

CASE NUMBER: 21AN0107

APPLICANT: Gifted Hand



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Board of Zoning Appeals (BZA)

90 DAYS

Public Hearing Date:

OCTOBER 7, 2020

Applicant's Contact:

BEVERLEY WEBB

(804-921-5192)

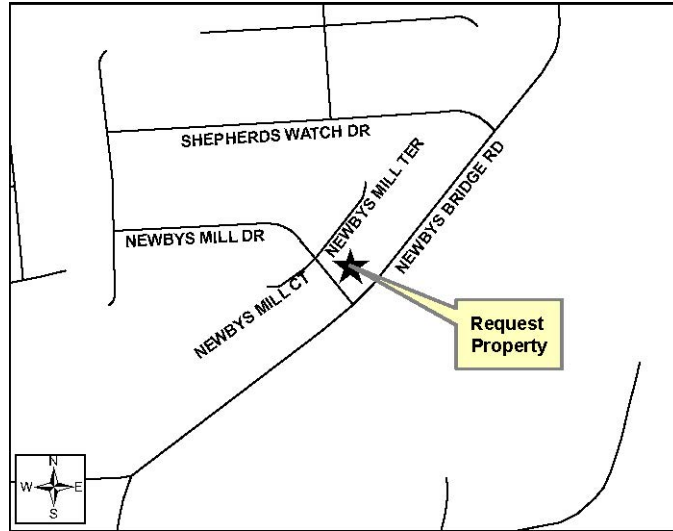
Planning Department Case Manager:

AMY SOMERVELL

(804-748-1970)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: Dale



4825 Newbys Mill Terrace – 0.4 acre

REQUEST

Special exception to permit a one (1) chair beauty shop in a Residential (R-12) District.

Note:

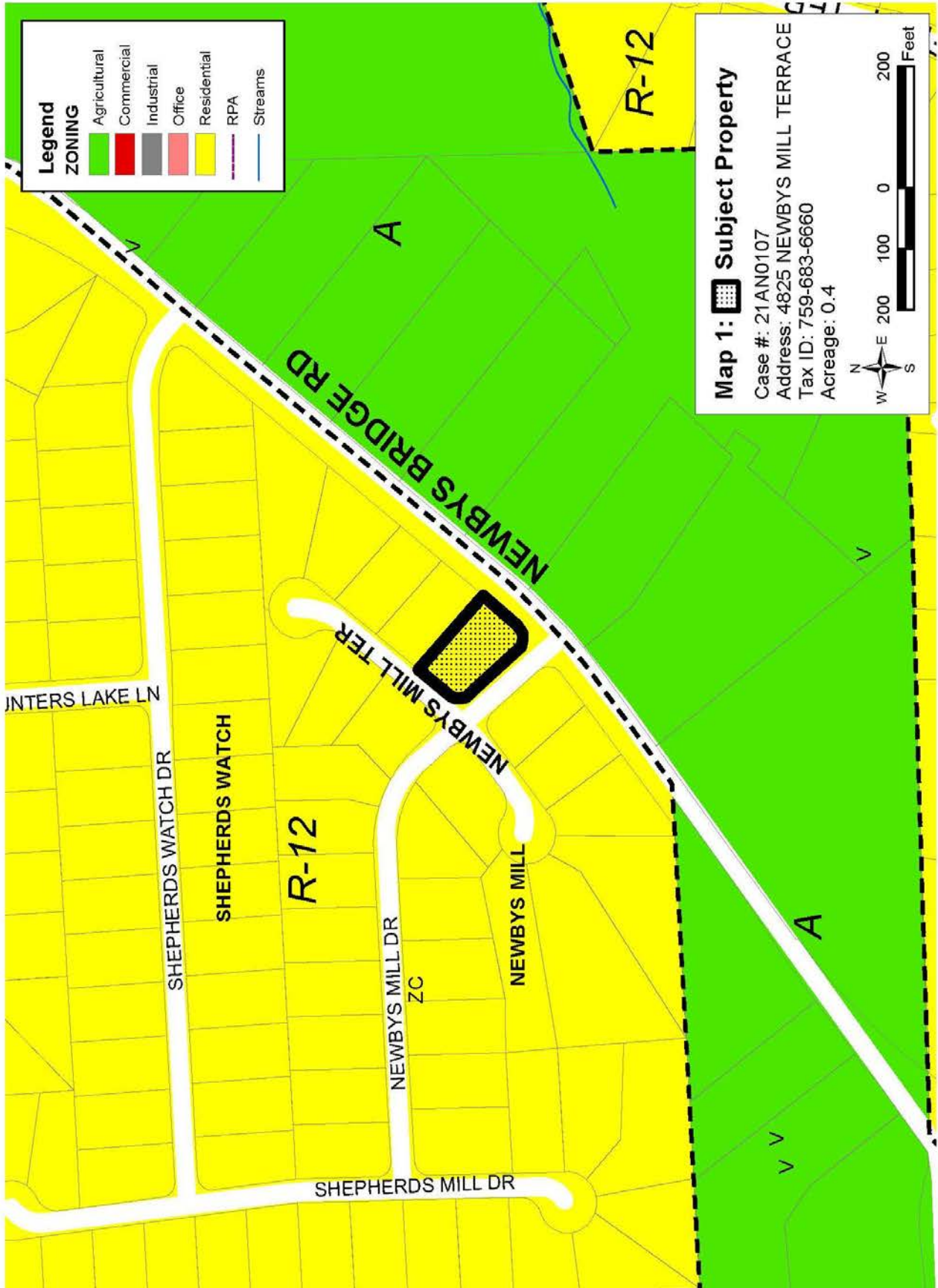
Recommended conditions are located in Attachment 1.

RECOMMENDATION

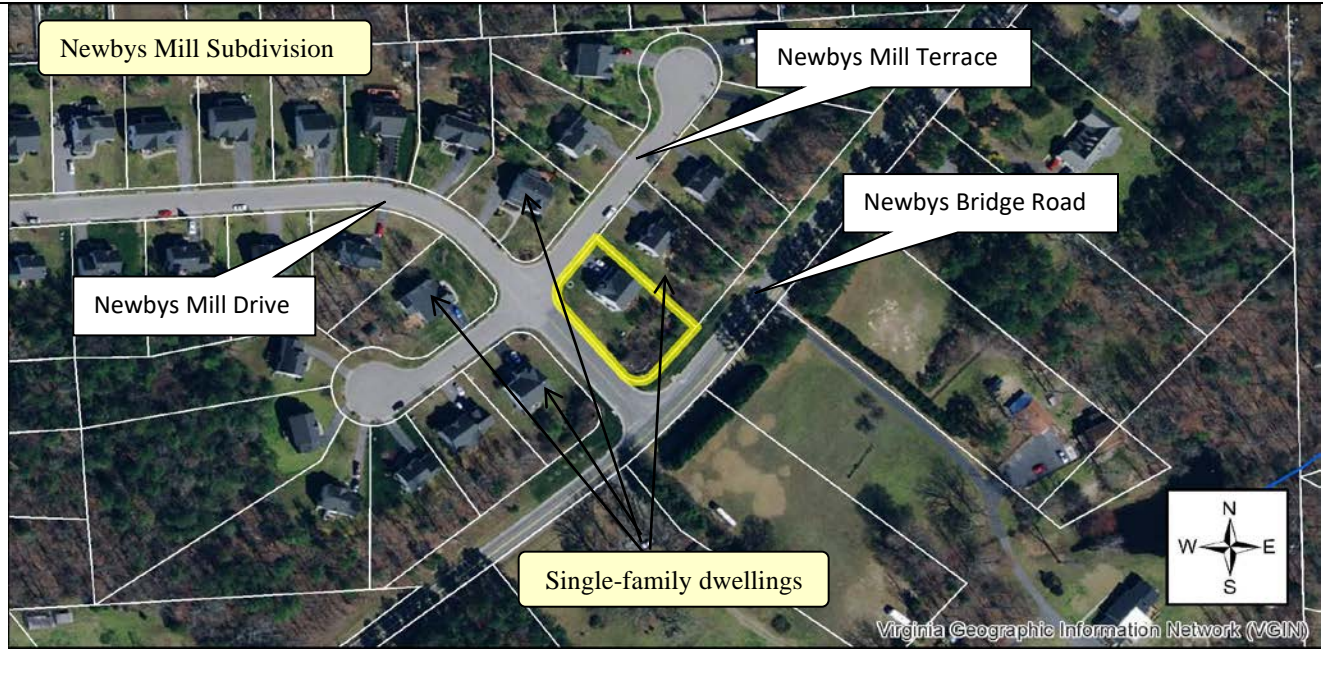
STAFF

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

PROPOSAL

The applicant requests a special exception to operate a one (1) chair beauty shop from the home. The applicant states:

“Working from home during this time can be an asset to my community by providing quality services for families. I have forty years of experience, and I appreciate the opportunity to conduct this use from my home. This request will not be detrimental to my neighborhood/community as the exterior of my home will not change. My property is a corner lot located right off the main road. This corner lot provides adequate parking along side of corner lot and in front of corner lot if needed.”

EXAMINATION OF REQUEST

Staff's inspection of the property revealed the following:

- Subject property is surrounded by single-family dwellings.
- The beauty shop is located within the existing home, and no evidence of a salon exists from the exterior.
- The lot is located at the entrance of the subdivision; therefore, minimizing the traffic impact on the neighborhood.
- The paved driveway, at a maximum, can accommodate four (4) mid to compact-sized vehicles stacked two (2) deep.
 - Accommodating client parking may prove difficult if applicant owns more than two vehicles and does not store their vehicles within the attached garage (Condition 5).
 - Applicant has indicated their garage is not used for parking of vehicles.
 - On street parking appears to be intermittent in this neighborhood.
- The property is well maintained and in character with area 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

8-10-2020	Application submitted
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CONDITIONS

1. This special exception approval shall be granted to and for Gifted Hand (Beverly Webb) exclusively and shall not be transferable or run with the land. (P)
2. This special exception shall be granted for a period of two (2) 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. to 5:00 p.m. Wednesday through Friday and 9:00 a.m. to 1:00 p.m. on Saturday. No Sunday, Monday or Tuesday 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)