



CITY OF RICHMOND

Department of Planning & Development Review *Staff Report*

Ord. No. 2019-258: To authorize the special use of the property known as 3119 Grayland Avenue for the purpose of a swimming pool accessory to a single-family detached dwelling, upon certain terms and conditions.

To: City Planning Commission
From: Land Use Administration
Date: October 7, 2019

PETITIONER

Luke Carson

LOCATION

3119 Grayland Avenue

PURPOSE

To authorize the special use of the property known as 3119 Grayland Avenue for the purpose of a swimming pool accessory to a single-family detached dwelling, upon certain terms and conditions.

SUMMARY & RECOMMENDATION

The subject property consists of a 15,116 SF (0.35 acre) parcel of land located in the Carytown neighborhood of the Near West planning district at the intersection of Grayland Avenue and McCloy Street, along the Downtown Expressway (I-195).

Construction of the dwelling has been completed with an in-ground swimming pool to the rear of the dwelling. A five-foot rear yard was required, proposed, and approved for the in-ground swimming pool. An as-built survey required for the certificate of occupancy for the single-family dwelling showed the pool was constructed 4.07-4.17' from the rear property line (within the required rear yard) abutting the Downtown Expressway right-of-way. The swimming pool does not meet the rear yard setback requirement for the R-5 District. A special use permit is therefore required in order for a final certificate of occupancy to be issued for the property.

Staff finds that the proposed special use would be consistent with the recommendations of the Master Plan and would not adversely affect the adjacent property.

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 15,116 SF (0.35 acre) parcel of land located in the Carytown neighborhood of the Near West planning district at the intersection of Grayland Avenue and McCloy Street, along the Downtown Expressway (I-195).

Proposed Use of the Property

The proposed use of the property is a swimming pool accessory to a single-family detached dwelling.

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 the swimming pool's location within the required rear yard setback.

Surrounding Area

All adjacent properties are located within the same R-5 Single-Family Residential District as the subject property. Residential land use predominates the area.

Neighborhood Participation

The Carytown South Neighborhood Association and adjacent property owners were notified of this proposal. Staff has received no correspondence in opposition to, nor in support of, this proposal.

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