



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-128: To authorize the special use of the property known as 2109 East Marshall Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 15, 2020

PETITIONER

ADH Holdings LLC

LOCATION

2109 East Marshall Street

PURPOSE

To authorize the special use of the property known as 2109 East Marshall Street for the purpose of a two-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property is zoned R-8 Urban Residential. This proposal is to renovate an existing dwelling and authorize its use as a two-family dwelling. A two-family dwelling is a permitted principal use in the R-8 District however the lot width and area requirements are not met and therefore a Special Use Permit is required.

Staff finds the proposal would be a historically appropriate renovation of the property and the use would be consistent with the pattern of development in the area and provide housing choices, as recommended by the Master Plan.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the off-street parking provided as a part of this application.

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 this special use permit request.

FINDINGS OF FACT

Site Description

The subject property consists of a 28 foot wide parcel that is 2,520 square feet in area. It contains a two-story 1,875 square foot dwelling located in the Church Hill Neighborhood within the City's East Planning District. It is located on East Marshall Street midblock between North 21st Street and North 22nd Street. Alley access to the rear of the property is provided via access from North 21st Street. The property is also located in the Church Hill North City Old & Historic District.

Proposed Use of Property

The proposed special use permit will allow the property to be used as a two-family detached dwelling with off-street parking.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family Medium Density land use which includes, "...single-family and two-family dwellings, both detached and attached, at densities of 8 to 20 units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses" (p.133). The density of the parcel if developed as proposed would be approximately 22 units per acre.

The Plan also states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

Zoning and Ordinance Conditions

A two-family dwelling is permitted in the R-8 Urban Residential District provided that it is located on a lot no less than 3,400 square feet and width of 28 feet. It is the applicant's desire to fully renovate the structure and use as a two-family detached dwelling. The project consists of interior renovations and will not change the existing yard setbacks, building height nor lot coverage. However, as the existing lot does not meet the feature requirements of the zoning district where it is located, a special use permit is required.

The subject property is located in the Church Hill North City Old & Historic District. As such, the proposal was reviewed by the city's Commission of Architectural Review (CAR) staff. Administrative approval was granted in accordance with Sec. 30-930.6 of the Richmond City Code for the proposed exterior repairs and railing replacement.

Zoning Administration provided the following comments:

ZONING AND USE: The subject property is zoned R-8 Urban Residential district. This proposal is to renovate an existing single-family dwelling and change its use to that of a two-family dwelling. A two-family dwelling is a permitted principal use in the R-8 district however the lot width and area requirements are not met and a Special Use Permit is required to be adopted by City Council to authorize this use.

R-6 FEATURE REQUIREMENTS: Lot area and width – a two-family dwelling shall not be located on lots of less than 3,400 square feet and having a lot width of 28 feet. The lot under review is only 2,520 square feet and has a width of only 24 feet.

The project is an interior renovation. No required yards, building height or lot coverage are proposed to be changed.

PARKING: Two spaces are shown on the submitted plans. This requirement is met.

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

(a) The Special Use of the Property shall be as a two-family detached dwelling, substantially as shown on the Plans.

(b) All building materials and elevation improvements shall be approved by the Commission of Architectural Review pursuant to applicable law prior to the issuance of a building permit for the Property.

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

(d) Two off-street parking spaces shall be provided at the rear of the Property.

Surrounding Area

The adjacent properties surrounding the subject property are located within the same R-8 Urban Residential district as the subject properties. The area surrounding the subject property contains a mix of single-family, two-family, multi-family residential land uses, as well as commercial, open space, vacant, mixed-use, and institutional land uses.

Neighborhood Participation

Staff notified the Church Hill Association of RVA and adjacent residents and property owners. One email in opposition to the project was received from an area resident.

Staff Contact

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