

**CASE NUMBER: 20SN0574**  
**APPLICANT: Brian and Ashley Abplanalp**



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

**Planning Commission (CPC) Hearing:**

JULY 21, 2020

**CPC Time Remaining:**

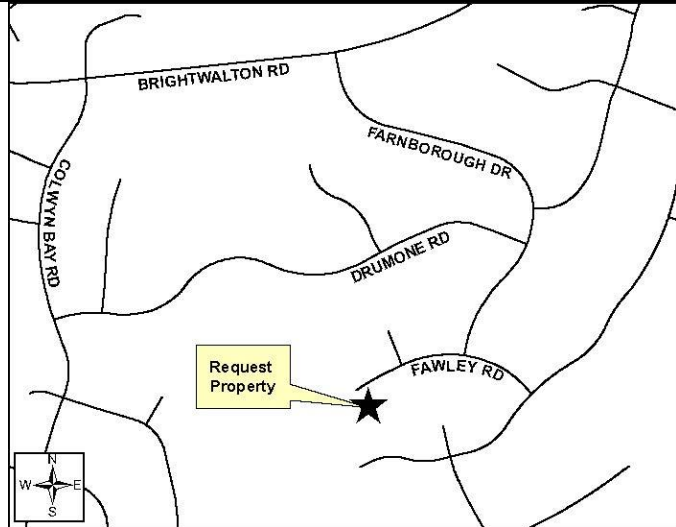
100 DAYS

**Applicant's Contact:**

Brian Abplanalp (804-514-5684)

**Planning Department Case Manager:**

Harold Ellis (804-768-7592)



0.5 Acres – 16113 Fawley Rd

**REQUEST**

Conditional use to permit a two-family dwelling in a Residential (R-15) District.

**Notes:**

- A. Conditions may be imposed or the property owner may proffer conditions.

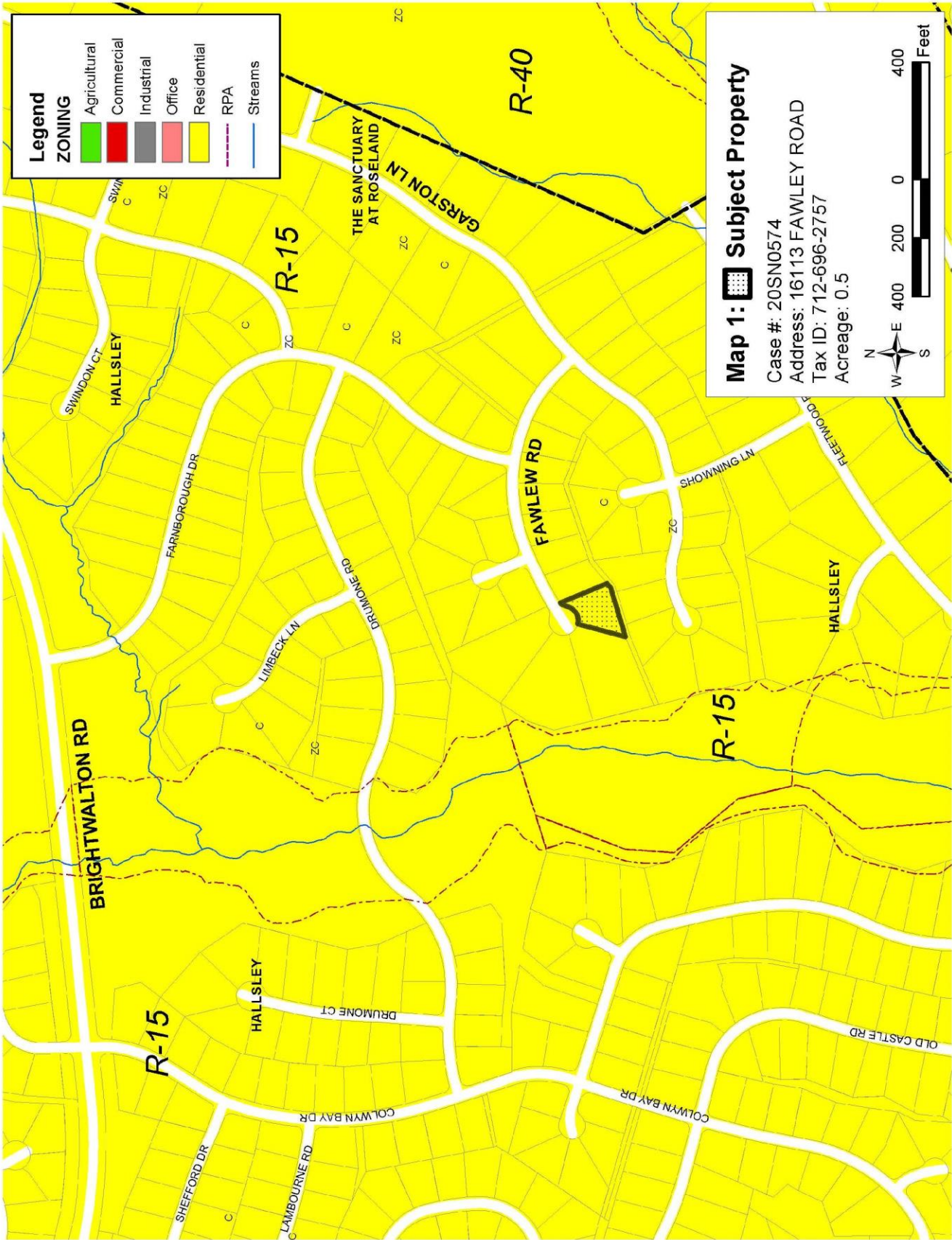
**SUMMARY**

The applicant plans to construct a second dwelling unit connected to the principal unit to be occupied by a family member.

**DEFERRAL**

The applicant requests deferral to the Commission's regularly scheduled August 2020 public hearing to allow time to finalize the proposal.

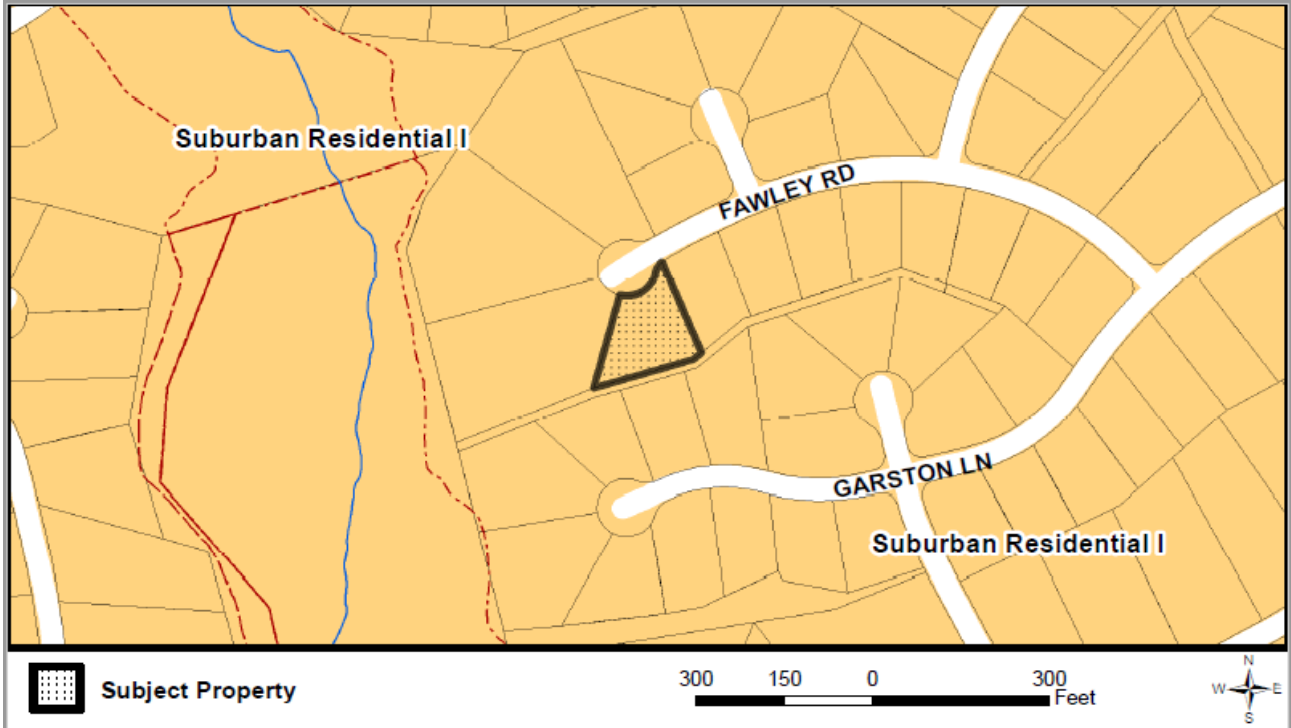
The deadline for the applicant to submit any new or revised information for a deferral to the Commission's regularly scheduled August 2020 meeting is July 27, 2020. Staff supports the deferral request.



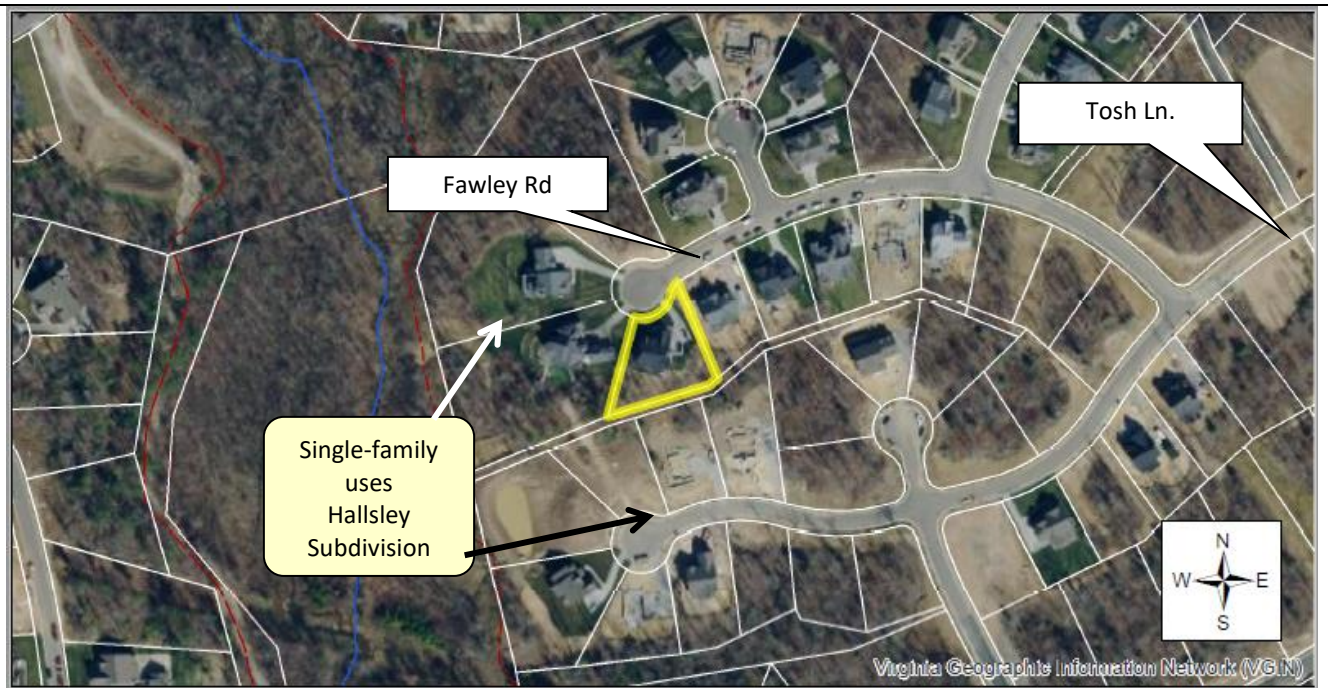


**Comprehensive Plan**  
**Classification: SUBURBAN RESIDENTIAL I**

The designation suggests the property is appropriate for single-family residential use with a maximum of 2.0 dwelling units per acre.



**Surrounding Land Uses and Development**



**CASE HISTORY**

<b>Applicant Submittals</b>	
<b>01/14/20</b>	Application submitted
<b>02/12/20</b>	Floor plans, elevations, and site plan submitted

<b>Virtual Community Meeting</b>	
<b>06/11/20</b>	<b>Issues Discussed:</b> <ul style="list-style-type: none"><li>• Size of proposed second dwelling and resulting potential impact to adjacent properties in terms of privacy, sense of reduced open area, and distance between properties</li><li>• Stormwater management and runoff from the property to adjacent lots</li><li>• Long-term effect on nearby property values</li></ul>