



CITY OF RICHMOND

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

Ord. No. 2016-169: To authorize the special use of the property known as 4618 West Grace Street for the purpose of permitting a second floor lodging unit accessory to a dwelling unit, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: June 20, 2016

PETITIONER

Steven & Jill Moore

LOCATION

4618 West Grace Street

PURPOSE

To authorize the special use of the property known as 4618 West Grace Street for the purpose of permitting a second floor lodging unit accessory to a dwelling unit, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 7,250 SF (0.166 acre) parcel of land located in the Monument Avenue Park neighborhood of the Far West planning district, at the northeast corner of the intersection of West Grace and Blacker Streets. The zoning designation of the property is R-5 Single-Family Residential.

The subject property is improved with a single-family dwelling constructed, per tax assessment records, in 1954 and an accessory structure containing a garage and second-floor living area that was the subject of BZA Case No. 29-12. The living area, as shown on the attached plans, is defined by the Zoning Ordinance as a lodging unit which would be accessory to a dwelling unit. Such a use is not authorized in the R-5 district and must be authorized by the special use permit.

Staff finds that the proposed use is consistent with the Master Plan and would not adversely affect the residential character of the neighborhood.

Staff further finds that the proposed use would not pose an undue burden on the availability of on-street parking in the neighborhood.

Staff further finds that with the conditions of the ordinance, the safeguards contained within the City Charter, relative to the granting of special use permits, are met. Staff therefore recommends approval of the proposed special use permit.

FINDINGS OF FACT

Site Description

The subject property consists of a 7,250 SF (0.166 acre) parcel of land improved with a single-family dwelling constructed, per tax assessment records, in 1954 and an accessory structure containing a garage and second-floor living area. The property is located in the Monument Avenue Park neighborhood of the Far West planning district at the northeast corner of the intersection of West Grace and Blacker Streets.

Proposed Use of the Property

Single-family dwelling with detached garage containing a second-floor lodging unit accessory to the dwelling unit. The authorized residential density of the parcel would be approximately 6 units per acre.

Master Plan

The City of Richmond's Master Plan designates the subject property for Single-Family (Low Density) land use. Primary uses in this category are "single-family detached dwellings at densities up to seven units per acre" (p. 133).

Zoning & Ordinance Conditions

The subject property was the subject of BZA Case No. 29-12 and falls within the R-5 Single-Family Residential District.

The special use permit would impose various conditions, including:

The use of the Property shall be a single-family dwelling and a detached garage containing a second floor lodging unit accessory to the dwelling.

Parking for two vehicles shall be provided on the Property within the detached garage.

Outdoor lighting shall be located, directed or shielded so as not to shine directly on adjoining properties or to create a traffic hazard by means of glare or similarity to or confusion with traffic signals, warning lights, or lighting on emergency vehicles.

All mechanical equipment serving the Property shall be located or screened so as not to be visible from any public right-of-way.

The lodging unit accessory to the single-family dwelling unit shall only be occupied by family members of the Owner and shall not be rented out to the general public. For the purposes of this ordinance, "family members" shall be defined as persons related by blood, marriage, legal guardianship or adoption, including foster children.

Surrounding Area

The subject property and all adjacent properties are located within the same R-5 Single-Family Residential District that encompasses much of the area. Single-family residential land use predominates the vicinity of the subject property.

Neighborhood Participation

Letters of support have been received from residents of the neighborhood.

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