



## CITY OF RICHMOND

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

**Ord. No. 2023-227:** To authorize the special use of the property known as 2715 Hull Street for the purpose of an accessory garage, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** August 21, 2023

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#### **PETITIONER**

Barbara Quiroga, property owner

#### **LOCATION**

2715 Hull Street

#### **PURPOSE**

To authorize the special use of the property known as 2715 Hull Street for the purpose of an accessory garage, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a Special Use Permit to allow for the construction of an accessory garage that does not meet accessory building dimensional requirements of the City Zoning Code. The proposed accessory garage includes a building footprint that is larger than the existing dwelling on the property.

Staff finds that the proposal would be generally consistent with other examples of development in the area in terms of setback and lot coverage. Staff notes that the time period that this portion of the City was developed, dwellings were constructed with smaller footprints than present day. If the property had a dwelling constructed more recently, the proposed garage would likely meet zoning requirements that accessory buildings not be larger than the primary structure in building footprint.

Staff finds that the proposal is generally consistent with the recommendations of the City's Master Plan pertaining to housing types within Community Mixed Use land use category including the recommendation that "The building size, density, and zoning districts for these areas may vary significantly depending on historical densities..."

Staff finds that the proposed development would not pose an undue burden on the availability of on-street parking in the area. The garage will facilitate greater parking onsite.

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.

## **FINDINGS OF FACT**

### **Site Description**

The property is located in the Swansboro neighborhood at 2715 Hull Street, between East 27th and 28th Streets. The property is currently 13,490 square feet (0.31 acre) in size.

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

The application requests to allow for the construction of an accessory garage. The proposed use does not meet the requirements of the City Zoning Code that accessory structures not be larger in building footprint than primary structures on the property. A Special Use Permit is, therefore, requested.

### **Master Plan**

The Richmond 300 Master Plan designates the subject property as Community Mixed-Use, which consists of clusters of medium-density, walkable commercial and residential uses that provide neighborhood services to nearby residential communities and sometimes feature regional attractions.

**Development Style:** The building size, density, and zoning districts for these areas may vary significantly depending on historical densities and neighborhood characteristics. Future development should generally complement existing context. Uses may be mixed horizontally in several buildings on a block or vertically within the same building. Developments continue or introduce a gridded street pattern to increase connectivity.

**Ground Floor:** Ground floor uses engage with, and enliven, the street. Monolithic walls are discouraged, while windows, doors, storefronts, and other features that allow transparency and interaction between building and street are encouraged.

**Mobility:** Pedestrian, bicycle, and transit access are prioritized and accommodated. Bike parking is provided. Driveway entrances are required to be off alleys whenever possible; new driveways are prohibited on priority and principal streets. Parking areas are located within the structure and to the rear of buildings and require screening; shared parking requirements are encouraged.

**Intensity:** Buildings generally ranging from two to six stories, based on street widths and depending on the historic context and stepping down in height adjacent to residential areas, as necessary. New buildings that are taller than historical buildings should step back from the buildto line after matching the height of the predominant cornice line of the block.

**Primary Uses:** Retail/office/ personal service, multi-family residential, cultural, and open space.

**Secondary Uses:** Single-family houses, institutional, and government.

### **Zoning and Ordinance Conditions**

Zoning Administration reviewed this request and recommended approval with the following comments:

*“Sec. 30-680.4. Height and size limits of accessory buildings.*

*In addition to height limits set forth elsewhere in this division, no building accessory to a single-family or two-family dwelling shall exceed 20 feet in height, nor shall the building area of all accessory buildings on any lot devoted to single-family or two-family dwelling use exceed the*

*building area of the main building on the lot. (Zoning Issue: Main building is 865 sf, proposed garage is 1100 sf.”*

If adopted, the Special Use Permit would impose conditions on the property, including:

- a) The Special Use of the Property shall be as a single-family detached dwelling with accessory garage, substantially as shown on the Plans.
- b) All mechanical equipment serving the Properties shall be located or screened so as not to be visible from any public right-of-way.

### **Surrounding Area**

The subject property is located within the B-3 General Business district. Adjacent properties are zoned the same B-3 zone to the east, west, and south with properties zoned R-5 to the north. Surrounding land uses include commercial and residential with industrial uses within the larger neighborhood.

### **Neighborhood Participation**

Staff notified area residents and property owners, as well as the Swansboro Neighborhood Association. Staff has not received any public comment to date.

**Staff Contact:** Ray Roakes, Planner, Land Use Administration, 804-646-5467