



City of Richmond

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

Legislation Text

File #: ORD. 2018-246, **Version:** 1

To authorize the special use of the property known as 3008 Grayland Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

O & R Request

DATE: August 10, 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: Douglas C. Dunlap, Interim 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 3008 Grayland 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 3008 Grayland Avenue for the purpose of a single-family detached dwelling, upon certain terms and conditions.

REASON: The cantilevered portion of the current dwelling was constructed beyond the allowable front yard setback requirements. 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 October 1, 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 5,400 SF, .12 acre parcel of land currently improved with an two-story, single-family dwelling. The property is located on Grayland Avenue near South Sheppard Street, in the Carytown neighborhood of the Near West planning district.

The building has been constructed with a cantilevered façade located 12.2' from the front property line; the foundation of the building is located 14.3' from the front property line. Based on Section 30-630.2 of the City's zoning ordinance, on any lot on which a front yard is required and where one or both adjacent buildings have a nonconforming front yard, a building erected on such lot shall have a front yard with a minimum depth of not less than the average depth of the front yards of the adjacent buildings. Based on these provisions, the setback of the foundation of the building on the subject property is in keeping with the average depth of the front yards of the adjacent buildings. However, the cantilevered portion of the facade exceeds the average depth by approximately two feet, which requires a special use permit.

The City of Richmond's current Master Plan designates a future land use category for the subject property as Single-Family Residential at low densities. Primary uses for this category are "...single-family detached dwellings at densities up to seven 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-1, R-2, R-3, R-4, and R-5." (City of Richmond, Master Plan, 2009, p.133)

All adjacent properties are located within the same R-5 Single Family Residential District as the subject property. Single-family residential land use predominates the area, with some two-family and multi-family residential and vacant land uses present as well.

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: September 10, 2018

CITY COUNCIL PUBLIC HEARING DATE: October 8, 2018

REQUESTED AGENDA: Consent

RECOMMENDED COUNCIL COMMITTEE: None

CONSIDERATION BY OTHER GOVERNMENTAL ENTITIES: City Planning Commission, October 1, 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

PDR O&R No. 18-52

Key Issues:

Retain on Consent Agenda

Move to Regular Agenda

Refer Back to Committee

Remove from Council Agenda

Strike

Withdrawn

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