



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2025-039: To authorize the special use of the property known as 4002 Hermitage Road for the purpose of one single-family detached dwelling and a lodging unit within an accessory structure, upon certain terms and conditions. (3rd District)

To: City Planning Commission
From: Land Use Administration
Date: March 18, 2025

PETITIONER

James Catts, Add A Deck

LOCATION

4002 Hermitage Road

PURPOSE

The applicant is requesting a Special Use Permit to authorize a single-family detached dwelling with an accessory structure containing a lodging unit within the R-1 Single Family Residential District. This special use permit will allow a lodging unit within an accessory structure, which is not currently permitted in the R-1 district and will waive the requirements regarding height and size limits for accessory structures, as detailed in Section 30-680.4 of the Code of the City of Richmond, as amended.

RECOMMENDATION

Staff finds that the proposal is consistent with the City's Master Plan pertaining to the Residential land use category, in which single-family dwellings are listed as appropriate primary uses. The addition of the proposed accessory building does not detract from the primary use of the property as a single-family residence.

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 property is located within the Rosedale neighborhood, on the western side of Hermitage Road, near its intersection with Claremont Avenue. The property is a 49,500 square foot (1.1364 acre) parcel of land, improved with a single-family detached dwelling and accessory structure.

Proposed Use of the Property

Accessory structure containing a garage on the ground floor and a lodging unit on the second floor.

Master Plan

The City's Richmond 300 Master Plan designates the property as Residential, which is described as a "Neighborhood consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature consists of existing or new highly walkable urban neighborhoods that are primarily residential."

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.

Ground Floor: Not applicable.

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 (see Street Typologies Map).

Zoning and Ordinance Conditions

The current zoning for this property is R-1 Single-Family District. It is also located within the Hermitage Road City Old and Historic District. The applicant has received a Certificate of Appropriateness from the Commission of Architectural Review for the proposed plans.

While a private garage is a permitted accessory use in the R-1 district, the following zoning standards cannot be met.

Sec. 30-402.2. – Permitted Uses

Lodging units are not permitted accessory uses.

The floor plans show a full bath on the second floor; this makes the proposed use a lodging unit.

Sec. 30-680.4. – Accessory Buildings – Height and Size Limits

No building accessory to a single-family or two-family dwelling shall exceed 20 feet in height.

The proposed height is ~26.17 feet; this requirement is not met.

This special use permit would impose development conditions, including:

- The Special Use of the Property shall be as one single-family detached dwelling and a lodging unit within an accessory structure, 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 area is generally residential. Linwood Holton Elementary School is located approximately one-tenth of a mile from the subject property.

Neighborhood Participation

Staff notified area residents, property owners, and the Hermitage Road Historic District Association. The Hermitage Road Historic District Association has submitted a letter of support.

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