



## CITY OF RICHMOND

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

**Ord. No. 2025-078** To authorize the special use of the property known as 1843 West Grace Street for the purpose of one dwelling unit within an accessory building to a single-family attached dwelling, upon certain terms and conditions. (2<sup>nd</sup> District)

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** May 6, 2025

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#### **PETITIONER**

James Pociluyko

#### **LOCATION**

1843 West Grace Street

#### **PURPOSE**

The applicant is requesting a Special Use Permit to authorize a two-family attached dwelling and a dwelling unit within an accessory structure in a R-48 Multi-Family Residential district. Two-family dwellings are not permitted to have accessory dwelling units. As a result, a Special Use Permit is necessary to proceed with this request.

After introduction, staff noted that the ordinance incorrectly referenced the existing dwelling as a “single-family dwelling.” Staff requests that Planning Commission recommend approval with an amendment to change of “single-family dwelling” to “two-family dwelling.”

#### **RECOMMENDATION**

Staff finds that the requested use is consistent with the City’s Master Plan future land use designation of Neighborhood Mixed-Use, where accessory dwelling units and two-family dwellings are identified as appropriate primary uses.

Staff finds that the accessory dwelling unit is nonobtrusive to the neighborhood, as many accessory structures can be found throughout the immediate and surrounding blocks.

Staff finds that this proposal went through the Commission of Architectural Review process, where it was determined that the architecture of the structure is compatible with the existing neighborhood fabric.

Staff concludes that the proposed ordinance conditions substantially satisfy the safeguards established in the City Charter concerning the granting of Special Use Permits. 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 the Special Use Permit request, with the following amendment:

- Update all references to “single-family dwelling” to read “two-family dwelling.”
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## **FINDINGS OF FACT**

### **Site Description**

The property is in The Fan neighborhood, on the southern side of West Grace Street, between North Meadow Street and North Allen Avenue. The property is a 2,310 square foot (.053 acre) parcel of land, improved with a two-family attached dwelling.

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

One dwelling unit within an accessory building to a two-family attached dwelling.

### **Master Plan**

The City's Richmond 300 Master Plan designates the subject area as Neighborhood Mixed-Use which is defined as an "Existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses" (Richmond 300, p. 82).

**Development Style:** These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

**Ground Floor:** Regardless of use, buildings should engage the street with features such as street oriented façades with windows and door openings along street frontages. Appropriate setbacks, open space, front porches, elevated ground floors, and other features that provide a sense of privacy should be provided for residential uses.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible.

**Intensity:** Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

**Primary Uses:** Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

**Secondary Uses:** Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government.

### **Zoning and Ordinance Conditions**

The current zoning for this property is R-48 Multi-Family Residential District. The following features of the proposed development do not comply with the current zoning regulations:

#### Sec. 30-416.2 – Permitted accessory uses and structures

-Accessory dwelling units are not permitted as an accessory use to two-family dwellings.

*The existing dwelling is a two-family dwelling.*

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as one dwelling unit within an accessory building to a single-family attached dwelling, substantially as shown on the Plans.
- The height of the accessory structure shall not exceed two stories, substantially as shown on the Plans.
- All building materials, elevations, and site improvements shall be substantially as shown on the Plans, and subject to the issuance of a Certificate of Appropriateness by the Commission of Architectural Review.
- 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 land uses are residential and commercial.

### **Neighborhood Participation**

Staff notified the West Grace Street Association, the Fan District Association, and the Fan Area Business Alliance, area residents and property owners. Staff has received no letters to date regarding the proposal.

**Staff Contact:** Alyson Oliver, Planner, Land Use Administration, 804-646-3709