



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-280: To authorize the special use of the property known as 3820 Hermitage Road for the purpose of a dwelling unit within an accessory building to a single-family detached dwelling, upon certain terms and conditions.

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

PETITIONER

Manuch Amir

LOCATION

3820 Hermitage Road

SUMMARY

The applicant is seeking a special use permit to allow for an accessory dwelling unit. While the use is permitted, the proposal does not meet the required setbacks for accessory dwelling units. Therefore, the applicant is requesting a special use permit.

RECOMMENDATION

Staff finds that the proposed use is consistent with the City's Master Plan future land use designation of Residential, where accessory dwelling units are described as a primary use (Richmond 300, p. 54) and the historic pattern of developer for the area regarding setbacks.

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.

FINDINGS OF FACT

Site Description

The subject property is a single-family home, located in the Bellevue neighborhood on the west line of Hermitage Road and is part of the Hermitage Road Historic District.

Proposed Use of the Property

The applicant seeks to build an accessory dwelling unit on their property that is located five feet from the side-yard property line.

Master Plan

The City's Richmond 300 Master Plan designates a future land use for the subject property as Residential, which is defined as a "Neighborhood consisting 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 buildings.

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

The current zoning for this property is R-1 Single-Family. The following zoning regulations are not being met by the proposal, warranting special use permit approval.

Sec. 30-402.5(2). – Yards; Side Yards.

There shall be side yards of not less than ten feet in width.

The applicant is requesting that the accessory dwelling unit be located 5 feet from the side property line.

Additional conditions will be imposed by the amended ordinance, including:

- The Special Use of the Property shall authorize a dwelling unit within an accessory building to a single-family detached dwelling as substantially shown on the Plans.
- The Special Use of the Property shall be located no closer than five feet from the side-yard property line.
- 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

Adjacent properties are primarily R-1, R-4 Single-Family Apartments, and R-5 Single-Family Residential. The area is generally single-family, with some single-family attached and institutional uses nearby.

Neighborhood Participation

Staff notified area residents and property owners and the Hermitage Road Historic District Association. A letter of no objection was received from the association.

Staff Contact: Madison Wilson, 804-646-7436, Madison.wilson@rva.gov