



## CITY OF RICHMOND

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

**Ord. No. 2015-261:** To authorize the special use of the property known as 3100 East Marshall Street for the purpose of waiving the parking requirement for a two-family dwelling and a dwelling unit located in an accessory building, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 4, 2016

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#### **PETITIONER**

Marie B. Assouan  
1700 Timberly Way  
Richmond, VA 23238

#### **LOCATION**

3100 East Marshall Street

#### **PURPOSE**

To authorize the special use of the property known as 3100 East Marshall Street for the purpose of waiving the parking requirement for a two-family dwelling unit and 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. The subject property is located on a parcel 0.055 acre in size and is improved with a two-family dwelling unit and vacant carriage house. The two-family dwelling is approximately 2,300 square feet in size and the carriage house is 440 square feet.

The applicant proposes to convert the carriage house into a one-bedroom dwelling unit with a full kitchen, bathroom, living room, and bedroom. The special use permit would waive the off-street parking required for the dwelling unit in the carriage house as well as the two-family dwelling. On July 30, 2015, the Commission of Architectural Review granted a Certificate of Appropriateness for the proposed renovation.

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)."

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-63 zoning district. Therefore, staff recommends approval of the special use permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is located in the Church Hill neighborhood on a parcel 0.055 acre in size and is improved with a two-family dwelling unit and vacant carriage house. The two-family dwelling is approximately 2,300 square feet in size and the carriage house is 440 square feet.

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

The applicant proposes to convert the carriage house into a one-bedroom dwelling unit with a full kitchen, bathroom, living room, and bedroom. The special use permit would waive the off-street parking required for the dwelling unit in the carriage house as well as the two-family dwelling. On July 30, 2015, the Commission of Architectural Review granted a Certificate of Appropriateness for the proposed renovation.

### **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)."

Furthermore, the 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)."

### **Zoning & Ordinance Conditions**

The proposed dwelling unit to be located in an existing carriage house is a permitted use in the R-63 Multi-family Urban Residential District. However, the applicant is not able to provide the required one off-street parking space and a special use permit is required.

No off-street parking shall be required for the use of the property, and the use of the accessory building shall be permitted as substantially shown on the plans attached to this ordinance

### **Surrounding Area**

The properties to the west and north are zoned R-8, with Chimborazo Elementary school to the west and a mix of single and two-family dwellings to the north. To the east of the subject property, the properties are zoned R-63 and are occupied by single, two, and multi-family dwelling uses.

**Neighborhood Participation**

Staff has contacted 7<sup>th</sup> District Council Representative, Cynthia Newbille, the Church Hill Association and the Church Hill Central Civic Association. Staff has received one letter of support from the Church Hill Association, a letter of support from Chimborazo Elementary School, and a signed petition of support.

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