



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2018-246: To authorize the special use of the property known as 3008 Grayland Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 1, 2018

PETITIONER

Mark Baker – Baker Development Services

LOCATION

3008 Grayland Avenue

PURPOSE

To authorize the special use of the property known as 3008 Grayland Avenue for the purpose of a single family detached dwelling, upon certain terms and conditions

SUMMARY & RECOMMENDATION

The building has been constructed with a cantilevered façade located 12.2' from the front property line; the foundation of the building is located 14.3' from the front property line. Based on Section 30-630.2 of the City's zoning ordinance, on any lot on which a front yard is required and where one or both adjacent buildings have a nonconforming front yard, a building erected on such lot shall have a front yard with a minimum depth of not less than the average depth of the front yards of the adjacent buildings.

Based on these provisions, the setback of the foundation of the building on the subject property is in keeping with the average depth of the front yards of the adjacent buildings. However, the cantilevered portion of the facade exceeds the average depth by approximately two feet, which requires a special use permit.

Staff finds that single-family use of the property would be consistent with the land use recommendation of the Master Plan. The density, lot coverage, and setbacks are generally consistent with the historic pattern of development within the adjacent and nearby community.

Staff finds that the proposal would not pose an undue burden on the availability of on-street parking in the area.

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 request.

FINDINGS OF FACT

Site Description

The subject property consists of a 5,400 SF, .12 acre parcel of land currently improved with a two story, single family dwelling. The property is located on Grayland Avenue near South Sheppard Street, in the Carytown neighborhood of the Near West planning district.

Most of the homes on the 3000 block were constructed in the early to mid-1920s with similarly sized footprints and lot sizes. Recent infill development within the 3000 block of Grayland Avenue follows similar site layout and density.

Proposed Use of the Property

Single family detached residential. The residential density of the property is approximately 8 units per acre.

Master Plan

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single Family Residential at low densities. Primary uses for this category are "...single-family detached dwellings at densities up to seven units per acre. Includes residential support uses such as schools, places of worship, neighborhood parks and recreation facilities, and limited public and semi-public uses. Typical zoning classifications that may accommodate this land use category: R-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, 2009, p.133)

Zoning and Ordinance Conditions

The current zoning for this property is R-5 (Single Family Residential). The special use permit would authorize:

3(a) The use of the Property shall be as a single-family detached dwelling, substantially as shown on the Plans and Survey.

Surrounding Area

All adjacent properties are located within the same R-5 Single Family Residential District as the subject property. Single family residential land use predominates the area, with some two family residential and vacant land uses present as well.

Neighborhood Participation

Staff has not received any letters of support or opposition.

Staff Contact: Jonathan Brown, Senior Planner, Land Use Administration, 804-646-5734