


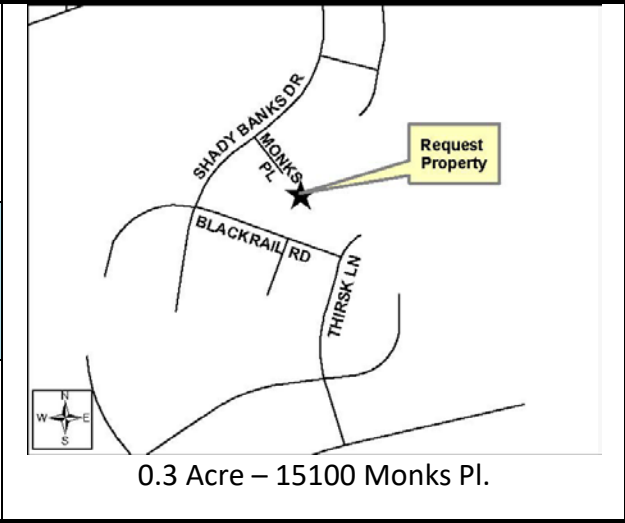
CASE NUMBER: 20SN0565
APPLICANTS: Jennifer A. and Kevin M. Kashurba



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

Board of Supervisors (BOS) Hearing:
 MAY 27, 2020
BOS Time Remaining:
 365 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.

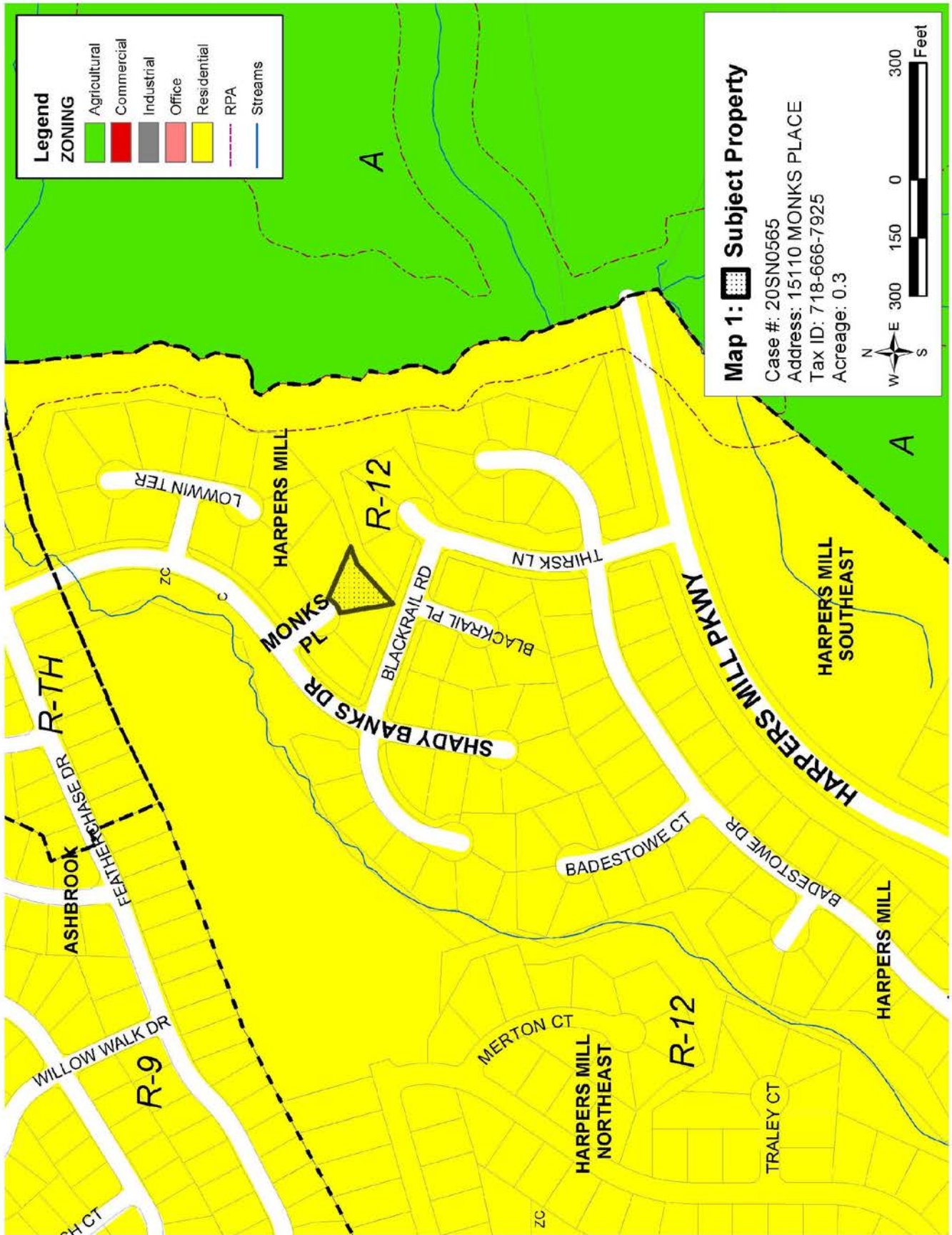
- Notes:**
- A. Conditions may be imposed or the property owners may proffer conditions.
 - B. Condition and exhibit are located in Attachments 1-2.

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)

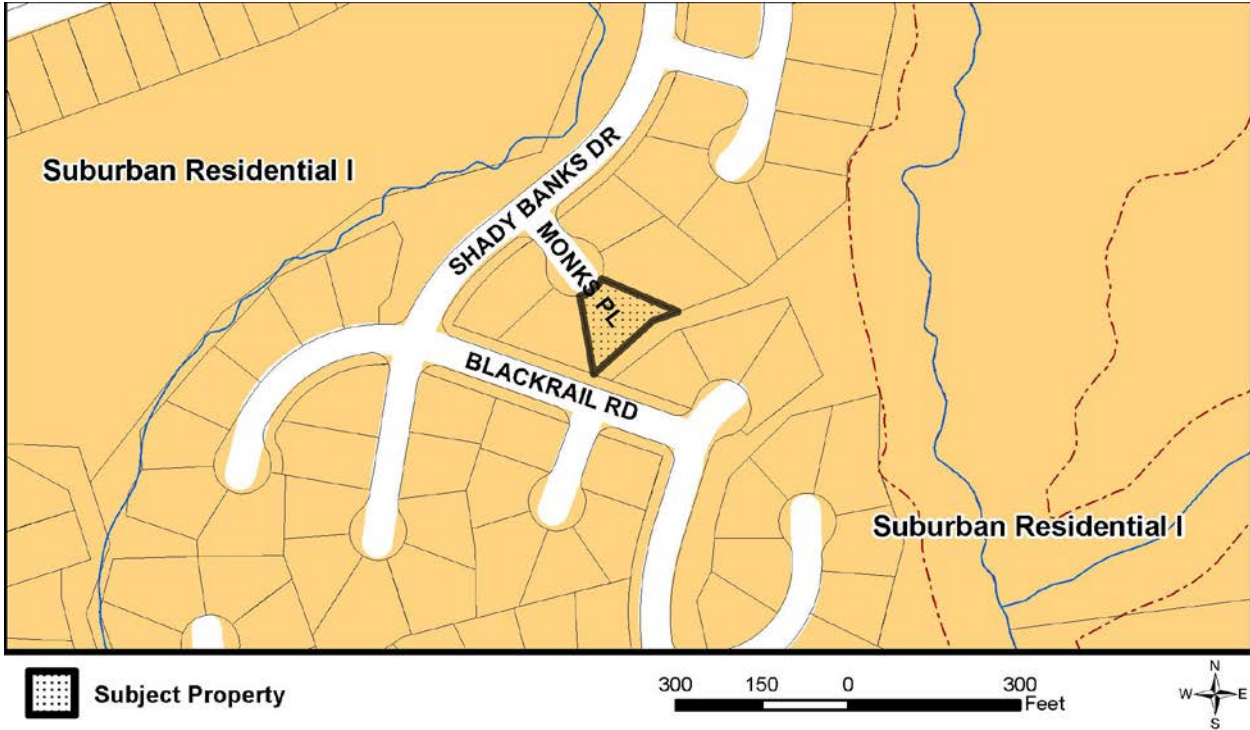
RECOMMENDATION

PLANNING COMMISSION	APPROVAL
STAFF	PLANNING – APPROVAL <ul style="list-style-type: none"> • Shape of property results in minimal buildable rear yard area • Existing common space between subject property and adjacent properties should mitigate visual impact of encroachment

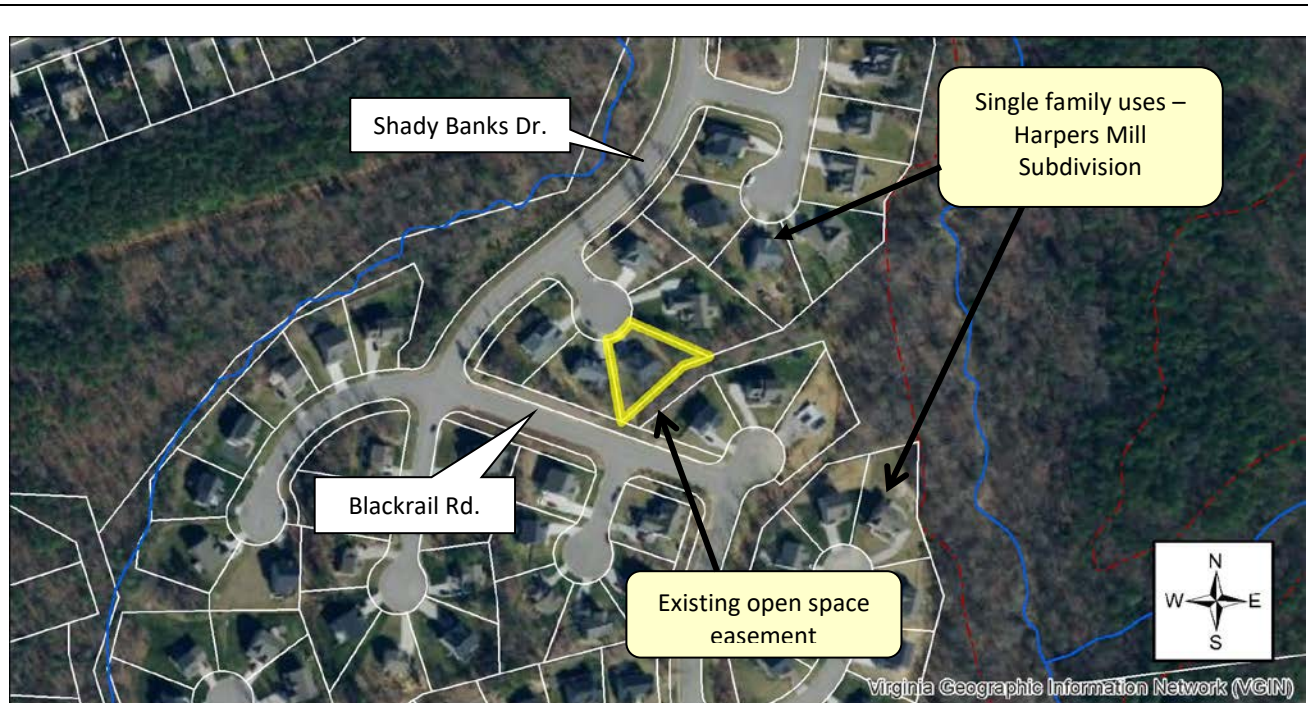


Comprehensive Plan
Classification: SUBURBAN RESIDENTIAL I

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

Fire Station	The Clover Hill Fire Station, Company Number 7
EMS Facility	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

12/06/2019	Application submitted
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Community Meeting

03/04/2020	Issues Discussed: Two citizens attended in support of the request
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Planning Commission

04/21/2020	Citizen Comments: No citizens spoke to this request. Action – APPROVAL SUBJECT TO CONDITION IN ATTACHMENT 1. Motion: Hylton Second: Owens AYES: Freye, Sloan, Hylton, Owens, Petroski
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The Board of Supervisors on Wednesday, May 27, 2020, beginning at 6:00 p.m., will consider this request.

CONDITION

Note: The following condition is recommended by both the Planning Commission and Staff.

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

