

21SN0705 – Midlothian



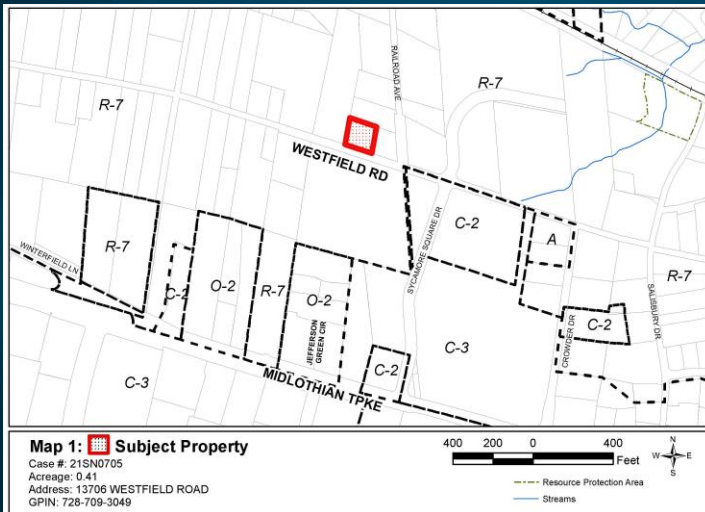
Michael and Christina Cassada

Conditional use for a business from the home (beauty shop) plus conditional use planned development for exceptions to ordinance requirements in a Residential (R-7) District on 0.41 acre known as 13706 Westfield Road

This is case 21SN0705 in the Midlothian District.

The applicants are requesting conditional use for a business from the home to permit the operation of a beauty shop plus conditional use planned development for exceptions to ordinance requirements.

21SN0705 – Overview



1. Conditional use for a beauty shop operated in the home plus conditional use planned development for exceptions to ordinance requirements for parking setbacks
2. Conditions limit use to two (4) chairs and no more than five (5) customers at a time. Staffing is limited to two (2) stylists and one (1) assistant.
3. Parking is limited by conditions to a maximum of eight (8) vehicles.
4. Staff recommends approval.

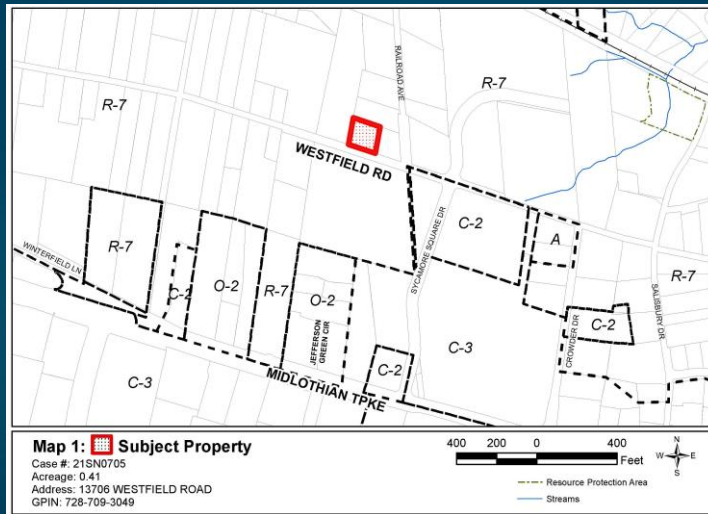
This request is for conditional use for a business from the home plus conditional use planned development for exceptions to ordinance requirements for parking setbacks.

Conditional use for a business from the home is requested to permit the operation of a two (2)-chair beauty shop from the home. Conditions limit the use to two (2) chairs, limits staffing to two (2) stylists and one (1) assistant, and limits hours of operation to 8:00 a.m. to 8:00 p.m., Monday through Saturday with customers being seen by appointment only.

Conditional use planned development is requested for exceptions to ordinance requirements for parking setbacks. The zoning ordinance requires that the setback for the parking area, at a minimum, shall be no less than the front line of the building with the least setback on the lot. The parking area for the use does not meet this setback requirement and a setback of zero (0) feet is requested. The number of parking spaces is limited by conditions to a maximum of eight (8) vehicles on the property for the use at any time.

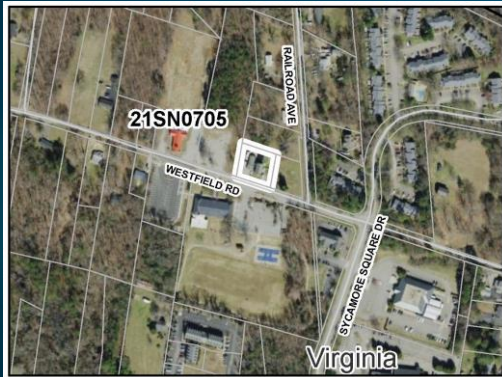
Staff recommends approval of this request.

21SN0705 – Zoning Map



The subject property, shown outlined in red, is zoned Residential (R-7). All property surrounding the subject property are also zoned Residential (R-7).

21SN0705 – Aerial & Land Use Map



The aerial map on the left shows the subject property outlined in white. The Land Use Plan map on the right shows that the subject property, outlined in white, is designated as Medium-High Density Residential.

21SN0705 – Site Photos



This picture shows the building used for the beauty shop (beige building on the left), the parking area for the use, and the applicants' home (the brick building on the right). There are eight (8) parking spaces, and the parking area has been paved using concrete pavers.

Clients are encouraged to park directly in front of the beauty shop but are also able to park behind the vehicles of beauty shop staff or other clients or to the left of the salon if necessary.

(Note: beauty shop client traffic rarely, if ever, warrants this but it is an option should the maximum number of staff and clients be present.)

21SN0705 – Site Photos



This picture shows the building used for the beauty shop up close. All activity for the beauty shop takes place in this building. Inside are two full stations (“chairs”) – two (2) hair washing chairs, two (2) drying chairs, and two (2) barber chairs.

21SN0705 – Recommendation



Staff recommends approval.

Staff recommends approval of this request.

21SN0705 – Zoning Map

