



## CITY OF RICHMOND

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

**Ord. No. 2024-140:** To authorize the special use of the property known as 6209 Forest Hill Avenue for the purpose of a single-family detached dwelling with an accessory building, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** June 4, 2024

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#### **PETITIONER**

Ihab Aramin

#### **LOCATION**

6209 Forest Hill Avenue

#### **PURPOSE**

The subject property contains an existing single-family dwelling and an accessory structure (garage) and is located within the R-2 Single-Family Residential District. In this district, a single-family detached dwelling and an accessory structure are permitted uses. The side and rear yard setbacks in this zoning district are nine feet each. The accessory structure has already been constructed. Upon construction, it was discovered that the garage encroaches into both the side and rear yard setbacks by up to 0.6+/- feet. Therefore, a special use permit is requested to authorize these modified setbacks.

#### **RECOMMENDATION**

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Residential uses for the property and neighborhood.

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 special 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.

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#### **FINDINGS OF FACT**

##### **Site Description**

The .417-acre subject property is located on the northwest corner of Forest Hill Avenue and Glyndon Lane in the Gravel Hill neighborhood.

##### **Proposed Use of the Property**

The request proposes to authorize modified setbacks for an existing accessory structure.

## Master Plan

The City's Richmond 300 Master Plan designates the property for Residential uses which consists 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 building.

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.

## Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

*According to an August 14, 2023, Plat by Ronald L. Lang, the garage was not constructed in compliance with the approved building permit plans (BLDR-076267-2020). The subject property is located within an R-2 District. The subject property is a corner lot with two (2) street frontages that are considered front yards. Yard requirements other than along the two (2) street frontages are considered side yards. A minimum side yard of nine feet (9') is required/8.41' exists along the southern property line and 8.86' exists along the western property line.*

Staff recommends the approval of the requested special use permit with the following conditions:

- The Special Use of the Property shall be as a single-family detached dwelling with an accessory building, substantially as shown on the Plans.
- 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 neighborhood is in the R-2 Single-Family Attached Residential District and contains primarily single-family dwellings.

## Neighborhood Participation

Staff notified area residents and property owners. The property is not located within a civic association boundary. No comments in support or opposition have been received.

**Staff Contact:** David Watson, Senior Planner, PDR, Land Use Administration, 804-646-1036