



# City of Richmond

900 East Broad Street  
2nd Floor of City Hall  
Richmond, VA 23219  
www.rva.gov

## Legislation Text

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**File #:** ORD. 2018-190, **Version:** 1

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To authorize the special use of the property known as 1715 Rear Hanover Avenue for the purpose of a single-family dwelling, upon certain terms and conditions.

### O & R Request

**DATE:** May 29, 2018 **EDITION:** 1

**TO:** The Honorable Members of City Council

**THROUGH:** The Honorable Levar M. Stoney, Mayor  
(This is no way reflects a recommendation on behalf of the Mayor.)

**THROUGH:** Selena Cuffee Glenn, Chief Administrative Officer

**THROUGH:** Peter L. Downey, Deputy Chief Administrative Officer for Economic  
Development and Planning

**FROM:** Mark A. Olinger, Director, Department of Planning and Development Review

**RE:** To authorize the special use of the property known as 1715 Rear Hanover Avenue for the  
purpose of a single-family detached dwelling, upon certain terms and conditions.

**ORD. OR RES. No.**

**PURPOSE:** To authorize the special use of the property known as 1715 Rear Hanover Avenue for the purpose  
of a single-family detached dwelling, upon certain terms and conditions.

**REASON:** The proposed development is to convert an existing two-story accessory building into a single-  
family dwelling. The parcel does not meet current R-6 requirements for lot area and does not have public street  
frontage. A special use permit is therefore required.

**RECOMMENDATION:** In accordance with the requirements of the City Charter and the Zoning Ordinance,  
the City Planning Commission will review this request and make a recommendation to City Council. This item  
will be scheduled for consideration by the Commission at its July 16, 2018 meeting. A letter outlining the  
Commission's recommendation will be forwarded to City Council following that meeting.

**BACKGROUND:** The subject property consists of a 1,260 SF (0.03 acre) parcel of land currently improved  
with an existing, two story storage building and is a part of the Fan neighborhood in the Near West Planning

District. The property is located at the center of the block bound by North Allen Avenue, Hanover Avenue, North Vine Street, and Grove Avenue, and is accessed via alley.

The R-6 standards require a minimum lot area of 5,000 SF, which would not be met by the existing parcel. The density of the parcel, if developed as proposed, would equate to approximately 33 units per acre. Overall, due to the significant variety of housing types and densities, the proposal is generally consistent with the pattern of development found within this portion of the Fan neighborhood.

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. Typical zoning classifications that may accommodate this land use category: R-5A, R-6 and R-7. (City of Richmond, Master Plan, p.133)

All adjacent and nearby properties are located within the same R-6 Single-Family Residential District as the subject property. A mix of single- two- and multi-family land uses, with some commercial land uses are present in the vicinity.

**FISCAL IMPACT / COST:** The Department of Planning and Development Review does not anticipate any impact to the City's budget for this or future fiscal years.

**FISCAL IMPLICATIONS:** Staff time for processing the request; preparation of draft ordinance; and publishing, mailing and posting of public notices.

**BUDGET AMENDMENT NECESSARY:** No

**REVENUE TO CITY:** \$300

**DESIRED EFFECTIVE DATE:** Upon Adoption

**REQUESTED INTRODUCTION DATE:** June 25, 2018

**CITY COUNCIL PUBLIC HEARING DATE:** July 23, 2018

**REQUESTED AGENDA:** Consent

**RECOMMENDED COUNCIL COMMITTEE:** None

**CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES:** City Planning Commission, July 16, 2018.

**AFFECTED AGENCIES:** Office of Chief Administrative Officer  
Law Department (for review of draft ordinance)  
City Assessor (for preparation of mailing labels for public notice)

**RELATIONSHIP TO EXISTING ORD. OR RES.:** None

**REQUIRED CHANGES TO WORK PROGRAM(S):** None

**ATTACHMENTS:** Draft Ordinance, Application Form, Applicant's Report, Plans, Survey, Map

**STAFF:** Jonathan Brown, Senior Planner  
Land Use Administration (Room 511) 804-646-5734

*PDR O&R No. 18-15*

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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