



## CITY OF RICHMOND

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

**Ord. No. 2020-248:** To authorize the special use of the property known as 3310 East Broad Street for the purpose of a dwelling unit within an existing accessory building, 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**

Catherine Badger Young

#### **LOCATION**

3310 East Broad Street

#### **PURPOSE**

To authorize the special use of the property known as 3310 East Broad Street for the purpose of a dwelling unit within an existing accessory building, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The existing detached home is a permitted use in the R-8 Urban Residential District. However, accessory dwelling units are only permitted if the structure existed prior to the effective date of the zoning ordinance. The property was rezoned to the R-8 Urban Residential District on June 28, 2010. The proposed conversion of an existing two-story carriage house into an accessory dwelling unit is a new use of the property and therefore a special use permit is required.

Staff finds the proposed accessory dwelling unit to be an appropriate use of the property. It is consistent with the 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 consists of a 4,800 SF parcel of land and contains a 2,964 SF detached dwelling that was built in 1908. A two-story carriage house of approximately 700 square feet is located adjacent to the alley in the rear of the property. The property is located in the Chimborazo Neighborhood within the City's East Planning District, midblock between North 33rd Street and Chimborazo Boulevard. The property is also located in the Chimborazo Park City Old & Historic District.

### **Proposed Use of Property**

Conversion of an existing two-story carriage house to an accessory dwelling unit, which may be used for short term rental purposes.

### **Master Plan**

The City of Richmond's 2001 Master Plan designates the subject property for Single-Family (Medium Density) uses. Primary uses in this category are "single-family and two-family dwellings, both detached and attached at densities between 8 and 20 units per acre. The density of the proposed development is approximately 18 units per acre.

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 property for Neighborhood Mixed-Use land use, which is described as "existing or new highly-walkable urban neighborhoods that are predominantly residential with a small, but critical, percentage of parcels providing retail, office, personal service, and institutional uses."

"Intensity: Building heights are generally two to four stories. Buildings taller than four stories may be found along major streets (see Street Typologies Map). Parcels are generally between 1,500 and 5,000 sq. ft. Primary Uses: Single-family houses, accessory dwelling units, duplexes, small multi-family buildings (typically 3-10 units), and open space. Secondary Uses: Large multifamily buildings (10+units), retail/office/personal service, institutional, cultural, and government."

### **Zoning and Ordinance Conditions**

The subject property is zoned R-8 Urban Residential. This proposal is to authorize the conversion of an existing two-story carriage house structure to an accessory dwelling unit. The plans for the renovation of the carriage house received a Certificate of Appropriateness from the Commission of Architectural Review on 6/23/2021.

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As part of its review, Zoning Administration indicated that parking requirements would not be met.

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The special use permit requires the conditions on the property, including:

- (a) The Special Use of the Property shall be as a dwelling unit within an accessory building to a single-family dwelling, 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 unless otherwise required by the Commission of Architectural Review in accordance with applicable laws and regulations.
- (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) One off-street parking space shall be required for the Special Use.

### **Surrounding Area**

The adjacent properties surrounding the subject property to the west and east are located within the same R-8 Urban Residential District as the subject property. Properties to the north are located within the R-63 Multi-Family Urban Residential District.

Within the area of the subject property, those properties with improvements contain a mix of single-family, two-family, multi-family, commercial, mixed-use, and institutional land uses. Chimborazo Park and the Chimborazo Medical Museum are located across East Broad Street to the south.

### **Neighborhood Participation**

Staff notified Church Hill Association of RVA and well as surrounding property owners and residents. The Association voted unanimously to support the proposal. No objections have been received by staff.

### **Staff Contact**

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