



## CITY OF RICHMOND

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

**Ord. No. 2020-267:** To authorize the special use of the property known as 4016 Newport Drive for the purpose of an existing detached storage shed accessory to an existing single-family dwelling, upon certain terms and conditions.

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**To:** City Planning Commission  
**From:** Land Use Administration  
**Date:** January 4, 2021

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#### **PETITIONER**

Christine M. Tirone

#### **LOCATION**

4016 Newport Drive

#### **PURPOSE**

To authorize the special use of the property known as 4016 Newport Drive for the purpose of an existing detached storage shed accessory to an existing single-family dwelling, upon certain terms and conditions.

#### **SUMMARY & RECOMMENDATION**

The applicant is requesting a special use permit to authorize the use of an existing detached storage shed within an R-5 Single-Family Residential District. Detached storage sheds are allowed within these districts. However, the existing structure does not meet the rear and side yard set-back requirements as constructed. A special use permit is therefore required.

Staff finds that the shed is located within the bounds of the subject property, separated from the adjacent parcel and alley by an existing fence, and would be limited to one story in height by the special use permit.

Staff further finds that the side yard setbacks of the shed are similar to that of the dwelling on the subject property. Moreover, within the neighborhood, dwellings and accessory structures located within required setbacks are not uncommon.

Staff further 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 4,868 SF or .112 acre parcel of land. The property is located in the Bellevue neighborhood within the City's North Planning District along Newport Drive between the Bellevue and Nottaway Avenues.

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

Shed accessory to a single-family dwelling.

### **Master Plan**

The Richmond 300 Master Plan designates the subject property as "Residential" which is described as "...consisting primarily of single-family houses on large- or medium sized lots more homogeneous in nature" and a development style of "...medium-sized and large-sized lots in a largely auto-dependent environment. Homes are setback from the street. Future developments continue and/or introduce a gridded street pattern to increase connectivity. Future single-family housing, accessory dwelling units, duplexes, and small multi-family residential buildings are built to a scale and design that is consistent with existing buildings." Primary uses include "Single-family houses, accessory dwelling units, and open space." Secondary uses include "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**

The zoning of the subject property is R-5 Single-Family Residential, which allows sheds as an accessory use. However, the yard requirements for such a use are 4' minimum side yard and 5' minimum rear yard. The shed is located 0.78'-2.21' from the rear property line and 2.58'-2.9' from the northern side property line. The dwelling is located 3.26'-3.46' from the northern side property line. Zoning Administration reviewed the application and had no adverse comments.

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

- (a) The Special Use of the Property shall be as an existing detached storage shed accessory to an existing single-family dwelling, substantially as shown on the Plans.
- (b) The height of the Special Use shall not exceed one-story, substantially as shown on the Plans.
- (c) 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.

**Surrounding Area**

Surrounding properties are located in the same R-5 zoning district as the subject property. While the area is largely residential, some institutional and commercial land uses are present in the vicinity.

**Neighborhood Participation**

Staff notified area residents and property owners and the Bellevue Civic Association of this proposal. Staff has received a letter of concern from an adjacent property owner regarding proper construction methods and the possibility of the shed being used as a dwelling.

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