



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2024-018: To authorize the special use of the property known as 801 Craigie Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: February 6, 2024

PETITIONER

Henry Darden

LOCATION

801 Craigie Avenue

PURPOSE

The property is located in the R-5 Single-Family Attached Residential District. The new single-family dwelling constructed on the property is a permitted use. However, due to a builder error, the dwelling encroaches slightly into the required setbacks. Therefore, a special use permit is requested in order to authorize this use.

RECOMMENDATION

Staff finds that the proposed development is consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Residential Uses for the property and the surrounding neighborhood.

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 special 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.

FINDINGS OF FACT

Site Description

The 0.135-acre subject property located on the southern side of Craigie Street, at its corner with Alpine Avenue. The R-5 Zoning District requires a minimum lot area of 6,000 square feet and a minimum lot width of 50 feet for a single-family detached home. According to the assessor's records and deeds, the subject property has a lot width of 81 feet and a depth of 72.75 feet, resulting in a lot area of 5,892.75 square feet. The lot has always been deeded as an independent lot of record and exists as a legally nonconforming use.

The required setbacks for development are a front yard not less than 25 feet along Craigie and Alpine Avenues. Side yards shall be not less than five feet. The as-built structure provides a setback of 24.68 feet along Alpine Avenue, for an encroachment of 0.32 inches. The front yard

set back along Craigie Avenue was authorized to be 14.93 feet in order to match the adjacent dwelling. The as built structure is set at 13.96 feet, resulting in an encroachment of .97 inches.

Proposed Use of the Property

The single-family dwelling constructed on the site is a permitted use authorized. However, a portion of the structure encroaches into the front yard setbacks.

Master Plan

The City's Richmond 300 Master Plan designates the property for Residential Uses which are 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.

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 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

Zoning Administration provided the following comments:

According to an August 26, 2023, Plat by Shadrach & Associates LLC, the new single-family dwelling was not constructed in compliance with the approved Building Permit Plans (BLDR-083638-2021). The subject property is located within an R-5 District. The subject property is considered a corner lot with two (2) street frontages that are considered front yards. A front yard of not less than twenty-five feet (25') is required along both Craigie Avenue and along Alpine Avenue or as determined by the existing setbacks of adjacent main buildings located within one hundred feet (100'). A front yard of 25' is required along Alpine Avenue/24.68' exists for the new single-family dwelling and a nonconforming front yard of 14.93', as established by 715 Craigie Avenue is required along Craigie Avenue; 13.96' exists for the new single-family dwelling.

Staff recommends the approval of the requested special use permit with the following conditions:

- The Special Use of the Property shall be as a single-family dwelling, substantially as shown on the Plans.
- 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 neighborhood is in the R-5 Single-Family Attached District and contains primarily single-family dwellings.

Neighborhood Participation

Staff notified area residents and property owners. The property and neighborhood are not within a civic association area. No comments of opposition or support have been received.

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