



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2020-182: To authorize the special use of the property known as 5312 Wingfield Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: September 8, 2020

PETITIONER

Mark Baker – Baker Development Resources

LOCATION

5312 Wingfield Street

PURPOSE

To authorize the special use of the property known as 5312 Wingfield Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 6,500 SF or .15 acre parcel of land improved with a 1,568 SF building recently constructed in 2019. After construction was completed, it was determined that the new building was constructed 4.2 inches off the required front yard depth. The proposed special use permit would remedy this setback issue.

Staff finds that the deviation from the required setback is minimal and that the use of the property is consistent with the recommendations of 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.

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 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 consists of a .15 acre (6,500 SF) parcel improved with a two-story dwelling built, per city tax assessment records, in 2019. The property is a part of the Fulton neighborhood in the East Planning District.

Proposed Use of the Property

Single-family detached dwelling with on-site parking.

Master Plan

The City of Richmond's current Master Plan designates the subject property for Single-Family Low Density Residential uses which include, "...single-family detached dwellings at densities up to seven 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. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5. (City of Richmond, Master Plan). The density of the property is approximately seven units per acre.

The Plan also states that "infill development of like density and use is appropriate" (Ibid. p. 166) The proposed infill of a new single-family detached dwelling, that follows historic architectural typologies of the neighborhood, will help to achieve this goal. Specifically for the East Planning District, the Master Plan states that "infill development of like density and use is appropriate" and "the predominant land uses in the District are residential in nature, and these uses should be preserved" (Ibid.).

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

The current zoning for the subject parcel is R-5 (Single-Family Residential).

The City's Zoning Administration reviewed the application and provided the following comments:

The proposal is to authorize a waiver of the front yard requirement for a new single family detached dwelling, located in the R-5, Single-Family Residential District. The building was not constructed in compliance with zoning approval. A front yard of 17.55' was required based on Sec. 30-630.2(a)(1) of the zoning ordinance. According on submitted plans both of the adjacent buildings located on either side of 5312 Wingfield Street have front yards that are nonconforming in the R-5 district. The dwelling was constructed with a front yard of 17.2'. Other yard setback requirements; height and lot coverage are met.

Sec. 30-630.2. Exceptions to required front yards on lots where adjacent main buildings exist.

(a) Except in the R-8 district, a building or addition thereto erected within 100 feet of an existing main building adjacent on each side thereof shall have a front yard as required by the following: (Ord. No. 2010-18-30, § 5, 2-22-2010)

(1) On any lot on which a front yard is required and where one or both adjacent buildings have a nonconforming front yard, a building or addition thereto erected on such lot shall have a front yard with a minimum depth of not less than the average depth of the front yards of the adjacent buildings.

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

3(a) The Special Use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans and on the survey entitled "Building Permit Plot Plan, 5312 Wingfield St, Lot 20, Powhatan Subdivision, Richmond, Virginia," prepared by Parker Design Group, Inc., dated April 12, 2019, and last revised June 24, 2019, a copy of which is attached to and made a part of this ordinance.

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

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

Surrounding Area

Surrounding properties are within the same R-5 District. Single-family and vacant land uses predominate the immediate vicinity of the subject property.

Neighborhood Participation

Staff notified the Greater Fulton Civic Association and area residents and property owners of the proposed Special Use Permit. Staff has not received a letter of support or opposition for this application.

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