

CASE NUMBER: 20AN0131

APPLICANT: Kimberly & William Kenney, Jr.



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Board of Zoning Appeals (BZA)

90 DAYS

Public Hearing Date:

AUGUST 5, 2020

Applicant's Contact:

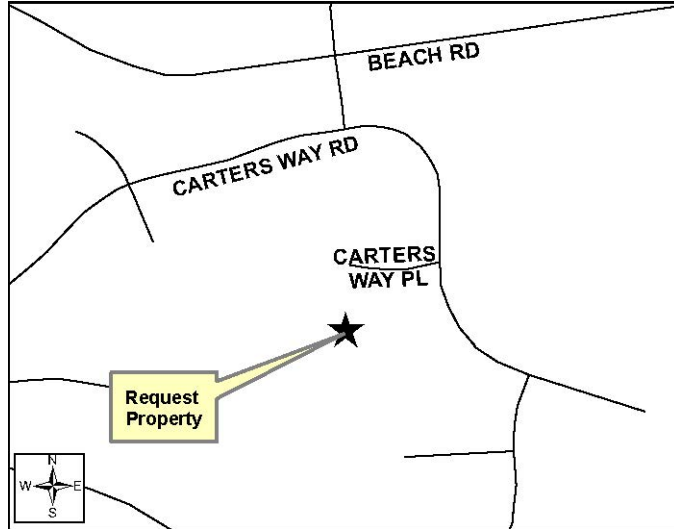
KIMBERLY KENNEY
(804-252-9546)

Planning Department Case Manager:

AMY SOMERVELL
(804-748-1970)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: Matoaca



13313 Carters Way Place – 2.8 acres

REQUEST

Special exception to permit a one (1) chair beauty shop in a Residential (R-25) District.

Note:

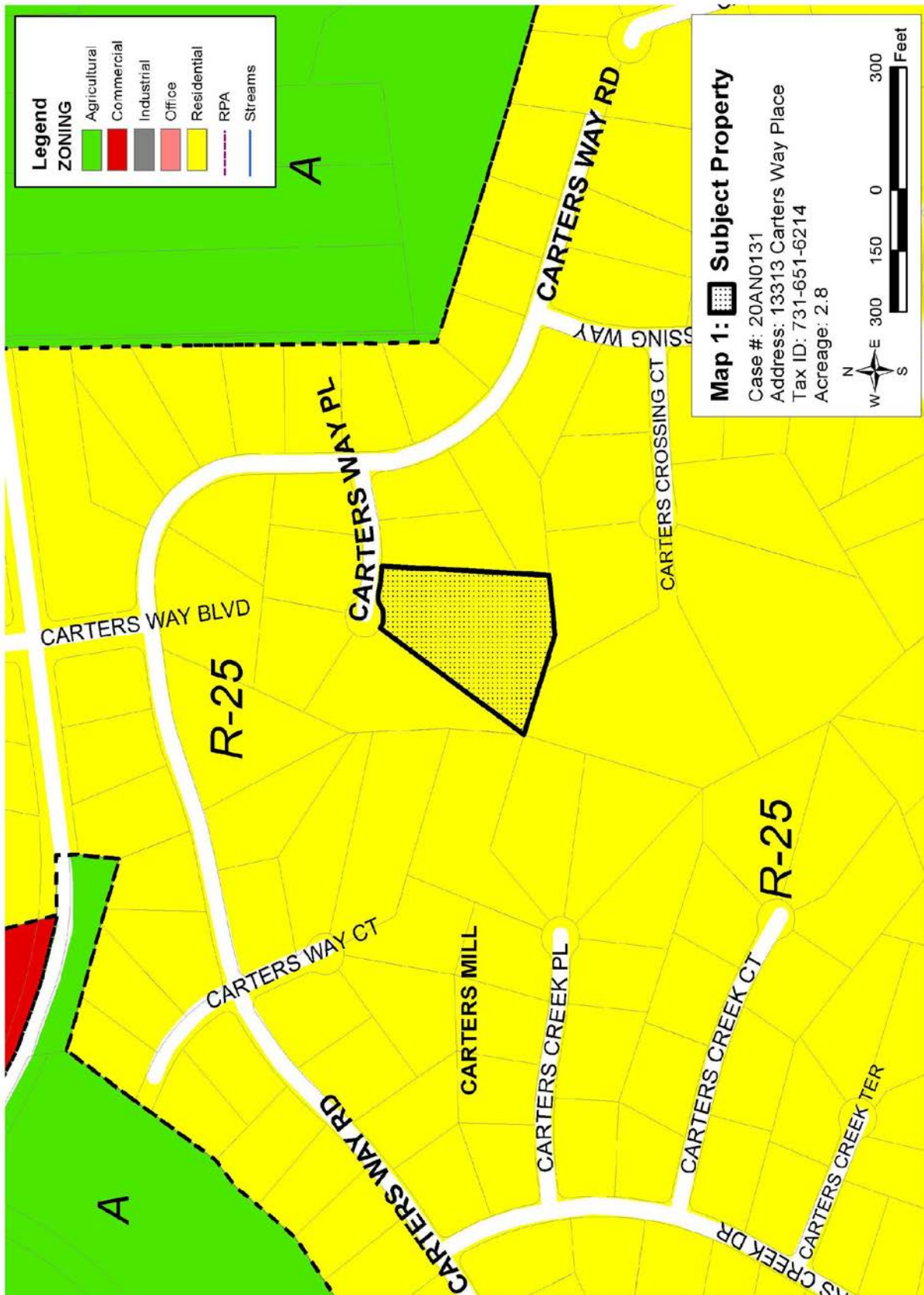
Recommended conditions are located in Attachment 1 within the report.

RECOMMENDATION

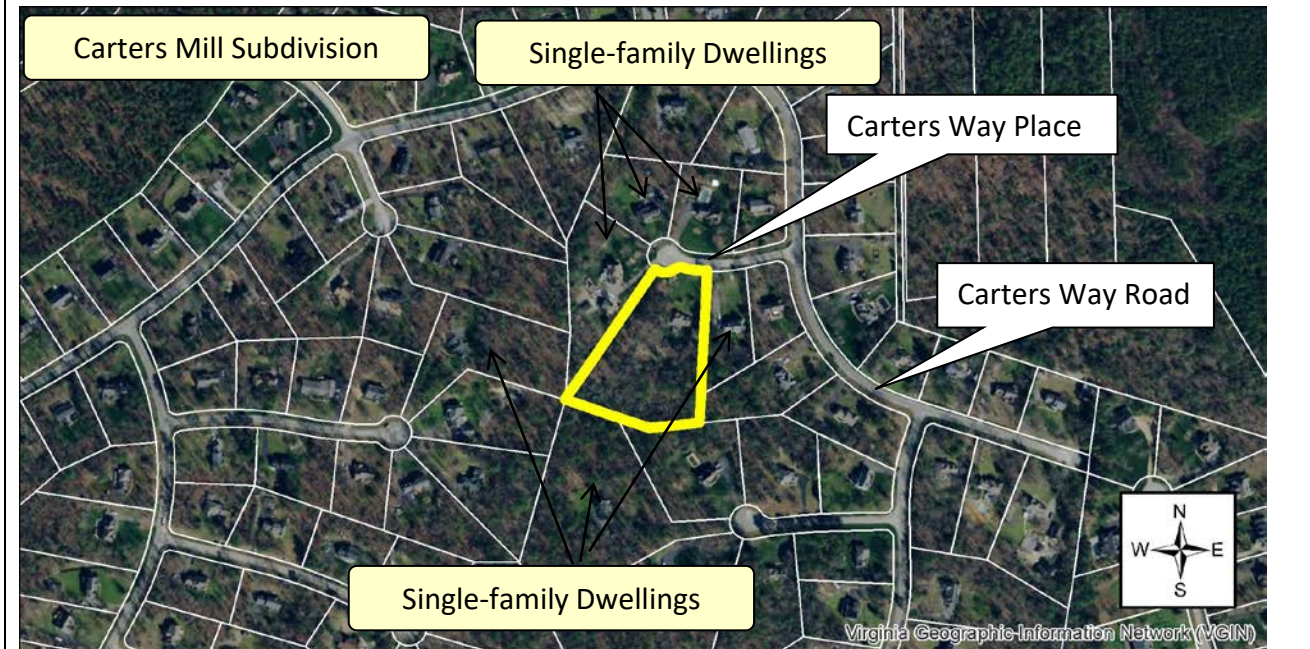
STAFF

RECOMMEND APPROVAL

- Appropriately conditioned, one (1) chair beauty shops have been approved in other residential areas with no known adverse impacts on neighboring properties.
- As conditioned, the proposed use would be compatible with area residential development.



Map 2: Surrounding Land Uses & Development



PLANNING

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

BACKGROUND

Initial request for a special exception by the applicant.

PROPOSAL

The applicants request special exception approval to operate a one (1) chair beauty shop from the home.

The applicants state:

"Our daughter has some health challenges that was recently discovered. Being able to work from home will allow for her constant care. This request will not impede on others in my neighborhood. We have ample room for parking and only one client at a time will be permitted."

EXAMINATION OF REQUEST

Staff's inspection of the property revealed the following:

- Subject property is surrounded by single-family dwellings on large acreage lots.
- The house is more than 130 feet from Carters Way Place which minimizes the impact of the use.
- The paved driveway has ample parking to accommodate the needs of this request.
- The property is well maintained and in character with the residential development.

One (1) chair beauty shops have been approved and operated within residential areas without any known adverse impact on area properties. As conditioned, operation of this home-based business should not impact the area's residential character nor adversely affect the health, safety, or welfare of person residing on the premises or in the neighborhood.

CASE HISTORY

Applicant Submittals

6/9/2020	Application submitted
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CONDITIONS

1. This special exception approval shall be granted to and for Kimberly & William Kenney, Jr. exclusively, and shall not be transferable or run with the land. (P)
2. This special exception shall be granted for a period not to exceed three (3) years from date of approval. (P)
3. No person(s), other than the applicant, shall be engaged in this operation. (P)
4. The use shall be permitted to be open to the public between 10:00 a.m. and 5:00 p.m. Tuesday through Friday and 10:00 a.m. and 3:00 p.m. on Saturday. No Sunday operation shall be permitted. (P)
5. Off-street parking shall be provided for at least two (2) customer vehicles, plus vehicles belonging to the applicant. All driveway and parking areas shall be at least graveled. (P)
6. No additions or alterations to accommodate this use shall be permitted to the exterior of the dwelling. (P)
7. No more than two (2) customers shall be permitted on the property at any one (1) time. (P)
8. No signs shall be permitted to identify this use. (P)