

City Planning Commission

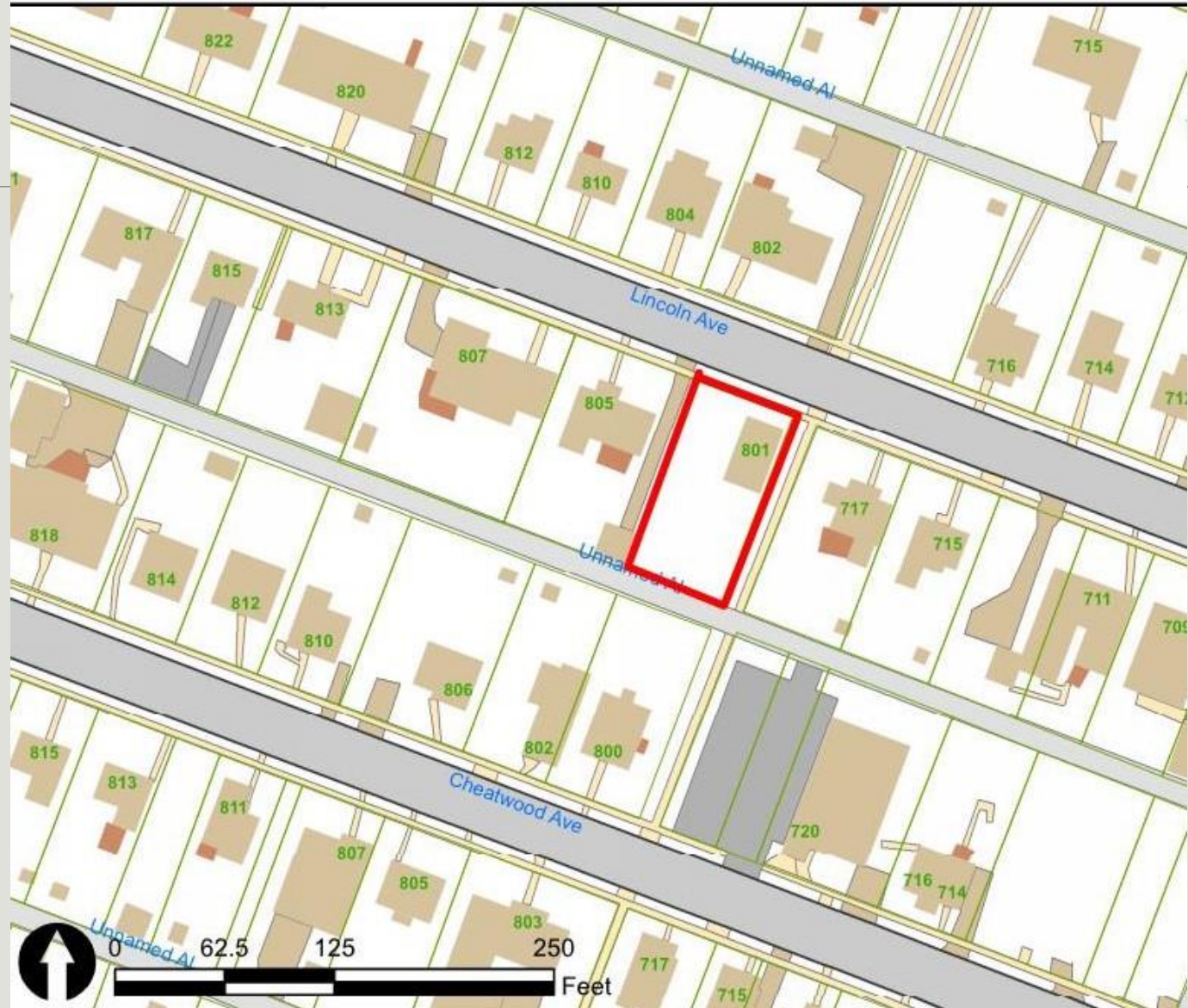
ORDINANCE 2021 – 257
801 Lincoln Avenue

SPECIAL USE PERMIT



Purpose

To authorize the special use of the property known as 801 Lincoln Avenue for the purpose of an accessory dwelling unit within a single-family detached dwelling, upon certain terms and conditions.



EXISTING CONDITIONS:

The 0.152 acre parcel is being improved with a 3,259 square foot single-family dwelling.



Summary of Proposal

The proposal will authorize the use of the living area over the double garage as an accessory dwelling unit.



RICHMOND 300 MASTER PLAN DESIGNATION:

The proposed project conforms to the recommendations of the Richmond 300 Master Plan which designates the subject property for Residential Uses

Primary Uses: Single-family houses, accessory dwelling units, and open space



ZONING:

R-5 Single-Family Residential zoning district

The single-family dwelling under construction is a permitted use and meets all requirements of the zoning district

- The proposed ADU will not impact size, mass or setbacks of the Single-Family Dwelling



ORDINANCE CONDITIONS:

This special use permit is conditioned on the following special terms and conditions:

The Special Use of the Property shall be as an accessory dwelling unit within a single-family detached dwelling, substantially as shown on the Plans.

Parking for no fewer than four vehicles shall be provided on the Property.

All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.



AFFORDABILITY, SURROUNDING AREA, & NEIGHBORHOOD PARTICIPATION

The ADU will provide an affordable housing option.

The subject property and surrounding properties are located in the R-5 Single-Family Residential District.

Single-family residential homes are typical in the area.

Staff notified the Washington Park Civic Association as well as area property owners.

One letter of objection was received.



STAFF RECOMMENDATION:

Staff recommends Approval

Staff finds that with the ordinance conditions the safeguards contained within the City Charter, relative to the granting of Special Use Permits, are met.

The Richmond 300 Master Plan encourages Accessory Dwelling Units.

