

CASE NUMBER: 20AR0115
APPLICANT: Betty Jefferson

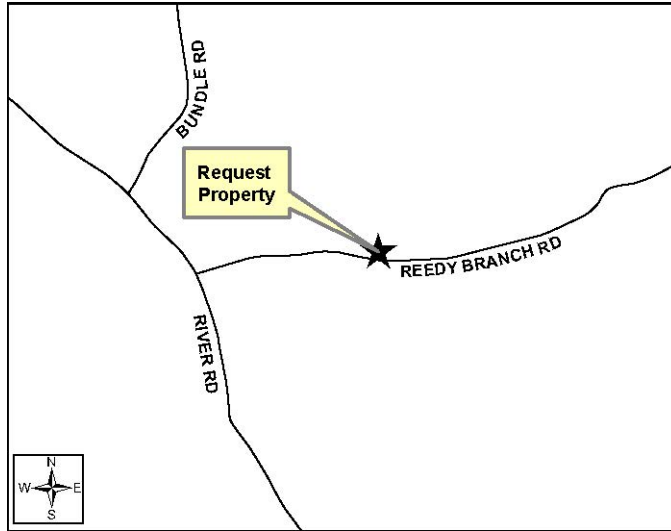


**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Board of Zoning Appeals (BZA)
 90 DAYS
Public Hearing Date:
 FEBRUARY 5, 2020

Applicant's Contact:
 BETTY JEFFERSON
 (804-590-2031)
Planning Department Case Manager:
 AMY SOMERVELL
 (804-748-1970)

CHESTERFIELD COUNTY, VIRGINIA
 Magisterial District: **Matoaca**



11620 Reedy Branch Road - 1.0 acre

REQUEST

Renewal of special exception (Case 13AR0143) to permit a temporary manufactured home in an Agricultural (A) District.

Notes:

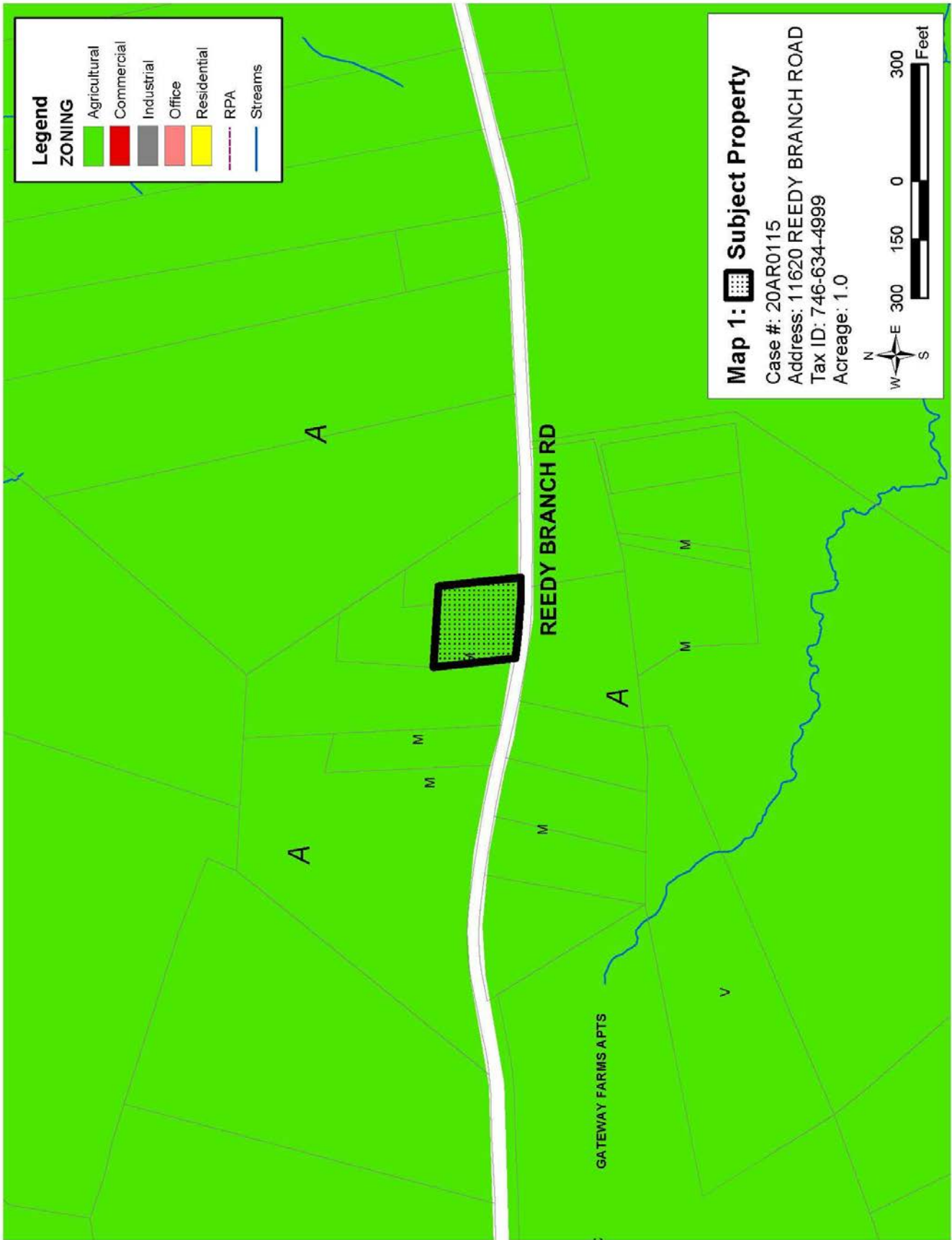
- A. The ordinance limits the maximum period of time for a temporary manufactured home may be granted to seven (7) years.
- B. Recommended conditions are located in Attachment 1, conditions of Case 13AR0143 are located in Attachment 2 and an Exhibit is located within this report.

RECOMMENDATION

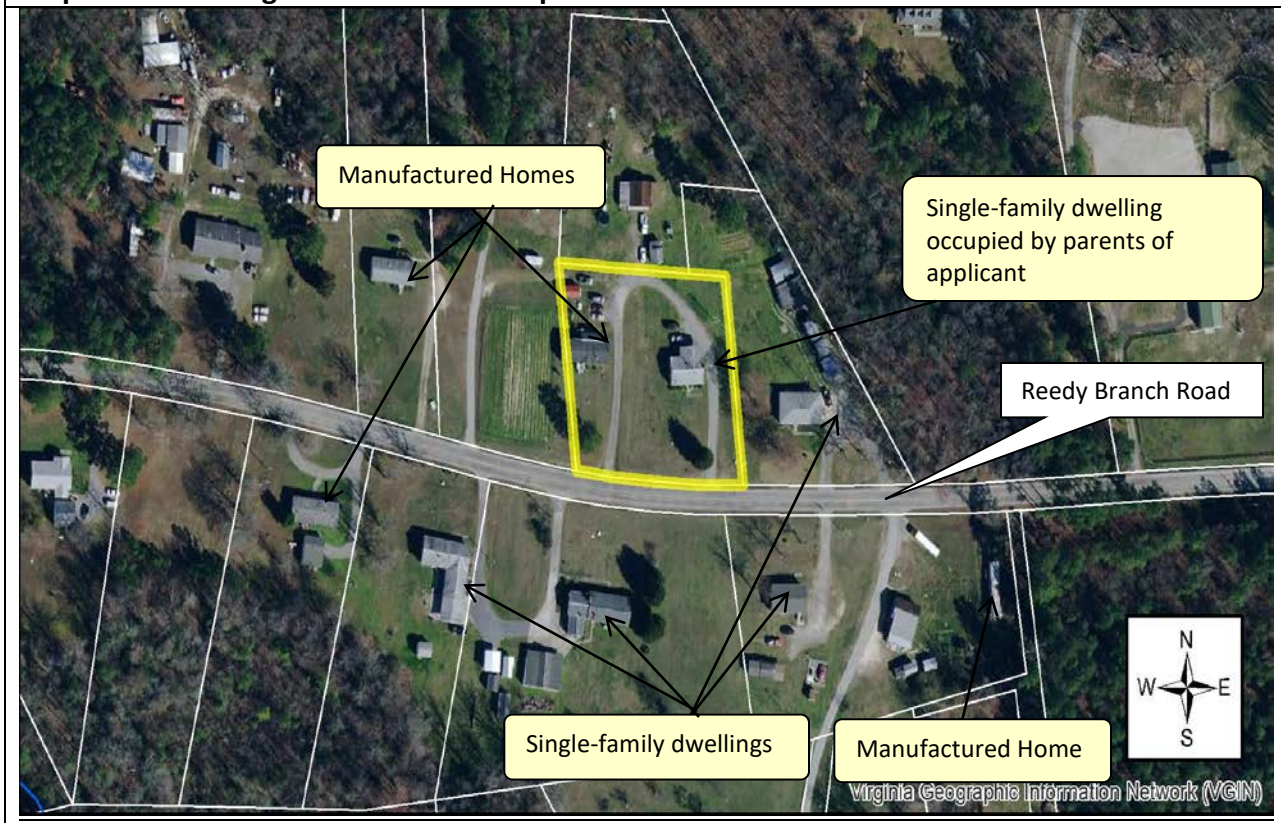
STAFF

RECOMMEND APPROVAL

- Renewal of a previously approved special exception to permit a temporary manufactured home.
- Conditions ensure that use remains temporary.



Map 2: Surrounding Land Uses & Development



PLANNING
 Staff Contact: Amy Somervell (804-748-1970) somervella@chesterfield.gov

PERMIT HISTORY

Case Number	Action	Request
72TN0216, 74AR0294, 77AR0060, 79AR0159 & 84AR0113	Approved	Initial request and subsequent renewals for the Coleman family to permit a temporary manufactured home permit. (Eugene L. Lee, son-in-law of land owner).
89AN0253, 98AN0231, 05AR0314 & 13AR0143	Approved	Initial request and subsequent renewals for the current applicant to permit a temporary manufactured home permit.
19980611-074	Building Permit	Manufactured home was replaced with an updated model in 2009.
No Permit	Construction	Porch addition was constructed in 2019 to the rear of the home.

A manufactured home has been located on the subject property since 1972. Approval for the manufactured home was renewed multiple times between 1972 and 1984 for the family of the land owners. In 1989, Betty Jean Coleman (now Jefferson, daughter of the land owners) became

the sole applicant. On December 5, 2012, the Board of Zoning Appeals approved the most recent renewal (13AR0143) for seven (7) years, expiring December 2019.

PROPOSAL

The applicant is seeking renewal of the manufactured home permit for an additional seven (7) years. The temporary manufactured home would continue to be owned by applicant while the land is owned by Herman C. & Ruth M. Coleman, parents of the applicant. The applicant indicates she has lived on this property for thirty-four (34) years, and she is providing care for her parents that live within the single-family dwelling on the property.

EXAMINATION OF REQUEST

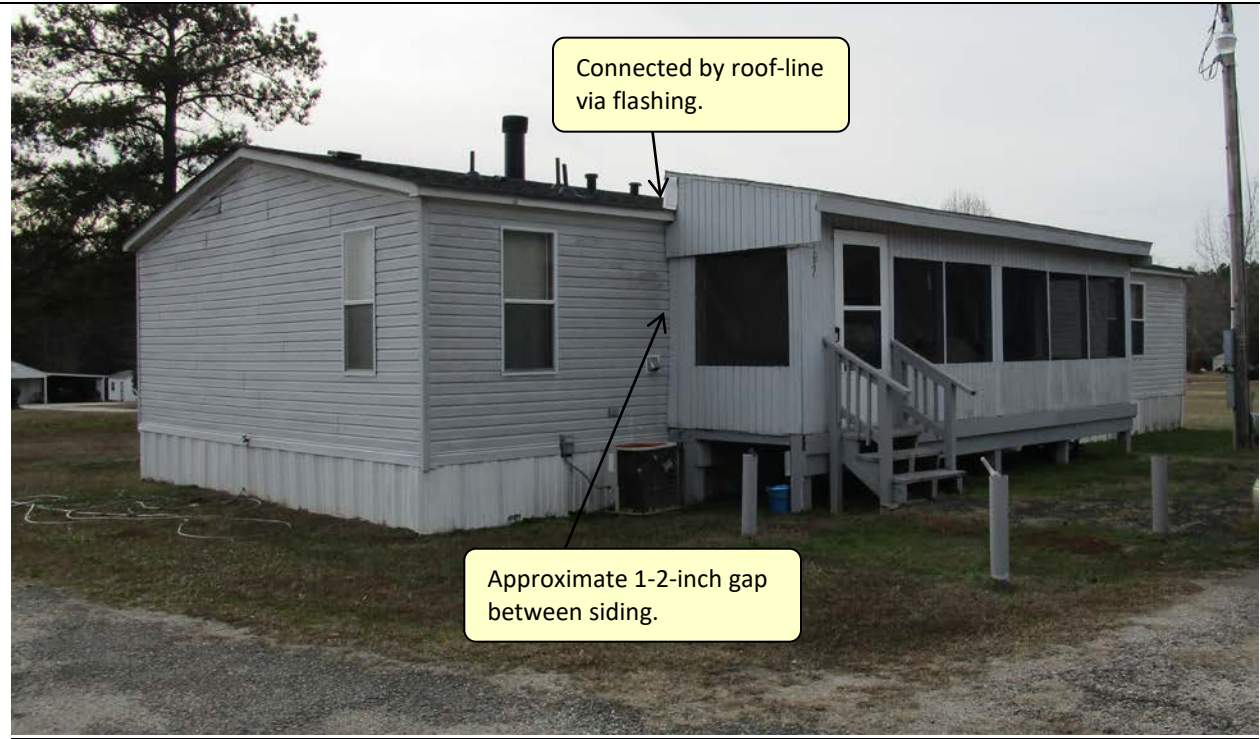
When a manufactured home is located on property, it typically serves a housing need for an immediate family member on a temporary basis. In this case, the temporary manufactured home is located on the property belonging to the applicant's parents. Betty Jefferson owns the manufactured home and provides care for her mother and father who live in the single-family dwelling on the property. (Map 2) This special exception request is to satisfy an immediate housing need on a temporary basis based on the family relationship between the occupant of the manufactured home and the occupants of the single-family dwelling.

Staff's inspection of the property revealed the following:

- Subject property is surrounded by large acreage parcels.
- The manufactured home was replaced in 2009 and is in good condition.
- Since last approval, a porch addition has been constructed on the rear façade of the home. (Exhibit)
 - The porch appears to be connected by roofline only.
 - Construction materials consist of screening and external wood panel siding.
 - Porch is not living space.

This request is conditioned to ensure the manufactured home is a temporary use by limiting the approval to seven (7) years. Given the applicant has resided within the manufactured home since 1989 without any known issues, this request will have minimal impact on the surrounding properties.

Exhibit: Porch Construction



PUBLIC FACILITIES

HEALTH
Staff Contact: Richard Michniak (804-748-1695) Richard.Michniak@vdh.virginia.gov
Jack Watts (804-748-1695) Jack.Watts@vdh.virginia.gov

The Health Department must approve any new or expanded use of individual well and septic systems.

COUNTY TRANSPORTATION
Staff Contact: Steve Adams (804-748-1037) adamsSt@chesterfield.gov
VIRGINIA DEPARTMENT OF TRANSPORTATION
Staff Contact: Jonathan Phillippe (804-674-2384) Jonathan.Phillippe@VDOT.Virginia.gov
FIRE SERVICE
Staff Contact: Anthony Batten (717-6167) battena@chesterfield.gov
ENVIRONMENTAL ENGINEERING
Staff Contact: Rebeccah Ward (804-748-1028) WardR@chesterfield.gov
UTILITIES
Staff Contact: Jamie Bland (804-751-4439) blandj@chesterfield.gov

This request will have minimal impact on these facilities.

CASE HISTORY

Applicant Submittals

12/4/2019	Application submitted
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CONDITIONS

1. The applicant shall be the owner and occupant of the manufactured home. (P)
2. No additional permanent-type living space may be added to the manufactured home. The manufactured home shall be skirted but shall not be placed on a permanent foundation. (P)

CONDITIONS OF CASE 13AR0143

13AR0143: In Matoaca Magisterial District, **BETTY JEFFERSON** requested renewal of special exception approval (Case 05AR0314) and amendment of zoning district map to permit a temporary manufactured home in an Agricultural (A) District on 1 acre known as 11624 Reedy Branch Road. Density is approximately 1 unit per acre. The Comprehensive Plan suggests the property is appropriate for rural residential/agricultural uses. Tax ID 746-634-4999.

Mr. Robert Clay gave the background information and staff's recommendation for approval of Case 13AR0143 stating if the Board felt that this request has merit, it be granted subject to the conditions recommended by staff.

Ms. Betty Jefferson, the applicant, came forward to represent the request and stated she would like to keep the temporary manufactured home on the subject property; that she had lived there for fourteen (14) years and was asking for renewal of the special exception.

In response to Mr. Caperton, Ms. Jefferson stated she agreed with the conditions in the staff report.

No one came forward to speak in favor of, or in opposition to, the request.

Mr. Chandler stated he had visited the subject property and seen nothing to dispute the recommendation made by staff and that he supported the request.

On motion of Mr. Chandler, seconded by Mr. Daniels, the Board resolved to approve renewal of special exception approval (Case 05AR0314) to permit a temporary manufactured home in an Agricultural (A) District for seven (7) years subject to the following conditions:

CONDITIONS

1. The applicant shall be the owner and occupant of the manufactured home. (P)
2. No lot or parcel may be rented or leased for use as a manufactured home site nor shall any manufactured home be used for rental property. (P)
3. No additional permanent living space may be added onto this manufactured home. This manufactured home shall be skirted, but shall not be placed on a permanent foundation. (P)

AYES: Messrs. Caperton, Daniels, Autry, Bennett and Chandler.