

**CASE NUMBER: 21AN0115**  
**APPLICANT: Michelle Mears**

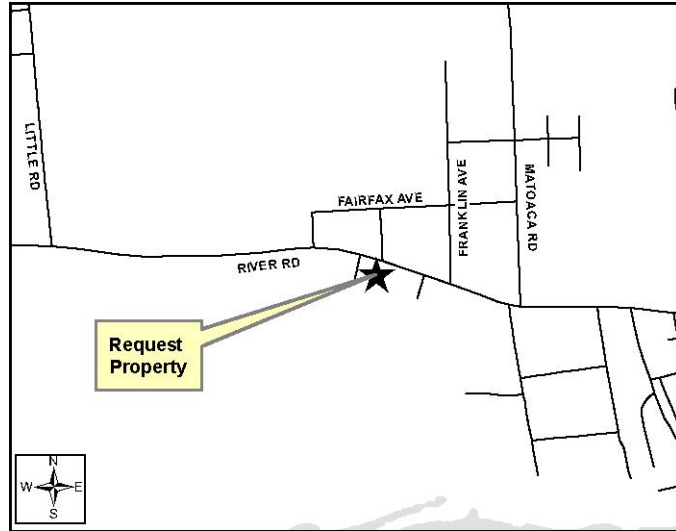


**STAFF'S ANALYSIS  
AND  
RECOMMENDATION**

**Board of Zoning Appeals (BZA)**  
 90 DAYS  
**Public Hearing Date:**  
 DECEMBER 2, 2020

**Applicant's Contact:**  
 MICHELLE MEARS  
 (804-894-2553)  
**Planning Department Case Manager:**  
 AMY SOMERVELL  
 (804-748-1970)

**CHESTERFIELD COUNTY, VIRGINIA**  
 Magisterial District: **Matoaca**



6825 River Road – 0.6 acre

**REQUEST**

Special exception to permit a one (1) chair beauty shop in a Residential (R-7) District.

**Note:**

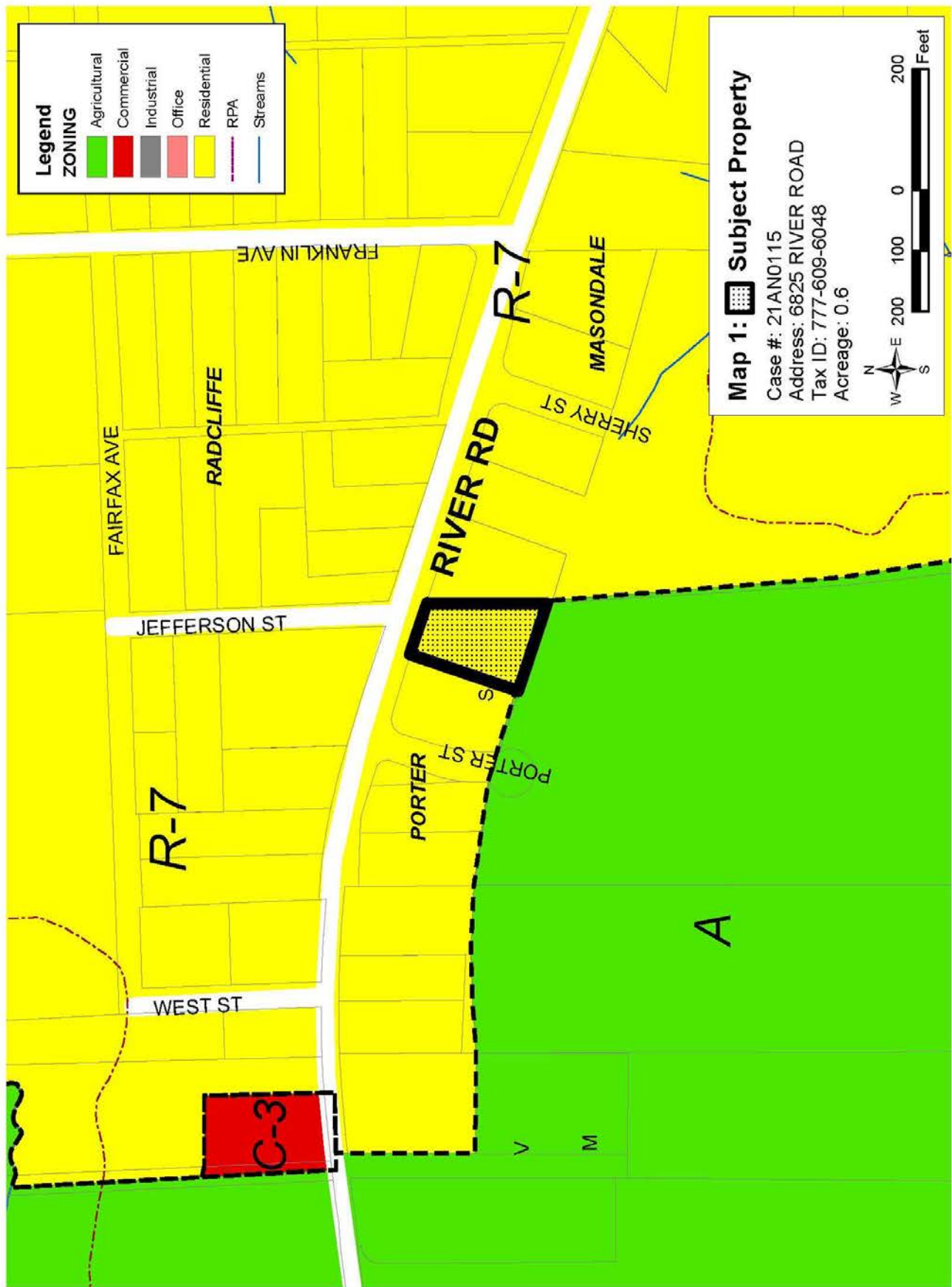
Recommended conditions are located in Attachment 1.

**RECOMMENDATION**

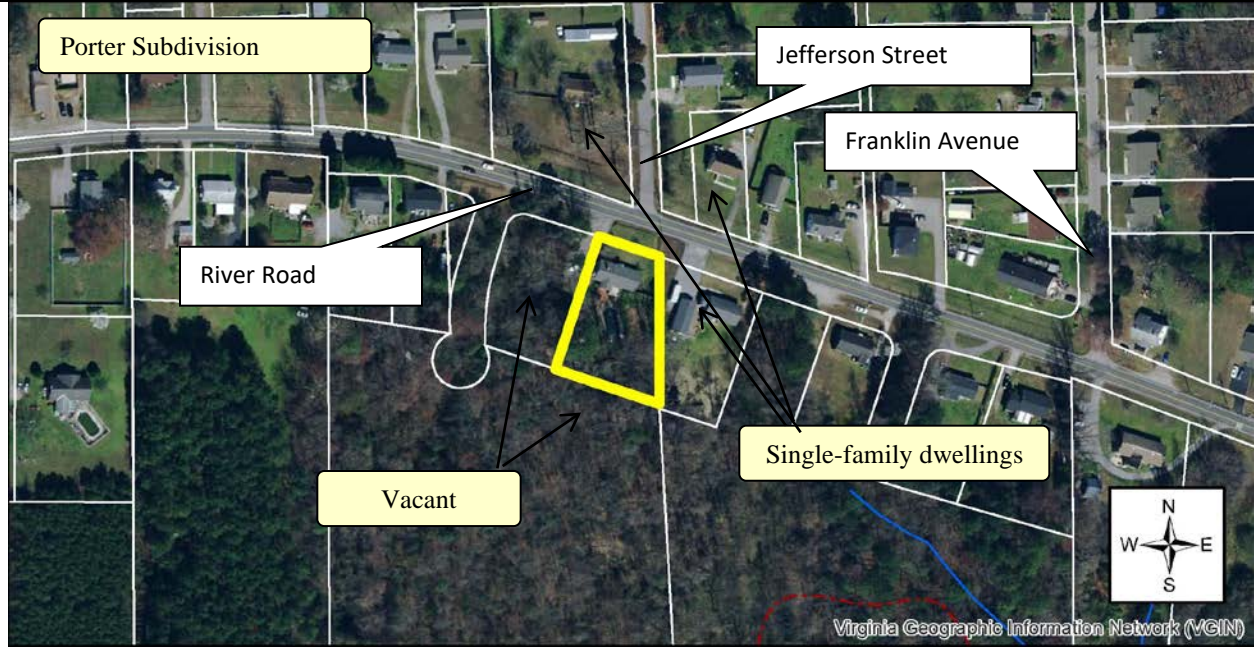
STAFF

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:

*"I am proposing to have a one (1) chair beauty shop from the home. I have been a licensed hairdresser for 26 years and have lived at this property for seven (7) years. I will schedule clients approximately 20 hours a week and do not anticipate an increase in traffic. I can accommodate 3 to 4 vehicles with turn around to avoid backing out on River Road. There will be no signs advertising this use."*

## EXAMINATION OF REQUEST

Staff's inspection of the property revealed the following:

- Subject property is surrounded by single-family dwellings to the north and east.
- No evidence of a salon exists from the exterior.
- The lot is located on a major arterial (River Road).
- The gravel driveway has ample area to accommodate parking for this use.
- The gravel driveway can accommodate turnaround for vehicles to avoid backing out onto River Road.
- 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.

**CONDITIONS**

1. This special exception approval shall be granted to and for Michelle Mears exclusively and shall not be transferable or run with the land. (P)
2. This special exception shall be granted for a period of 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. to 5:00 p.m. Monday through Friday. No Saturday or 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)