



## CITY OF RICHMOND

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

**Ord. No. 2020-243:** To authorize the special use of the property known as 410 Hunt Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** December 7, 2020

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#### **PETITIONER**

Jerry Funtilla

#### **LOCATION**

410 Hunt Avenue

#### **PURPOSE**

To authorize the special use of the property known as 410 Hunt Avenue for the purpose of three single-family detached dwellings, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The requested special use permit proposes three single-family detached dwellings on new lots. The proposed parcels do not meet the required lot feature requirements for the zoning district in which they are located. Therefore a special use permit is required.

Staff finds the proposed single-family dwellings to be appropriate uses of the property. It is generally consistent with the historic pattern of development in the area and as well as the recommendations of the Master Plan.

Staff further finds that the proposal would not pose an undue burden on the availability of on-street parking in the area due to the off-street parking provided as a part of this application.

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 this special use permit request.

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## **FINDINGS OF FACT**

### **Site Description**

The subject property is 90 feet in width and contains 12,150 square feet. The property is located on Hunt Avenue between Woodson Avenue and Branch Avenue in the Providence Park neighborhood.

### **Proposed Use of Property**

The proposed special use permit will allow the property to be subdivided into three parcels, each containing single-family detached dwelling with off-street parking. The site plans show that the front and rear yard depths, as well as the side yard widths, of the zoning district can be met.

### **Master Plan**

The City of Richmond's Master Plan designates the subject property for Single-Family Low Density land uses. The primary use is single-family detached dwellings at densities up to seven units per acre. The density of the parcel if developed as proposed would be approximately 12 units per acre. (p.133).

The Plan also 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 Richmond 300 Master Plan designates the subject property for Residential land use, which is described as consisting primarily of single-family houses on large- or medium-sized lots more homogeneous in nature. Intensity: Buildings are generally one to three stories. Lot sizes generally range up to 5,000 to 20,000+ sq. ft. Residential density of 2 to 10 housing units per acre. Primary Uses: Single-family houses, accessory dwelling units, and open space. Secondary Uses: Duplexes and small multi-family buildings (typically 3-10 units), institutional, and cultural. Secondary uses may be found along major streets (p. 54)

### **Zoning and Ordinance Conditions**

A single-family dwelling is permitted in the R-5 Single-Family Residential District provided that it is located on a lot no less than 6,000 square feet and width of 50 feet. It is the applicant's desire to create three lots each with 4,050 square feet of area and 30 feet in width. Though the lot areas and widths are not in conformance, the site plan indicates that the front, rear and side yard setbacks for the district are met.

Zoning Administration provided the following comments:

#### **ZONING AND USE:**

*The subject property is zoned R-5 Single-Family Residential district. The property currently consists of a vacant parcel measuring ninety (90) feet in width and one hundred thirty-five (135) feet in depth. This results in a lot area as shown in City Assessors records as 12,150 square feet. This proposal is to construct three (3) new two-story single-family dwellings.*

• *R-5 FEATURE REQUIREMENTS:*

*Front yard – not less than twenty-five feet (25') or as determined by the existing setbacks of adjacent main buildings within one hundred feet (100'). This is met as shown on the amended site plan.*

*Side yards – not less than five feet (5'). This is met as shown on the amended site plan.*

*Rear yard – not less than five feet (5'). This is met as shown on the amended site plan.*

*Lot coverage – not to exceed thirty-five percent (35%) of the area of the lot. A lot coverage of 12.84 % is proposed.*

*Building height – not to exceed fifty-five feet (35'). No accessory building shall exceed twenty feet (20') in height. Based on the scale provided approximately 24.5' is proposed. The new dwellings are two (2) stories.*

*PARKING: One off-street parking space shall be provided per dwelling unit. This is met as shown on the amended site plan.*

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The special use permit would impose conditions on the property, including:

(a) The Special Use of the Property shall be as three single-family detached dwellings, substantially as shown on the Plans.

(b) The height of the Special Use shall not exceed the height as shown on the Plans.

(c) All building materials and elevations shall be substantially as shown on the Plans. Siding shall consist of cementitious siding or similar material and a different siding color shall be used for each dwelling.

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

(e) A minimum of one off-street parking space shall be provided at the rear of each dwelling on the Property.

(f) Prior to the issuance of any certificate of occupancy for the second single-family detached dwelling, the establishment of three residential lots substantially as shown on the survey entitled "Map Showing the Improvements on Lots 18, 19, and 20, Block 2, 'Providence Park,' in the City of Richmond, VA.," prepared by Virginia Surveys and dated December 5, 2019, a copy of which is attached to and made a part of this ordinance, shall be accomplished by obtaining the necessary approvals from the City and recording the appropriate plats among the land records of the Clerk of the Circuit Court of the City of Richmond.

**Surrounding Area**

All properties surrounding the subject property are located within the same R-5 Single-Family Residential zoning district. Within the area of the subject property, those properties with improvements contain single-family detached dwellings.

**Neighborhood Participation**

Staff notified the Providence Park Civic Association and area residents and property owners. A petition of support has been received.

**Staff Contact**

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