


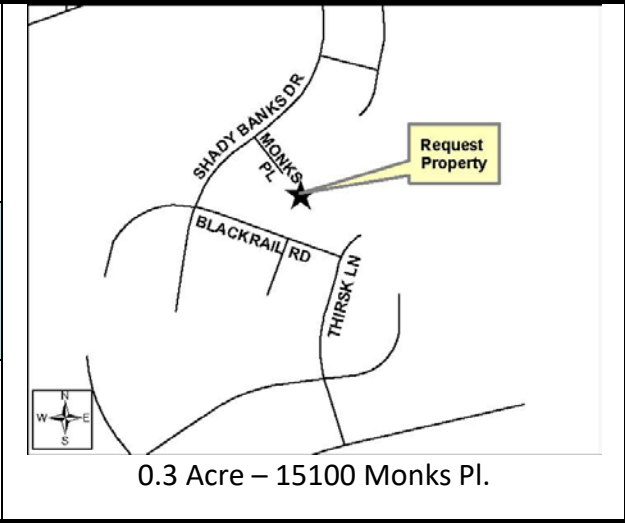
**CASE NUMBER: 20SN0565**  
**APPLICANTS: Jennifer A. and Kevin M. Kashurba**



**CHESTERFIELD COUNTY, VIRGINIA**  
**MATOACA DISTRICT**  
**STAFF'S ANALYSIS**  
**AND RECOMMENDATION**

**Planning Commission (CPC) Hearing:**  
 APRIL 21, 2020  
**CPC Time Remaining:**  
 100 DAYS

**Applicant's Contacts:**  
 KEVIN A. KASHURBA (703-649-1143)  
**Planning Department Case Manager:**  
 TYLER WALTER (804-318-8893)



**REQUEST**

Conditional Use Planned Development to permit a setback exception for a deck.

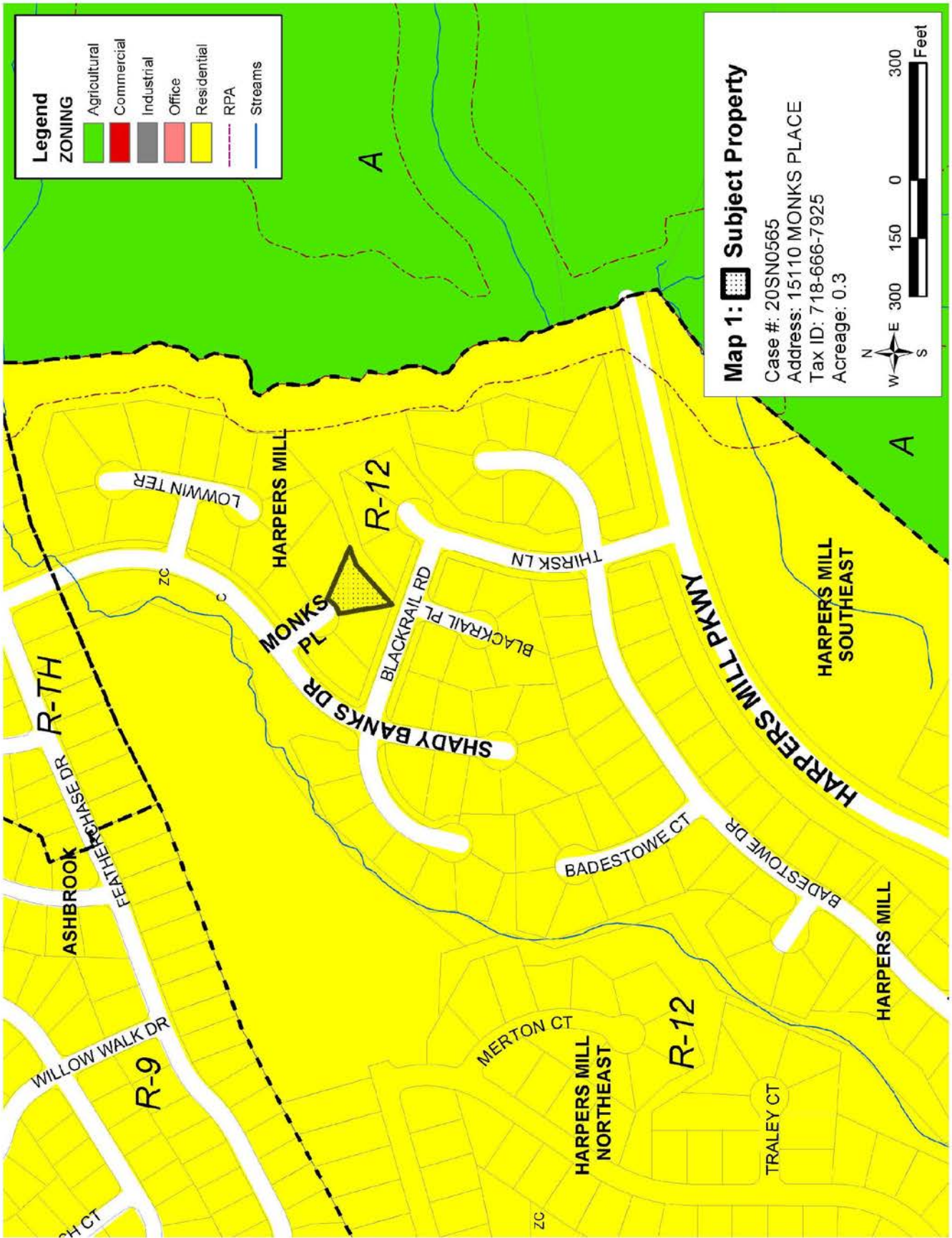
- Notes:**
- A. Conditions may be imposed or the property owners may proffer conditions.
  - B. Condition and exhibit are located in Attachments 1-2.

**SUMMARY**

The applicant proposes to construct a deck located off the rear of dwelling. The deck requires a 25-foot setback from the rear property line. The applicants' proposed deck would be as close as 19.6 feet from the rear property line, necessitating a 5.4-foot setback exception. (Exhibit A)

**RECOMMENDATION**

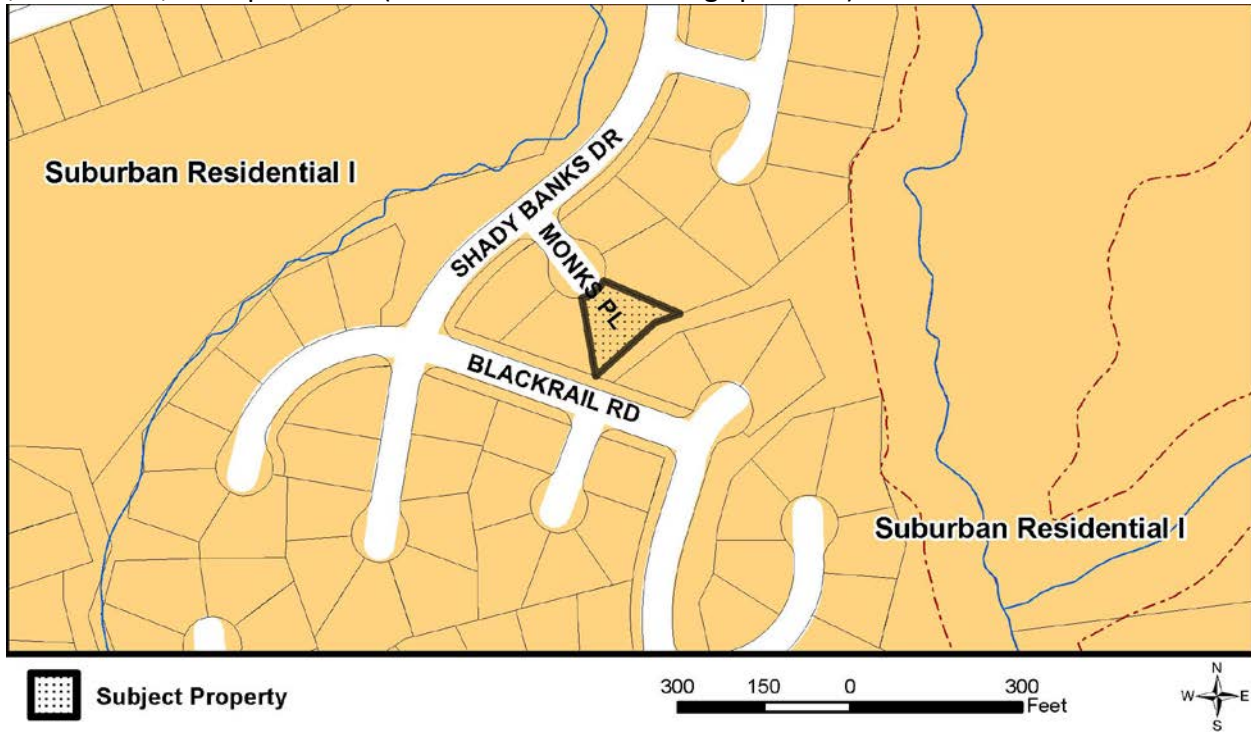
STAFF	<p><b>PLANNING – APPROVAL</b></p> <ul style="list-style-type: none"> <li>• Shape of property results in minimal buildable rear yard area</li> <li>• Existing common space between subject property and adjacent properties should mitigate visual impact of encroachment</li> </ul>
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**Comprehensive Plan**  
**Classification: SUBURBAN RESIDENTIAL I**

The designation suggests the property is appropriate for single-family dwellings on lots ranging between 12,000 and 25,000 square feet (maximum of 2.0 dwellings per acre).



**Surrounding Land Uses and Development**



**PLANNING**

Staff Contact: Tyler Walter (804-318-8893) waltert@chesterfield.gov

**Proposal**

The deck behind the principle dwelling unit is proposed, extending to within 19.6 feet from the rear lot line (Exhibit A). The applicants propose to construct a deck which measures approximately 27 feet by nine (9) feet (Exhibit A). The Zoning Ordinance requires a minimum 25-foot rear yard setback for principle structures (dwellings) in a Residential (R-12) District. Given the location of the dwelling, a 5.4-foot exception to this 25-foot setback is requested.

In evaluating this exception, staff notes that given the shape of the parcel, the dwelling is situated in a limited location to meet the minimum setback for the front, side, and rear yards. Further, there is 20-foot common area between the back of the subject property and adjacent property, creating a buffer between the two properties. Given this, the anticipated impact is will be minimal. Staff is supportive of the request.

**FIRE AND EMERGENCY MEDICAL SERVICES**

Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov

This request will have minimal impact on Fire and EMS.

**Nearby Fire and Emergency Medical Service (EMS) Facilities**

<b>Fire Station</b>	The Clover Hill Fire Station, Company Number 7
<b>EMS Facility</b>	The Manchester Volunteer Rescue Squad

**COUNTY TRANSPORTATION**

Staff Contact: Steve Adams (804-748-1028) adamsst@chesterfield.gov

**ENVIRONMENTAL ENGINEERING**

Staff Contact: Rebeccah Rochet (804-748-1028) rochetr@chesterfield.gov

**PARKS AND RECREATION**

Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov

**SCHOOLS**

Staff Contact: Diane Faye Gapas (804-751-4482) llewellynja@chesterfield.gov

**UTILITIES**

Staff Contact: Randy Phelps (804-751-4482) llewellynja@chesterfield.gov

This request will not impact these facilities.

## CASE HISTORY

### Applicant Submittals

<b>12/06/2019</b>	Application submitted
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### Community Meeting

<b>03/04/2020</b>	<b>Issues Discussed:</b> Two citizens attended in support of the request
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CONDITION

Setbacks. This setback exception is limited to a rear deck, in a location as depicted on Exhibit A (proposed deck). (P)

EXHIBIT A: SITE PLAN

CRAFTMASTER HOMES, INC

