



CITY OF RICHMOND

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

Ord. No. 2015-229: To authorize the special use of the property known as 3508 East Broad Street for the purpose of waiving the parking requirement for a single-family dwelling and a dwelling unit located in an accessory building, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: November 2, 2015

PETITIONER

Mary Sharon Wayne
3508 East Broad Street
Richmond, VA 23223

LOCATION

3508 East Broad Street

PURPOSE

To authorize the special use of the property known as 3508 East Broad Street for the purpose of waiving the parking requirement for a dwelling unit located in an accessory building, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The applicant proposes to convert an existing carriage house into a dwelling unit with a kitchen and living room on the first floor and a bedroom and bathroom on the second floor. The subject property is 0.133- acre in size and the existing single-family dwelling is approximately 2,840 square feet. The existing carriage house garage building is approximately 1,400 square feet.

The proposed dwelling unit to be located in an existing carriage house is a permitted use in the existing R-8 Urban Residential District. However, the applicant is not able to provide the required one off-street parking space and the conversion of the accessory building would be removing the existing parking space serving the single-family dwelling located on the property. Therefore, a special use permit is required. The proposed ordinance would waive the off-street parking requirement for the accessory dwelling unit as well as the primary dwelling unit.

The property is located in the Church Hill neighborhood near the intersection of East Broad Street and North 36th Street and directly across from Chimborazo Park.

The Richmond Master Plan designates this property as Single-Family (medium density) in the East Planning District. "Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities and limited public and semi-public uses (p. 133)."

The proposed development is consistent with the Master Plan recommendation for this property, which emphasizes revitalization district wide. The Master Plan states, "Structures deemed appropriate for rehabilitation should be revitalized in order to maintain as much of the area's stock of architecturally significant buildings as possible and improve the neighborhood (p. 169)." In March of 2015, the City's Commission of Architectural Review approved the proposed plans.

Staff finds that the proposal meets the City Charter criteria for the granting of special use permits. Specifically, the proposal would not be detrimental to the safety, health, morals and general welfare of the community established by the City's Master Plan and R-8 zoning district. Therefore, staff recommends approval of the special use permit request.

FINDINGS OF FACT

Site Description

The property is located in the Church Hill neighborhood near the intersection of East Broad Street and North 36th Street and directly across from Chimborazo Park. The property is currently improved with a single-family residence and a carriage house in the rear of the property, just off a public alley.

Proposed Use of the Property

The applicant proposes to convert an existing carriage house into a dwelling unit with a kitchen and living room on the first floor and a bedroom and bathroom on the second floor. The subject property is .133- acre in size and the existing single-family dwelling is approximately 2,840 square feet. The existing carriage house garage is building is approximately 1,400 square feet. The proposed ordinance would waive the off-street parking requirement for the accessory dwelling unit as well as the primary dwelling unit.

Master Plan

The Richmond Master Plan designates this property as Single-Family (medium density) in the East Planning District. "Primary uses are multi-family dwellings at densities up to 20 units per acre. Includes day nurseries, adult day care and residential support uses such as schools, places of worship, neighborhood parks and recreation facilities and limited public and semi-public uses (p. 133)."

Zoning & Ordinance Conditions

The proposed dwelling unit to be located in an existing carriage house is a permitted use in the R-8 Urban Residential District. However, the applicant is not able to provide the required one off-street parking space and the conversion of the accessory building would be removing the existing parking space serving the single-family dwelling located on the property. Therefore, a special use permit is required.

In addition, the Master Plan states, "Structures deemed appropriate for rehabilitation should be revitalized in order to maintain as much of the area's stock of architecturally significant buildings as possible and improve the neighborhood (p. 169)."

Surrounding Area

The surrounding properties are zoned R-3 and are occupied by single-family detached and attached dwellings. The subject property is located directly across East Broad Street from Chimborazo Park.

Neighborhood Participation

Staff has contacted 7th District Council Representative, Cynthia Newbille, and the Church Hill Association. Staff has received one letter of support from the Church Hill Association and a signed petition of support.

Staff Contact: Willy Thompson, Senior Planner, (804) 646-5734