



CITY OF RICHMOND

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

Ord. No. 2023-189: To authorize the special use of the property known as 1203 North 19th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: July 17, 2023

PETITIONER

Ihab Aramin

LOCATION

1203 North 19th Street

PURPOSE

To authorize the special use of the property known as 1203 North 19th Street for the purpose of a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The property is located in the R-6 Single-Family Attached Residential District. The new single-family dwelling constructed on the property is a permitted use. However, due to a surveyor error the dwelling encroaches into the required side yard on the east side. Therefore, a special use permit is requested in order to authorize this use.

Staff finds that the proposed development would be consistent with the recommendations of the Richmond 300 master plan. The recommended land use recommendation is Neighborhood Mixed-Uses uses for the property and 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 2,950 square foot subject property located on the eastern side of 1203 North 19th Street, near its intersection with R Street. The R-6 Zoning District requires a minimum lot area of 5,000 square feet and a minimum lot width of 50 feet for a single-family detached home. The subject property is 23.5 feet wide with a total area of 2,953 square feet. The lot has been a deeded independent lot since at least 1942 and is legally nonconforming for a single-family dwelling use provided that

the lot feature requirements of the zoning district are met. In this instance, the recently constructed single-family dwelling encroached up to 1/2 a foot into the southern side yard setback.

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 side yard setback.

Master Plan

The City's Richmond 300 Master Plan designates the property for Neighborhood Mixed-Use, which is designated for existing or new highly-walkable urban neighborhoods that are predominantly residential.

Development Style: These areas feature a variety of building types that are close to one another and create a unified street wall. The building size, density, and zoning districts for these areas vary depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Setbacks, plazas, and parks create a sense of place and community gathering areas. New developments on larger parcels continue or introduce a gridded street pattern to increase connectivity within the neighborhood and to adjacent neighborhoods. In historic neighborhoods, small-scale commercial uses exist today or should be allowed to reestablish. In new neighborhoods, small scale commercial buildings should be introduced.

Ground Floor: Not applicable.

Mobility: Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. New driveways are prohibited on Priority and Principal Street frontages. Vehicular access to parcels should use alleys wherever possible. Parking areas should be located to the rear of street-facing buildings.

Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft.

Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space.

Secondary Uses: Large multi-family buildings (10+units), retail/office/personal service, institutional, cultural, and government.

Zoning and Ordinance Conditions

Zoning Administration provided the following comments:

The subject property is located within an R-6 (Single-Family Attached Residential) zoning district. The required side yard (setback) requirement for the construction of a new single-family detached dwelling would be three feet (3'). A permit (BLDR-057719-2019) was approved and issued to the property owner on 08/15/2019. The approved site plan showed the proposed building as having proposed side yards of 3'-10" on both the northern and southern property lines for the proposed single-family detached dwelling. An "As-Built" Survey, dated 04/06/2022, by Frederick A. Gibson & Associates, P.C., was submitted to the Zoning Administration Office reflecting the side yard on the southern property line was/is not met. A minimum side yard of 3' is required/ 2.42' exists/is proposed.

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

- (a) The Special Use of the Property shall be as a single-family dwelling, substantially as shown on the Plans.
- (b) 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-6 Single-Family Attached District and contains a mixture of vacant parcels and parcels improved with single-family dwellings.

Neighborhood Participation

Staff notified area residents and property owners and the New Visions Civic League of East End. No comments of opposition or support have been received.

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