



## CITY OF RICHMOND

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

**Ord. No. 2019-033:** To authorize the special use of the property known as 2119 East Broad Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** March 4, 2019

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#### **PETITIONER**

Mary Lorino

#### **LOCATION**

2119 East Broad Street

#### **PURPOSE**

To authorize the special use of the property known as 2119 East Broad Street for the purpose of a dwelling unit within an accessory building, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is proposing to renovate a two story, 640 SF, detached garage to be converted to a two-story dwelling unit. The property is currently located in the R-8 zoning district and the proposed use is not permitted due to lot area and parking requirements. A special use permit has therefore been requested by the applicant.

Staff finds that the infill development would be compatible with the surrounding neighborhood and would not place additional burden on existing available on-street parking in the area due to the removal of an existing curb and the addition of one on-street parking space.

Staff finds that the adaptation of an existing garage into a dwelling unit is supported by the City's Master Plan goal of increasing housing choices in the City and would be consistent with the historic pattern of development 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.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property consists of a 2,017 SF or .046 acre parcel of land improved with a 1,884 SF residential building constructed, per tax assessment records, in 1883. It is located in the Church Hill neighborhood of the East Planning District. The property is also located within the St. John's Church City Old & Historic District and development of the property would be required to meet all applicable historic preservation requirements.

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

The applicant is proposing to renovate a two-story, 640 SF, detached garage to be converted to a one-bedroom dwelling unit. The density of the parcel if developed as proposed would be approximately 43 units per acre.

### **Master Plan**

The City of Richmond's current Master Plan designates the subject property for Single Family Medium Density land use which includes, "...single family and two family dwellings, both detached and attached, at densities of 8 to 20 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" (p.133).

The Plan states "Richmond neighborhoods will be recognized as safe, attractive and desirable places to live, work and raise families, while providing a variety of housing choices and homeownership opportunities." (p. 96).

The Plan encourages "...infill housing that is compatible in design with existing housing...and ...the development of a range of housing types, styles and prices."(p.100)

### **Zoning and Ordinance Conditions**

The property is currently located in the R-8 Urban Residential district. Dwelling units located in accessory buildings containing two or more stories are permitted in the R-8 District, however, the lot area requirement for a two-family dwelling (3,400 SF) must be met. A lot area of 2,017 SF exists. One off-street parking space is required to be provided for the additional dwelling unit per standard R-8 District regulations, but is not proposed.

The following conditions have been attached to this ordinance:

3(a) The Special Use of the Property shall be as no more than one dwelling unit within a building accessory to an existing single-family dwelling

(b) No off-street parking shall be required for the Property.

(c) 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.

(d) The height of the Special Use shall not exceed two stories, substantially as shown on the Plans.

(e) Elevations shall be substantially as shown on the Plans, unless otherwise required by the Commission of Architectural Review.

(f) Secure bicycle storage for no fewer than two bicycles shall be provided on the Property.

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

4(c) Facilities for the collection of refuse shall be provided in accordance with the requirements of the Director of Public Works. Such facilities shall be located or screened so as not to be visible from adjacent properties and public streets.

(e) The Owner shall make improvements within the right-of-way, including closing an existing entrance to North 22nd Street and replacing with brick sidewalk and granite curbing to match existing.

### **Surrounding Area**

Adjacent properties on the 2100 Block of East Broad Street are of similar sized houses and lots. Rear garages are common in the neighborhood, some of which have been adapted to apartments. Residential land uses dominate the area, with some commercial and institutional land uses present as well. All surrounding properties are within the same R-8 zoning district as the subject property.

### **Neighborhood Participation**

Staff has received a letter of support for this application from the Church Hill Association.

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