

CASE NUMBER: 21AN0116
APPLICANT: Rita MacDonald

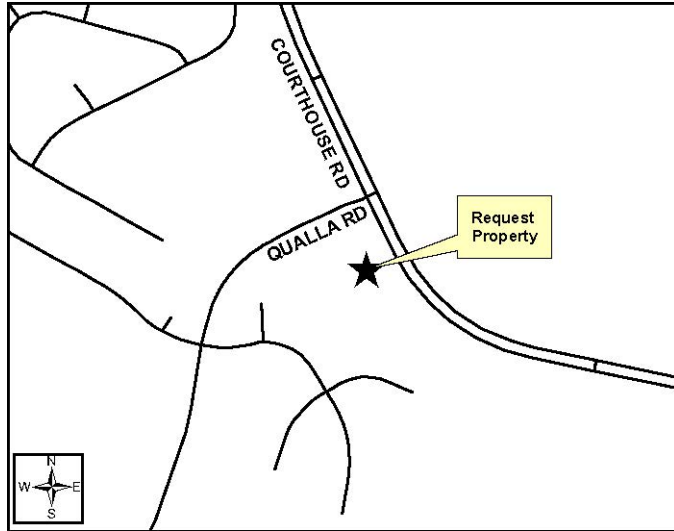


**STAFF'S ANALYSIS
AND
RECOMMENDATION**

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

Applicant's Contact:
 RITA MACDONALD
 (804-382-6095)
Planning Department Case Manager:
 AMY SOMERVELL
 (804-748-1970)

CHESTERFIELD COUNTY, VIRGINIA
 Magisterial District: Dale



5320 Courthouse Road – 0.9 acre

REQUEST

Special exception to permit a one (1) chair beauty shop in an Agricultural (A) District.

Note:

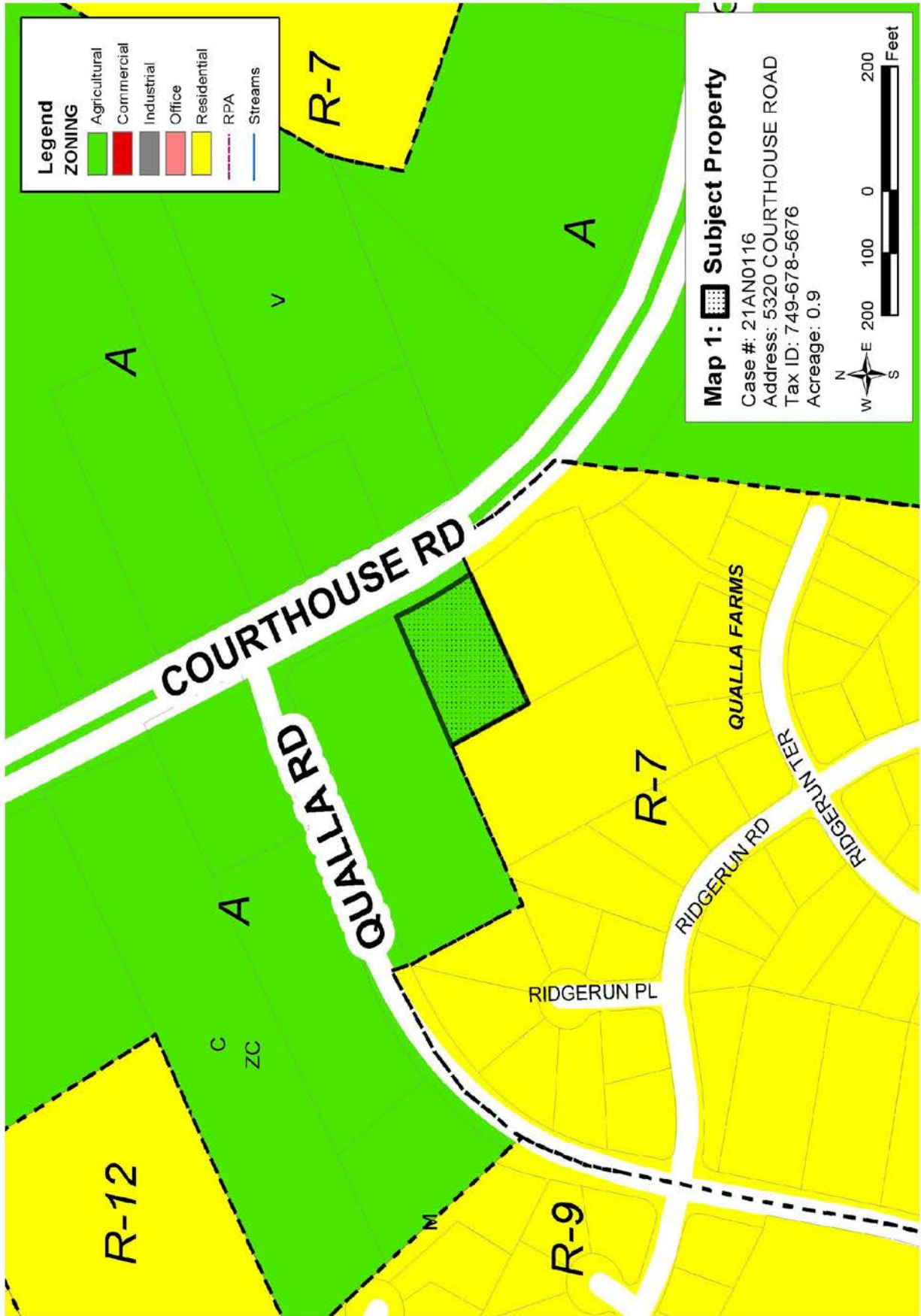
Recommended conditions are located in Attachment 1.

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 a one chair, one client at a time, salon from my home. Our home has an existing home office in the rear of the home which is not visible from the road and has a separate entrance. Our house is situated on .9 acre with only two (2) neighbors that have visibility or partial visibility of the entrance to the salon. One is a church that is primarily active on Sunday and the other is a single-family dwelling that has visibility of our parking area from their yard but very limited visibility from their home. My clients are long-term trusted clients. They will have room to park, turn and exit safely using a paved (recently widened) driveway. I have family members with health conditions that required I be near them through my workday. Also, due to Covid-19 a home salon will provide my clients with an environment in which I can better maintain and control quality for safe cleaning and safe distancing. "

EXAMINATION OF REQUEST

Staff's inspection of the property revealed the following:

- Subject property is adjacent to a single-family dwelling to the south and nonresidential use (church) to the north.
- The beauty shop is located to the rear of the home, and no evidence of a salon exists from the exterior of the home.
- The lot is located off a major arterial road (Courthouse Road) and is not located within a subdivision. The entrance from Courthouse Road is a right in and right out as the road has a divided median.
- The paved driveway has ample parking to accommodate this use.
- The paved driveway has adequate area for vehicles to turnaround to prevent backing out onto Courthouse 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 Rita MacDonald 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: 1:00 p.m. to 7:00 p.m. on Tuesday, and 10:00 a.m. to 6:00 p.m. Wednesday through Saturday. No Sunday or Monday 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)