



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2014-243: To authorize the special use of the property known as 3200 Floyd Avenue for the purposes of allowing a two-car garage within the required front yard setback and a driveway exceeding nine feet in width within a front yard, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: December 1, 2014

PETITIONER

Margaret Anne Powers

LOCATION

3200 Floyd Avenue

PURPOSE

To authorize a two car garage within the required front yard setback and a driveway exceeding nine feet in width within a front yard along Auburn Avenue.

SUMMARY & RECOMMENDATION

The subject property is located in the Museum District neighborhood on the northwest corner of the intersection of Floyd Avenue and North Auburn Avenue. The property is located in the City's R-6 Single-Family Attached Residential zoning district and is occupied by a single-family detached dwelling. The property owner would like to construct a two car accessory structure (garage/carport at the rear of the property along North Auburn Avenue.

Under the zoning ordinance the subject property is considered a corner lot with two front yards; one along Floyd Avenue and one along Auburn Avenue. The front yard setback is established by the location of the existing adjacent buildings and would be approximately eight feet along Auburn Avenue. The proposed location of the accessory structure approximately two feet from the property line would be within the required front yard setback along Auburn Avenue. In addition, the R-6 district prohibits driveways within front yards when alley access is available for most lots and in the case of a corner lot, driveways are only permitted along the secondary street and cannot exceed nine feet in width. The proposed two-car garage accessory structure would front Auburn Avenue and be provided with a 22 foot wide curb cut adjacent to the existing curb cut for the alley.

The property owner's contractor applied for and received a valid work-in-streets permit from the Department of Public Works to install the 22 feet wide curb cut within the right-of-way in April 2014. The curb cut within the right-of-way and a concrete pad, which will be a part of the proposed garage/carport, were both installed prior to a building permit being issued. Subsequently, the contractor applied for a building permit to construct the garage/carport on the pad that had been installed on the property. At this time, Zoning Administration was unable to

approve the plans for the garage given its setback location and driveway dimension restrictions did not adhere to the regulations of the Zoning Ordinance.

There is an existing power pole located within the alley adjacent to the property that makes vehicular access into a garage from the alley difficult and the cost of relocating the pole is cost prohibitive. The proposed location and orientation of the garage would provide access directly from Auburn Avenue via the previously installed curb cut.

Staff finds that the location of the two-car garage with access directly from Auburn Avenue will have a minimal impact on parking with the loss of one on-street parking space and the provision of two off-street parking spaces on the subject property. Staff also finds that the location and orientation of the proposed garage is consistent with the character of the neighborhood and the historic pattern of development along the side streets in the Museum District as evidenced by the location and orientation of the accessory structure, with similar curb-cut access, directly across Auburn Avenue from the subject property.

Staff finds that with the conditions of the ordinance, the special use permit will meet the City Charter conditions relative to the granting of special use permits. Therefore, staff offers no objections to the proposed special use permit.

FINDINGS OF FACT

Site Description

The subject property is located in the Museum District neighborhood on the northwest corner of the intersection of Floyd Avenue and North Auburn Avenue. The property is approximately 4,725 square feet in area and is improved with a single-family detached dwelling that was constructed in 1909, according to the Assessor's records. The property previously was also improved with a garage accessory structure at the rear of the property with vehicular access from the existing public alley. This garage has been demolished within the past year.

Proposed Use of the Property

The current property owner would like to construct a new garage/carport accessory structure approximately two feet from the property line adjacent to North Auburn Avenue with access directly from the street.

Master Plan

The subject property is designated for single-family medium density development in the City's Master Plan. This designation calls for single- and two-family development at densities of 8 to 20 units per acre.

Zoning & Ordinance Conditions

The property is located in the City's R-6 Single-Family Attached Residential zoning district. Under the zoning ordinance the subject property is considered a corner lot with two front yards; one along Floyd Avenue and one along Auburn Avenue. The front yard setback is established by the location of the existing adjacent buildings and would be approximately eight feet along Auburn Avenue. The proposed location of the accessory structure

approximately two feet from the property line would be within the required front yard setback along Auburn Avenue. In addition, the R-6 district prohibits driveways within front yards when alley access is available for most lots and in the case of a corner lot, driveways are only permitted along the secondary street and cannot exceed nine feet in width. The proposed two-car garage accessory structure would front Auburn Avenue and be provided with a 22 foot wide curb cut adjacent to the existing curb cut for the alley.

The property is also located in the West of the Boulevard Design Overlay District and is subject to review by the design criteria established by the Overlay District. The designee of the Urban Design Committee has reviewed and plans and found them to meet the established criteria.

Surrounding Area

The surrounding properties are also located in the R-6 zoning district and are occupied by single-family residential uses. The property directly across Auburn Avenue to the east is occupied by a single-family dwelling with an accessory garage located in a similar arrangement to the proposed garage on the subject property.

Neighborhood Participation

The applicant has met with the Museum District Association's Zoning Committee and full Board. The Association has not yet taken a position on the application.

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