

**CASE NUMBER: 20SN0572**

**APPLICANTS: Nathaniel and Gabrielle Harris**



**CHESTERFIELD COUNTY, VIRGINIA  
BERMUDA DISTRICT**

**STAFF'S ANALYSIS  
AND RECOMMENDATION**

**Planning Commission (CPC) Hearing:**  
SEPTEMBER 15, 2020  
**CPC Time Remaining:**  
100 DAYS

**Applicant's Contacts:**  
GABRIELLE HARRIS (804-698-0211)  
**Planning Department Case Manager:**  
TYLER WALTER (804-318-8893)



0.5 Acre – 10600 Ethens Point Court

**REQUEST**

Conditional use to permit parking and storage of a recreational vehicle (boat on a trailer) outside of the rear yard in a Residential (R-12) District.

**Notes:**

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

**SUMMARY**

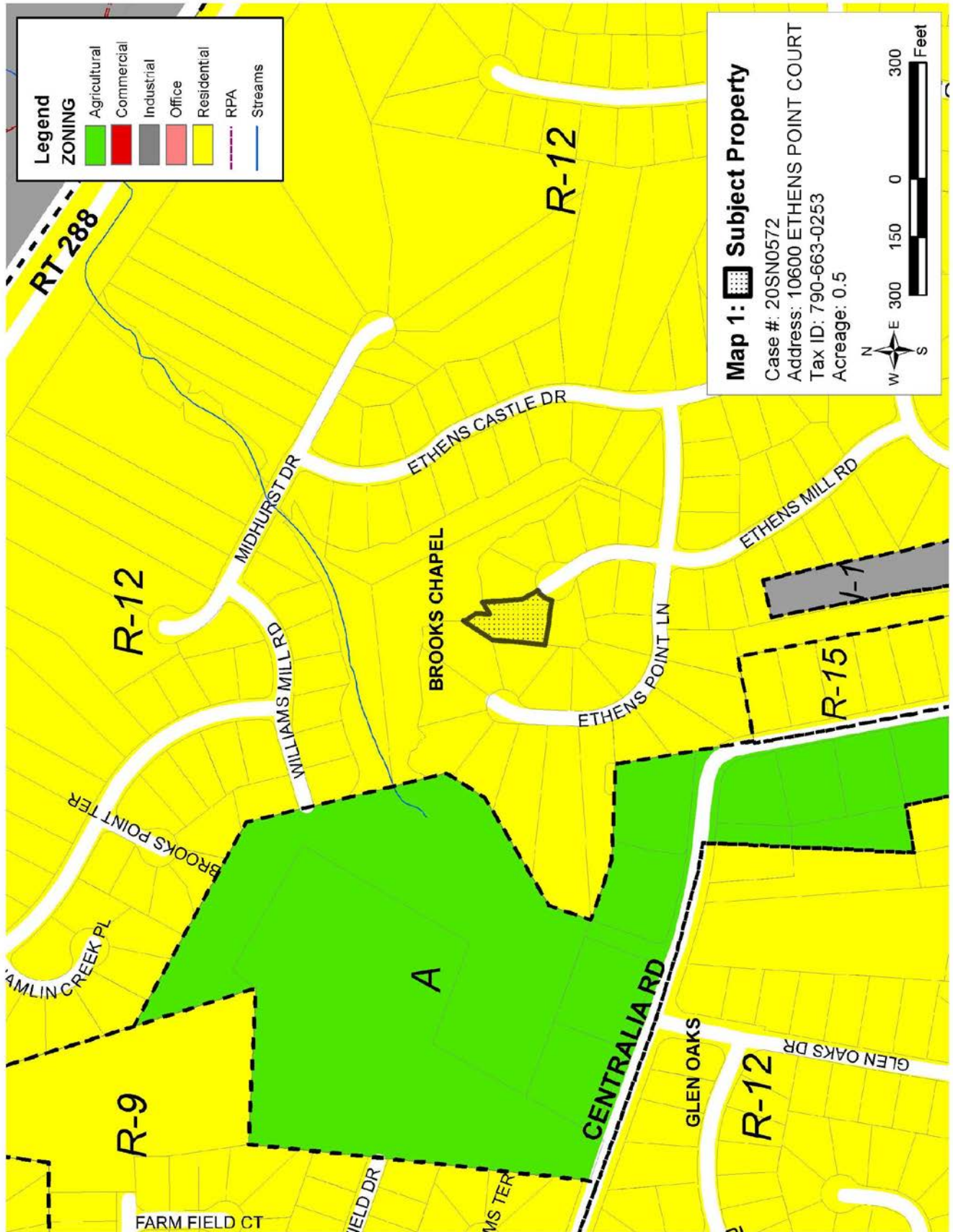
Continued parking of a recreational vehicle (boat on a trailer) within the front and side yard is planned. The applicants do not meet the Ordinance requirement that the recreational vehicle be parked in the rear yard.

**RECOMMENDATION**

STAFF

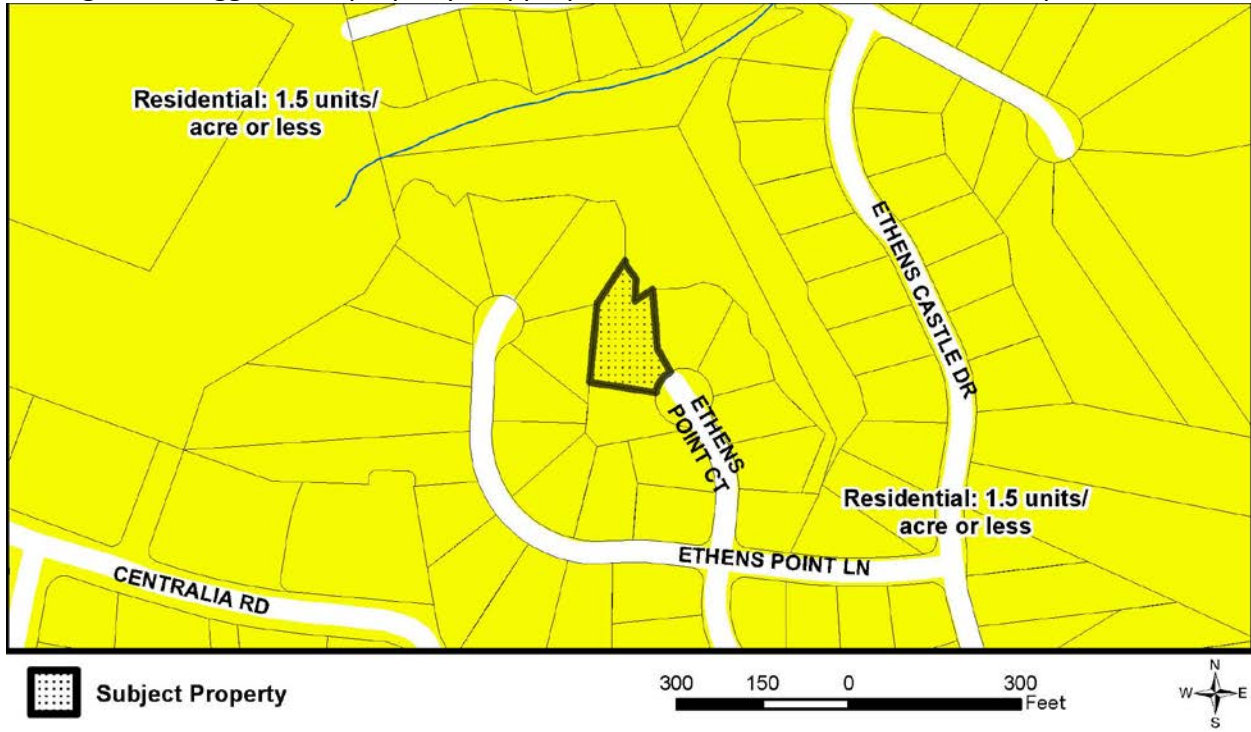
**PLANNING – APPROVAL**

- Sloping topography prevents adequate access to park the boat on a trailer in compliance with ordinance restrictions
- Proposed vegetation minimizes visibility of boat from neighboring properties
- As conditioned, impacts on adjacent residential development will be minimized



**Comprehensive Plan**  
**Classification: RESIDENTIAL (1.5 UNITS/ACRE OR LESS)**

The designation suggests the property is appropriate for residential uses of 1.5 units per acre or less.



**Surrounding Land Uses and Development**



## PLANNING

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

### **Proposal**

The applicant has been parking a recreational vehicle (boat on a trailer) on the property since February 2019. In October 2019, the Planning Department received a complaint relative to the parking of a boat within the front yard, measuring approximately twenty-six (26) feet long, ten (10) feet tall, and six (6) feet wide.

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;
- Except for loading and unloading, equipment is located in a rear yard and set back ten (10) feet from the rear property line and five (5) feet from the side property line;
- 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 on area residential development and the streetscape. If any of these restrictions cannot be met, the use may be allowed by conditional use. The applicants' recreational vehicle complies with the ordinance restrictions except that the vehicle is parked within the front and side yards. The applicants are seeking conditional use approval to permit parking and storage of the recreational vehicle in primarily the side yard, with a portion of the trailer extending into the front yard.

### **Alternative Parking and Storage Location**

Upon inspection of the property, staff observed the location of the boat on a trailer parked on a paved driveway within the front yard. The applicant proposes to move the boat and trailer to a new driveway area along the southwest side of the dwelling to minimize the view from the street and other properties fronting the cul-de-sac (Exhibit A). The rear yard is currently fenced with a single detached accessory building and play equipment. The side and rear yards slope downward from the front of the house towards the rear property lines, where wetlands are found in adjoining open space to the north. The change in topography within the rear yard makes it difficult to construct a level parking area to store a recreational vehicle. Due to these existing site constraints, there is no practical alternative location for on-site parking which would comply with the Ordinance.

### **Recommended Conditions of Approval**

The following conditions are recommended by staff to mitigate potential impacts on area properties.

Recommended Conditions	
Requirements	Details
Non-Transferable	Use limited to the applicants only. <i>Condition 1</i>
Use	Limited to parking of one recreation vehicle (boat on a trailer) no greater than twenty-six feet (26') in length. <i>Condition 2</i>
Location and Driveway Expansion	The recreational vehicle shall be parked within the front and side yards (as depicted in Exhibit A), and no closer than ten (10) feet to the rear property line and five (5) feet to the corner side property line. Expansion to the driveway shall be completed within sixty (60) days of approval. <i>Condition 3</i>
Screening	Plant evergreen plantings along the southern property line, as depicted in Exhibit A. Landscaping plan and schedule shall be completed within sixty (60) days of approval. <i>Condition 4</i>

The parking of the recreational vehicle within the rear yard is challenged by the change in topography. Proposed evergreen landscaping and relocating the boat on a trailer to the side of the dwelling will minimize its visual impact to adjoining property owners. In addition, the new parking location beside the dwelling will have a small encroachment of the trailer hitch into the front yard, thereby reducing its visual impact from Ethens Point Court. For these reasons, staff supports this request.

<b>FIRE AND EMERGENCY MEDICAL SERVICES</b> Staff Contact: Anthony Batten (804-717-6167) battena@chesterfield.gov
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Nearby Fire and Emergency Medical Service (EMS) Facilities	
<b>Fire Station</b>	The Centralia Fire Station, Company Number 17
<b>EMS Facility</b>	The Centralia Fire Station, Company Number 17

This request will have minimal impact on Fire and EMS.

<b>UTILITIES</b> Staff Contact: Randy Phelps (804-796-7126) phelpsc@chesterfield.gov
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Existing Water and Wastewater Systems			
Utility Type	Currently Serviced	Size of Closest Existing Lines	Connection Required by County Code
<b>Water</b>	Yes	6"	Yes
<b>Wastewater</b>	Yes	8"	Yes

**Additional Utility Comments:**

The subject property is located within the mandatory water and wastewater connection area for new residential development. The existing residential structure is connected to the public water and wastewater systems. Chesterfield County has a public wastewater easement along the south property line of the subject property, and any screening or visual mitigation of the conditional use to store a boat in the side yard should be designed so as to not impact the county's use of the easement.

The Utilities Department supports this case.

<p style="text-align: center;"><b>COUNTY TRANSPORTATION</b> Staff Contact: Steve Adams (804-748-1037) adamst@chesterfield.gov</p> <p style="text-align: center;"><b>ENVIRONMENTAL ENGINEERING</b> Staff Contact: Rebecca Ward (804-748-1028) wardr@chesterfield.gov</p> <p style="text-align: center;"><b>PARKS AND RECREATION</b> Staff Contact: Janit Llewellyn (804-751-4482) llewellynja@chesterfield.gov</p> <p style="text-align: center;"><b>SCHOOLS</b> Staff Contact: Atonja Allen (804-318-8740) atonja_allen@ccpsnet.net</p> <p style="text-align: center;"><b>VIRGINIA DEPARTMENT OF TRANSPORTATION</b> Staff Contact: Willie Gordon (804-674-2907) willie.gordon@vdot.virginia.gov</p>
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This request will not impact these facilities.

## CASE HISTORY

### Applicant Submittals

<b>12/30/2019</b>	Application submitted
<b>9/1/2020</b>	Application resubmitted to address parking in front and side yard.

### Planning Commission

<b>8/18/2020</b>	<b>Action – DEFERRED TO SEPTEMBER 15, 2020 ON THE COMMISSION’S OWN MOTION WITH THE APPLICANT’S CONSENT.</b>
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**CONDITIONS**

1. Non-Transferable Ownership. This Conditional Use approval shall be granted exclusively to Nathaniel and Gabrielle Harris 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 (boat on a trailer) no greater than twenty-six (26) feet in length. (P)
3. Location of Recreational Vehicle and Driveway Expansion. The recreational vehicle shall be parked within the front and side yards, as depicted in Exhibit A, and shall meet the following setbacks: ten (10) feet from the rear property line and five (5) feet from the side property line. The proposed expansion to the driveway, as shown on Exhibit A, shall be asphalt or concrete. A construction plan schedule shall be approved by the Planning Department within sixty (60) days of approval of this request (P)
4. Screening. Evergreen plantings shall be planted along the southern property line adjacent to GPIN # 790-663-0141, as depicted in Exhibit A (Attachment 2). Plantings shall consist of evergreen trees as shown on a plan and approved by the Planning Department. Minimum planting height shall be at least eight (8) feet in height at the time of planting and shall reach a height of 10 feet at maturity. A landscaping plan and a planting schedule shall be approved by the Planning Department within sixty (60) days of approval of this request. (P)



EXHIBIT A – CONCEPTUAL PLAN  
(September 3, 2020)

