



City of Richmond

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

Legislation Text

File #: ORD. 2018-050, **Version:** 1

To authorize the special use of the property known as 101 North 29th Street for the purpose of a single-family attached dwelling with a carriage house, upon certain terms and conditions.

O & R Request

DATE: January 26, 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 101 North 29th Street, for the purpose of allowing for the conversion of a two-unit attached dwelling to single-family attached as well as the reconstruction of a carriage house, upon certain terms and conditions.

ORD. OR RES. No.

PURPOSE: To authorize the special use of the property known as 101 North 29th Street, for the purpose of allowing for the conversion of a two-unit attached dwelling to single-family attached as well as the reconstruction of a carriage house, upon certain terms and conditions.

REASON: The applicant has proposed to convert the existing two-family dwelling to a single-family attached dwelling to include a carriage house. The addition of the carriage house exceeds the current lot coverage and the existing dwelling exceeds the current front and side yard set-back requirements permitted within the R-6 zone. The proposal, therefore, requires a Special Use Permit.

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 March 5th, 2018, meeting. A letter outlining the

Commission's recommendation will be forwarded to City Council following that meeting.

BACKGROUND: The proposed development is located in the Church Hill neighborhood in the City's East Planning District. The subject property consists of a 2,480 SF, .06 acres of land and is currently with at two (2) story, 2,768 SF duplex constructed, per tax assessment records, in 1880. The density of the parcel if developed as proposed would be approximately 33 units per acre.

The City of Richmond's current Master Plan designates the subject property as Single Family Medium Density (SF-MD), which is characterized by primary uses such as "...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, Downtown Master Plan, p. 133)

The current zoning designation for this property is R-6 (Single Family Attached). The property was granted a variance in 1980 allowing for the use, lot coverage, and off-street parking requirements to be changed on the property in order to convert the two-family dwelling to a three-family dwelling. Adjacent properties are the same R-6 zoning designation. Under the current zoning Section 30-412.6 the allowable lot coverage is 55%. The application calls for lot coverage of 91%. Front yard setbacks are required to be no less than 15 feet, side yards no less than three (3) feet, and rear yards no less than five (5) feet. The application calls for approximately twelve (12), zero (0), and five (5) feet respectively. The front and side yard setbacks are recognized as not changing from existing conditions.

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 application fee

DESIRED EFFECTIVE DATE: Upon Adoption

REQUESTED INTRODUCTION DATE: February 12, 2018

CITY COUNCIL PUBLIC HEARING DATE: March 12, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, March 5, 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) 646 5734

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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