c) of the zoning ordinance. In this instance the building located at 3617 East Broad Street more closely represented the average of the front yard for all buildings on the block. The dwelling was constructed with a front yard of 20.4'. Other yard setback requirements; height and lot coverage are met.

Staff finds the proposal to be consistent with the land use recommendations of the Master Plan.

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 is generally consistent with other uses in the community 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 .098 acre subject property contains a newly constructed three-story single-family dwelling. It is located midblock on the eastbound side of E. Broad Street between N. 36th Street and the terminus of E. Broad Street. The parcel is 25 feet wide with an area of 4,271 square feet. The

property is located in the Chimborazo neighborhood as well as the City Old and Historic Chimborazo Park District and the Oakwood-Chimborazo National Historic District.

Proposed Use of the Property

The property contains a single-family detached dwelling.

Master Plan

The City of Richmond's Master Plan designates a future land use category for the subject property as single-family medium density. Primary uses are single-family and two-family dwellings, both detached and attached, at densities between 8-20 units per acre. The density of the project is approximately 10 units per acre.

Zoning and Ordinance Conditions

The property is located in the R-8 Urban Residential District. Single-family detached dwellings are permitted in this district however the building was not constructed in compliance with zoning approval. A front yard of 14.82' ± was required based on Sec. 30-413.15(1)(c) of the zoning ordinance. In this instance the building located at 3617 East Broad Street more closely represented the average of the front yard for all buildings on the block and using this setback line as a reference the dwelling was constructed with a front yard of 20.4'. Other yard setback requirements; height and lot coverage are met

The special use permit ordinance will impose conditions on the property, including:

- a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans and as described in the applicant's report, a copy of which is attached to and made a part of this ordinance.
- b) All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.
- c) The height of the Special Use shall not exceed the height as shown on the Plans.
- d) No off-street parking spaces shall be required for the Special Use.
- e) All building materials and elevations shall be substantially as shown on the Plans, unless otherwise approved by the Commission of Architectural Review.

Surrounding Area

The subject property, as well as all the adjacent properties to the north, south, east and west are located in the R-8 Urban Residential District. To the northeast, across E. Broad Street is a property containing apartments and located in the R-53 Multifamily Residential District. The surrounding blocks contain primarily single-family residential uses.

Neighborhood Participation

Notice was sent to area property owners, the Church Hill Association, and Church Hill Central Civic Association. No comments of support or opposition have been received from the community or neighboring property owners for this application.

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