

**CASE NUMBER: 20SN0604**

**APPLICANTS: Diana and Stephen Berkshire**



**CHESTERFIELD COUNTY,  
VIRGINIA  
DALE DISTRICT**

**STAFF'S ANALYSIS  
AND RECOMMENDATION**

**Planning Commission (CPC) Public Hearing:**

AUGUST 18, 2020

**CPC Time Remaining:**

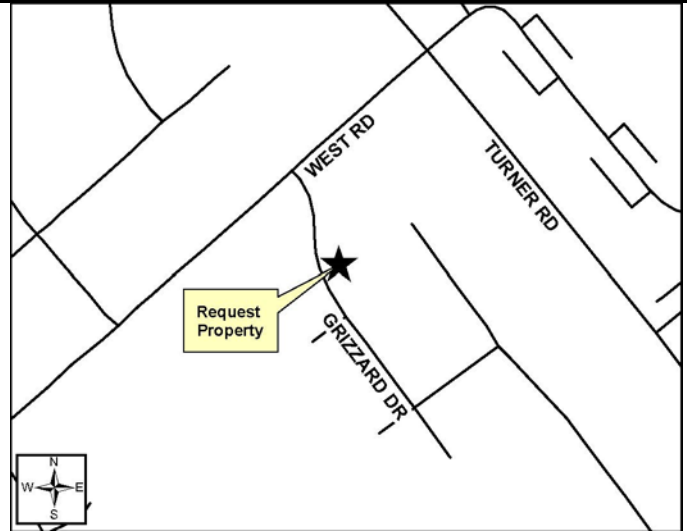
100 DAYS

**Applicant's Contact:**

STEPHEN BERKSHIRE (804-716-9392)

**Planning Department Case Manager:**

HAROLD ELLIS (804-768-7592)



0.3 Acre – 3817 Grizzard Drive

**REQUEST**

Conditional use to permit recreational equipment parking and storage in a Residential (R-12) District.

**Notes:**

- A. Conditions may be imposed or the property owner may proffer conditions.
- B. Conditions and an Exhibit are located in Attachments 1 and 2.

**SUMMARY**

Continued parking of a recreational vehicle (Class C motorhome) within the side yard of a residential lot is planned. The applicants do not plan to meet the Ordinance restriction that the recreational vehicle be parked in the rear yard.

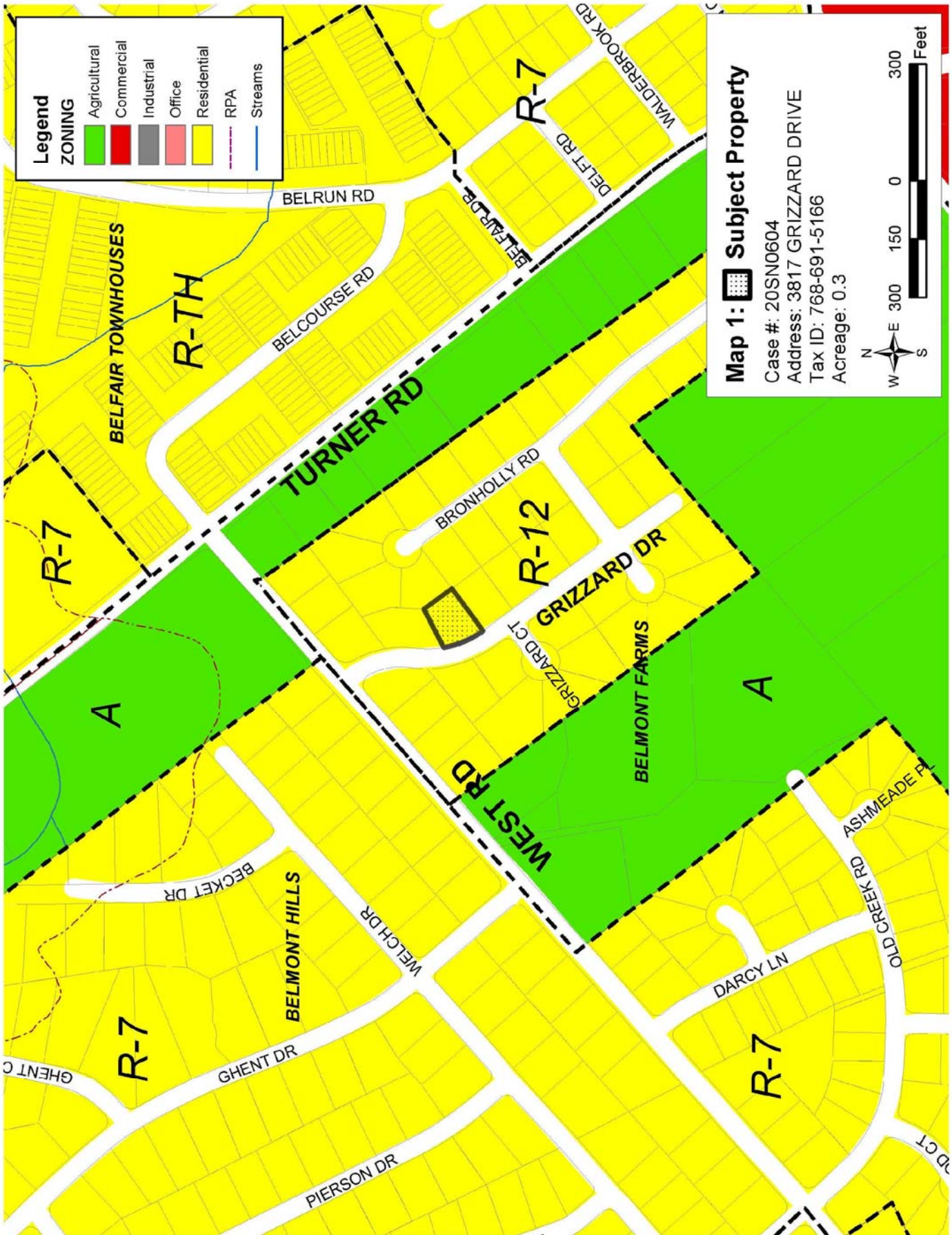
**RECOMMENDATION**

STAFF

**DENIAL**

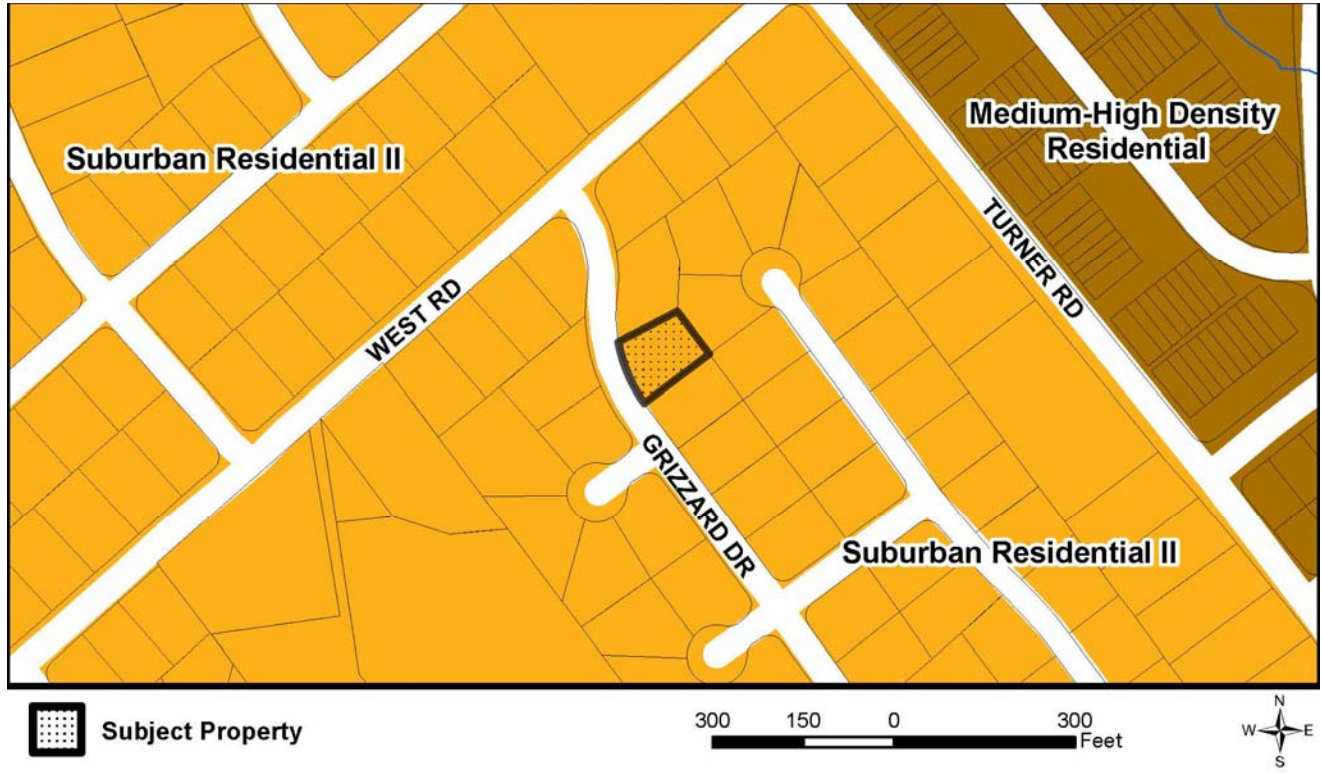
- Parking location has substantial visual impact on adjoining neighbors and the streetscape
- Screening measures proposed will not sufficiently mitigate visual impact

| <b>SUMMARY OF IDENTIFIED ISSUES</b> |   |
|-------------------------------------|---|
| <b>Department</b>                   | <b>Issue</b>  |
| PLANNING                            | <ul style="list-style-type: none"> <li>• Recreational vehicle is located within a side yard and in clear view of the adjoining street (Grizzard Drive) and adjoining property owners</li> <li>• Screening measures (opaque fence) to be installed in front of the vehicle will not sufficiently screen</li> </ul> |

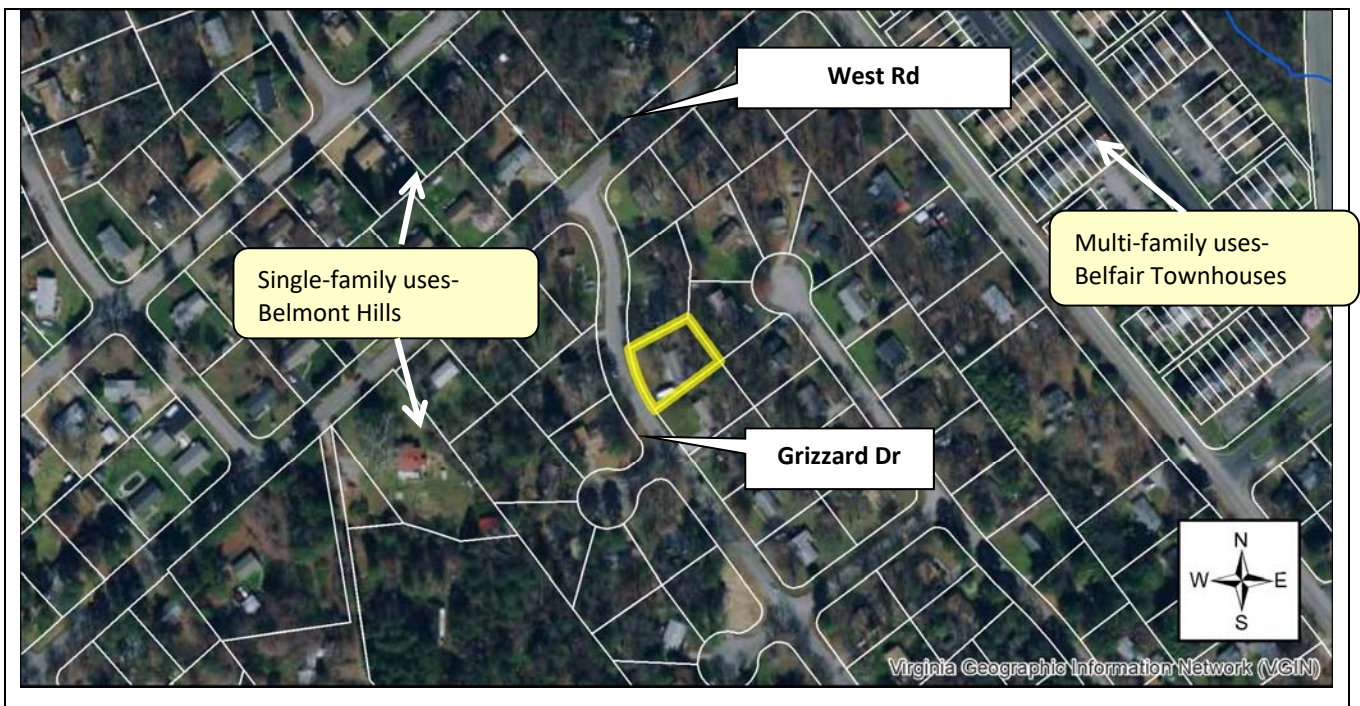


**Comprehensive Plan**  
**Classification: SUBURBAN RESIDENTIAL II**

The designation suggests the property is appropriate for residential use with a density of 2.0 to 4.0 dwelling units per acre.



**Surrounding Land Uses and Development**



**PLANNING**

Staff Contact: Harold Ellis (804-768-7592) [ellish@chesterfield.gov](mailto:ellish@chesterfield.gov)

**Proposal**

The applicant has been parking a single item of recreational equipment on the property since 2014 without the required zoning. The 30-foot Class C motorhome is currently parked on an asphalt driveway within the front and side yard. In February 2020, the Planning Department received a complaint relative to the parking of the recreational vehicle within the front and side yard of the property.

The Zoning Ordinance permits the parking and storage of recreational equipment within a residential district with certain restrictions:

- No more than two (2) items of equipment permitted to be stored outside of an enclosed building
- Equipment is located in the rear yard with minimum setbacks from the rear (10 feet) and side (5 feet) property lines
- Except for repair, wheels on the equipment are not removed
- Equipment is not used for living or commercial purposes; and,
- Equipment is not connected to utility services.

These ordinance restrictions are designed to minimize impacts of larger vehicles and equipment on area residential development and the streetscape. If any of these restrictions cannot be met, the use may be allowed by conditional use.

The applicant’s recreational vehicle complies with the ordinance restrictions except that the vehicle is parked within the side yard of the applicant’s driveway and does not meet the minimum side yard setback of five (5) feet. Therefore, the applicant is seeking conditional use approval to permit parking of the recreational equipment at their residence.

The following provides an overview of conditions that may reduce the impact of this use at the requested location on area properties.

| General Overview              |  |
|-------------------------------|--|
| Requirements                  | Details  |
| Ownership                     | Limited to the applicants, only<br><i>Condition 1</i>  |
| Use                           | Limited to 1 recreational vehicle, not to exceed 2 axles and 30 feet in length<br><i>Condition 2</i>                                   |
| Location & Setback of Vehicle | Driveway within side yard as illustrated in Exhibit A (Attachment 2)<br><i>Condition 3</i>   |
| Screening                     | A 6’ fence shall in installed in front of the recreational vehicle, in line with the front footprint of the home<br><i>Condition 4</i> |

**COUNTY DEPARTMENT OF TRANSPORTATION**

Staff Contact: Steve Adams (804) 748-1037 [adamsSt@chesterfield.gov](mailto:adamsSt@chesterfield.gov)

**VIRGINIA DEPARTMENT OF TRANSPORTATION**

Staff Contact: Willie Gordon (804-674-2907) [willie.gordon@vdot.virginia.gov](mailto:willie.gordon@vdot.virginia.gov)

**FIRE AND EMERGENCY MEDICAL SERVICES**

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

**UTILITIES**

Staff Contact: Randy Phelps (804-706-7616) [phelpsc@chesterfield.gov](mailto:phelpsc@chesterfield.gov)

**ENVIRONMENTAL ENGINEERING**

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

The proposal will not impact these facilities.

**CASE HISTORY**

**Applicant Submittals**

|                 |                       |
|-----------------|-----------------------|
| <b>5/5/2020</b> | Application submitted |
|-----------------|-----------------------|

**Virtual Community Meeting**

|                 |   |
|-----------------|---|
| <b>08/05/20</b> | <b>Issues Discussed:</b> <ul style="list-style-type: none"><li>• Neighbors in attendance expressed support for the case</li></ul> |
|-----------------|---|

**CONDITIONS**

1. Non-Transferable Ownership. This Conditional Use approval shall be granted exclusively to Diana and Stephen Birkshire, and shall not be transferable nor run with the land. (P)
2. Use. This Conditional Use approval shall be for the parking of one (1) recreational vehicle having no more than two (2) axels and no greater than thirty (30) feet in length. (P)
3. Location of Recreational Vehicle. The recreational vehicle shall be parked within the side yard, behind the front line of the house, as shown on Exhibit A. (P)
4. Screening. A 6-foot opaque (wood or vinyl type material) fence shall be installed in front of the recreational vehicle, in line with the front footprint of the home, within thirty (30) days of approval. (P)



EXHIBIT A

