



# CITY OF RICHMOND

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

**Ord. No. 2020-143** - To authorize the special use of the property known as 3416 East Broad Street for the purpose of a two-family attached dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** July 6, 2020

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### **PETITIONER**

Patricia Kampmann

### **LOCATION**

3416 East Broad Street

### **PURPOSE**

To authorize the special use of the property known as 3416 East Broad Street for the purpose of a two-family attached dwelling, upon certain terms and conditions.

### **SUMMARY & RECOMMENDATION**

The applicant is proposing to convert an existing basement into a second dwelling unit. The property is currently located in the R-8 Urban Residential District, which permits two-family attached dwellings. However, the proposed plan does not meet the requirements for lot area and width, as well as the minimum off-street parking requirements. A special use permit is therefore required. Staff finds that the proposal is consistent with the overall historic pattern of development in the area and would allow continued residential use of the property, as generally recommended by the Master Plan.

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Staff also finds that the addition of a one-bedroom residential unit will not pose an undue burden on availability of on-street parking in the area.

Staff further finds that the adaptation of an existing basement into a dwelling is supported by the City's Master Plan goal of increasing housing choices in the City.

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 the special use permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a single-family attached dwelling. The total size of the parcel is 3,240 SF, or .07 acres of improved land. The existing dwelling is 3,228 SF in area and was constructed, per tax assessment records, in 1914. The property is a part of the Church Hill neighborhood in the East Planning District and the Chimborazo Park City Old & Historic District.

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

The applicant is proposing to convert an existing basement into a second dwelling unit.

### **Master Plan**

The City of Richmond's Master Plan designates a future land use category for the subject property as Single-Family Medium Density. Primary uses for this category include "...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. Typical zoning classifications that may accommodate this land use category: R 5A, R 6, and R 7." (City of Richmond Master Plan). The density of the parcel if authorized for two-family use would be approximately 29 units per acre.

"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).

Additional supporting language within the Plan can be found within Chapter 8 "Neighborhoods and Housing" where policies for neighborhoods include encouraging "...a variety of housing choices in existing neighborhoods through a balance of preservation, rehabilitation, and new development" (p. 101).

### **Zoning and Ordinance Conditions**

The property is currently located in the R-8 Urban Residential District. The minimum lot area requirement for a two-family attached dwelling is 3,400 SF. The lot area of the property is 3,240 SF. The minimum lot width requirement for a two-family dwelling is 28 feet. The lot width of the property is approximately 27 feet. The off-street parking requirement for two-family dwellings within the R-8 District is a minimum of two spaces. No off-street parking is proposed as a part of this application.

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

*ZONING AND USE: The property is located in the R-8 zoning district which does permit two family detached dwellings but it doesn't meet the lot width and lot area.*

If approved, development conditions would be imposed on the property, including:

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

(b) No off-street parking shall be required for the Special Use.

(c) Secure bicycle storage for no less than two bicycles shall be provided on the Property.

(d) 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**

Residential land uses dominate the area, with some commercial and institutional land uses present as well. All surrounding properties are within the same R-8 Urban Residential District as the subject property.

**Neighborhood Participation**

Staff notified area residents, property owners, and the Church Hill Association of the proposed Special Use Permit. Staff has received a letter from the Church Hill Association expressing support for this application.

**Staff Contact:** Jonathan Brown, Senior Planner, Land Use Administration 646-5734