



21SN0524 – Christine and Paul Butts

Magisterial District - Matoaca

Applicant Contact – **Christine Butts** (804-739-8131)

CPC Public Hearing - **December 15, 2020**

Time Remaining
100 Days

Case Manager
Joanne Wieworka
(804-748-1081)

Request

Conditional Use Planned Development

Reduction in side yard setback for a proposed addition.

Staff Recommendation

Approval

Property Location

9301 Orchid Place

Site Size

0.3 Acres

Comprehensive Plan – Land Use Designation

Suburban Residential II

Plan Area

County Wide Plan

Figure 1: Aerial of Request Area (VGIN 2016) – Click Image for Link to GIS

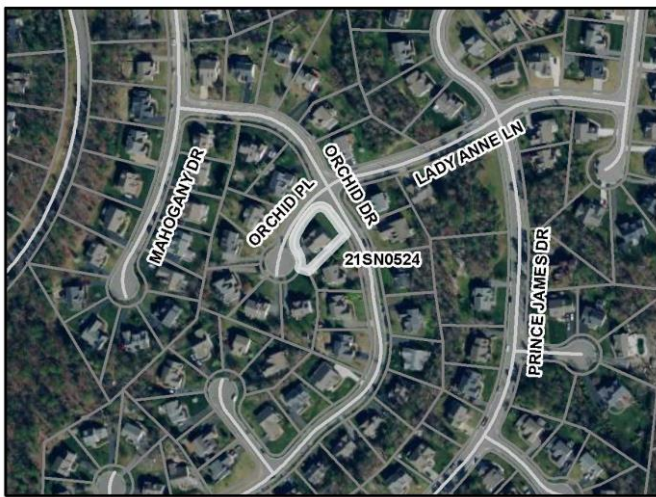
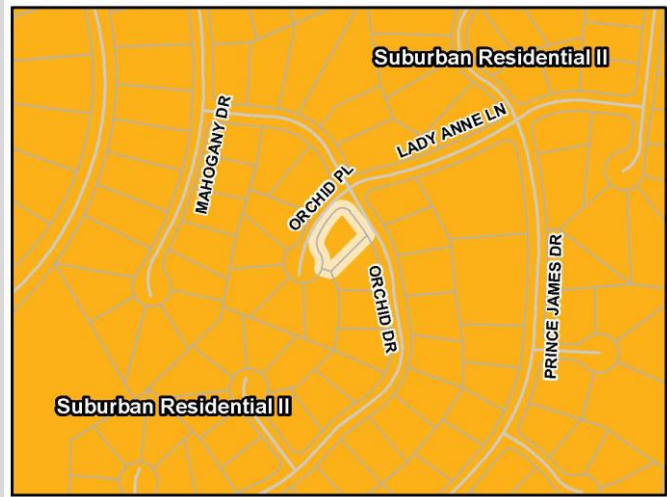


Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

Conditional use planned development to permit encroachment of a structure (building addition) into a side yard setback. Specifically, the applicant is proposing to enclose an existing screened porch and deck attached to the existing dwelling.

Recommendation

STAFF - APPROVAL

- Proposed enclosure would not encroach into the setback any further than the existing footprint of the screened porch and deck. The request will have minimal impacts on surrounding properties.

NOTES FOR THE PLANNING COMMISSION AND BOARD OF SUPERVISORS

- Conditions may be imposed or the property owner may proffer conditions.
- A condition and a "Proposed Layout Plan – Exhibit A" are provided in this report.

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Zoning History

89SN0149: Approved (4/1989)

Rezoning to Residential (R-12) permitting a single-family subdivision with a maximum of 375 dwelling units.

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for **Suburban Residential II**, which suggests the Property is appropriate for residential development at a maximum density of 2.0 to 4.0 dwellings per acre.

Proposal

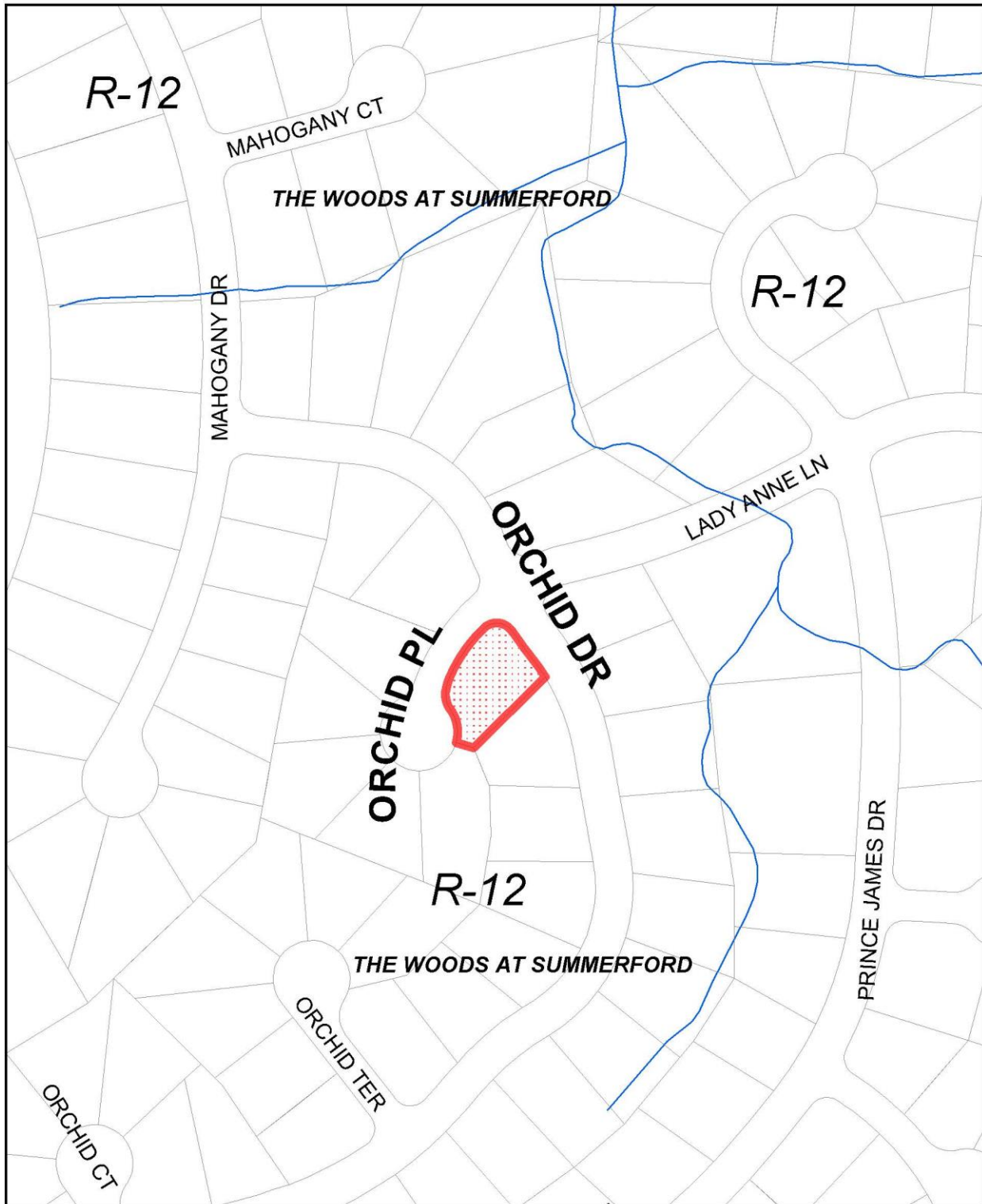
The applicant is proposing to replace an existing screened porch and deck with an enclosed one-story addition near the side property line. The side yard setback in the Residential (R-12) District is ten (10) feet. The Zoning Ordinance permits a deck or screened porch open on three (3) sides to encroach a distance of half the required side yard setback (provided the encroachment is no closer than five (5) feet to the interior side lot line). The existing screen porch and deck are located 5.5 feet from the side property line, meeting the setback requirements for these types of improvements.



Existing Screen Porch
and Deck

Aerial of Property - Existing Conditions



The applicant's proposal to replace the existing screened porch and deck with an enclosed addition increases the required setback to ten (10) feet. Therefore, an exception to the side yard setback is requested to permit the enclosed addition in the same location as the existing screen porch and deck. As proposed, the enclosed addition would not project any closer to the side property line than the current screen porch and deck improvements, as shown in [Exhibit A](#). Staff has provided a [condition](#) that would require the enclosed addition to be constructed within the existing footprint of the screen porch and deck as well as prohibit any further enclosed structures within this setback area.



Map 1:  **Subject Property**

Case #: 21SN0524
Acreage: 0.3
Address: 9301 ORCHID PL
GPIN: 725-659-4787



-  Resource Protection Area
-  Streams

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Nearby Facility - The Winterpock Fire Station, Company Number 19

1. This request will have minimal impact on Fire and Emergency Medical Services.

Schools

This request will have no impact on school facilities.

Transportation - County Department of Transportation

No comment on this request.

Transportation - Virginia Department of Transportation

No comment on this request.

Utilities – Water and Wastewater

1. The subject property is within the mandatory water and wastewater connection area for new residential development.
2. The existing residential structure is connected to the public water and wastewater systems.
3. The request will not impact the public water and wastewater systems.

Community Engagement & Public Hearings

Community Meetings

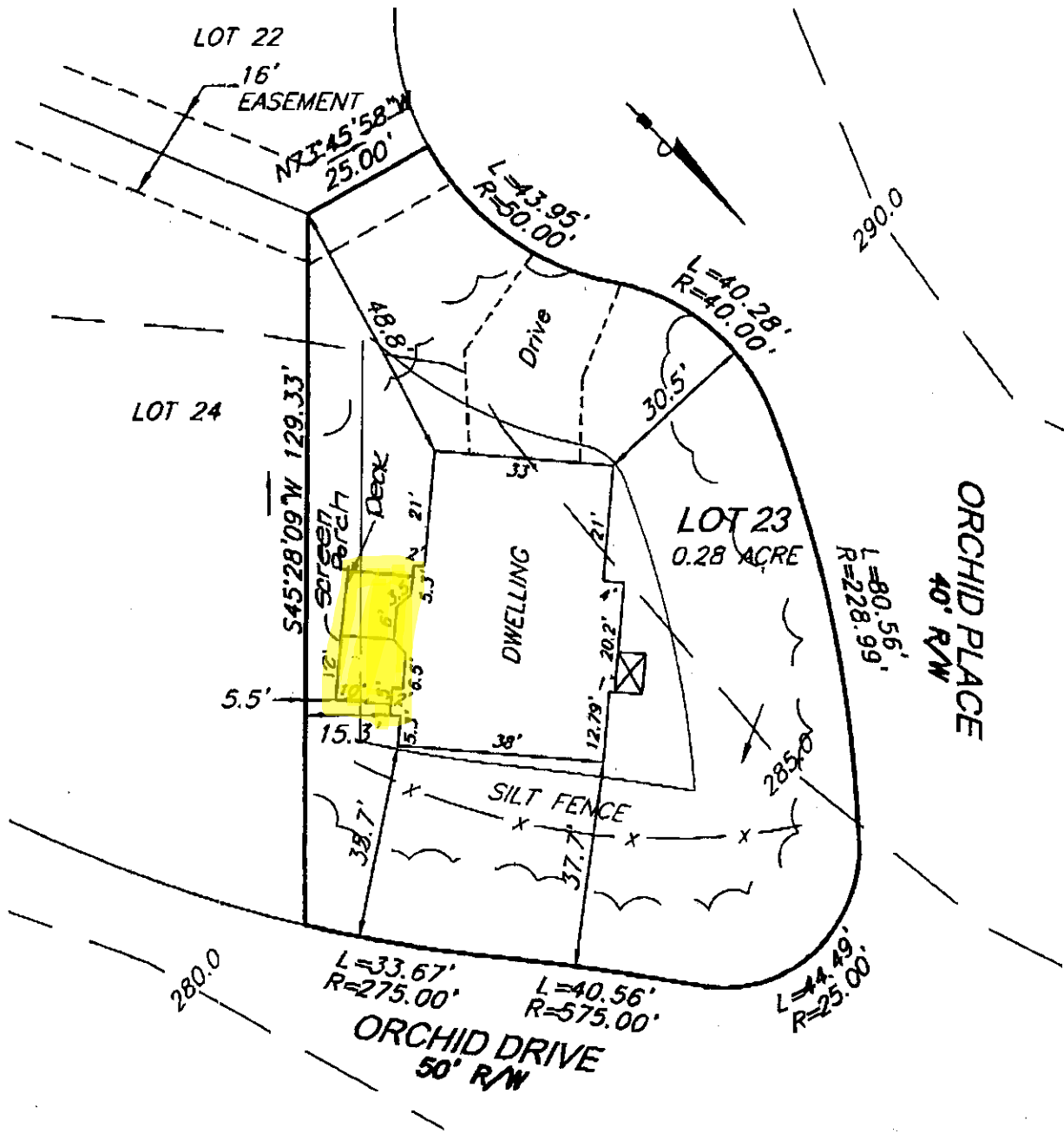
10/29/2020 – Discussion Topics:

1. The neighbor immediately adjacent to the subject property stated that the proposed addition will have minimal impacts on their property based on the existing structure located in the same area today.

Condition

1. Use and Location. The proposed one-story addition, to be constructed in the same location as the screen porch and deck depicted on Exhibit A, shall be permitted to be constructed within the side yard setback. No additional enclosed structures shall be permitted within this setback. (P)

Proposed Layout Plan – Exhibit A



Case Contacts

Applicant

- **Applicant's Contact:**
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District Planning Commissioner

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