

Hanover County, Virginia

Land Use Map

Legend

-  Agricultural
-  Rural Village
-  Suburban Transitional
-  Suburban General
-  Suburban High
-  Multi-Family
-  Commercial
-  Multi-Use
-  Mixed-Use (LC/HR)
-  Mixed-Use (HC/LR)
-  Business-Industrial
-  Industrial
-  Limited Industrial
-  Planned Business
-  Destination Commerce
-  Flood Plain

SE-4-15

James Burton

accessory family unit

Agricultural Land Use

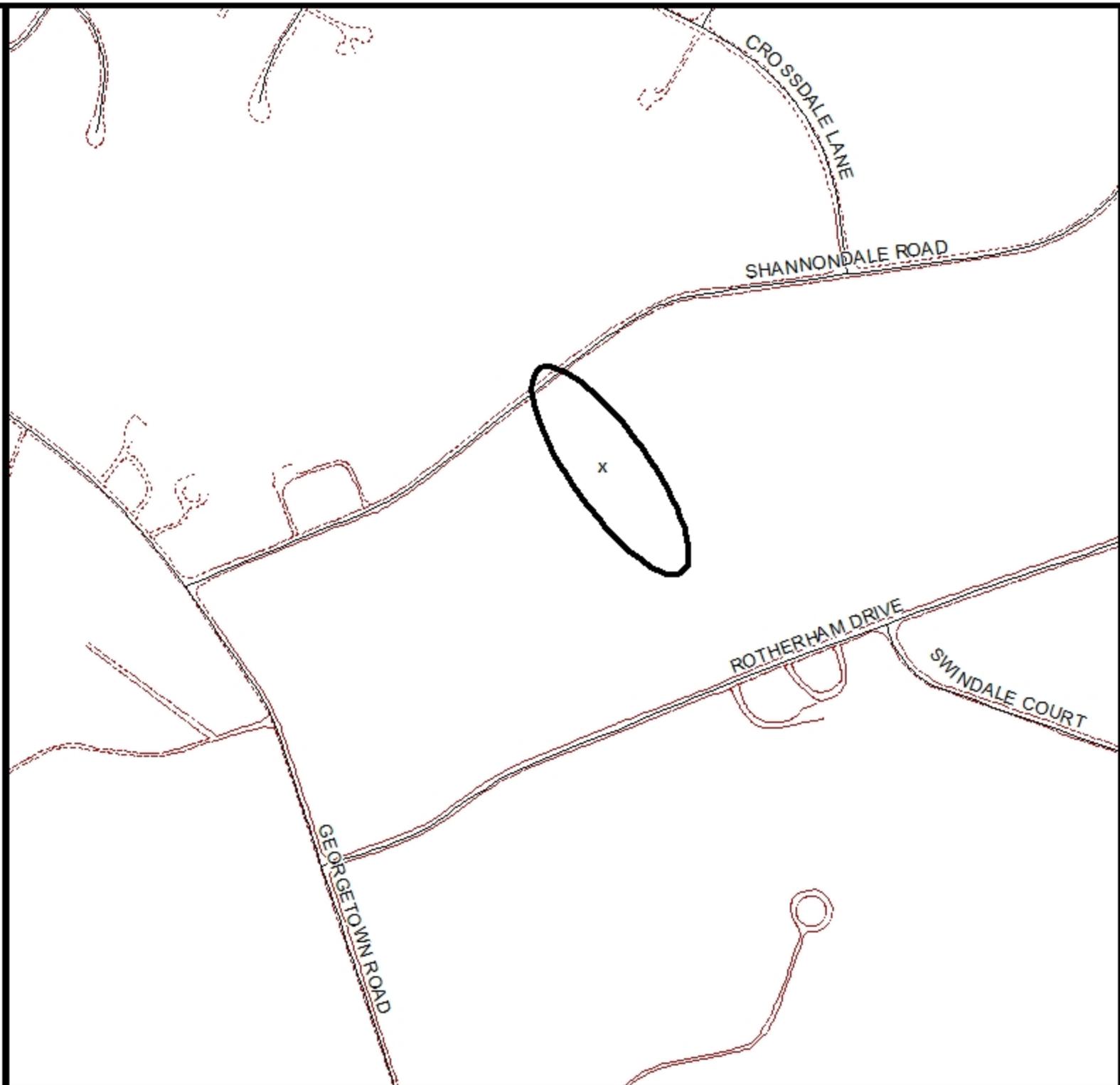
GPIN: 8717-69-1263

Henry Magisterial District



1 inch = 400 feet

February 02, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

- Roads
- Water
- - - Trees
- - - Private Road
- Structures
- Parcels

SE-4-15

James Burton

accessory family unit

Zoned A-1

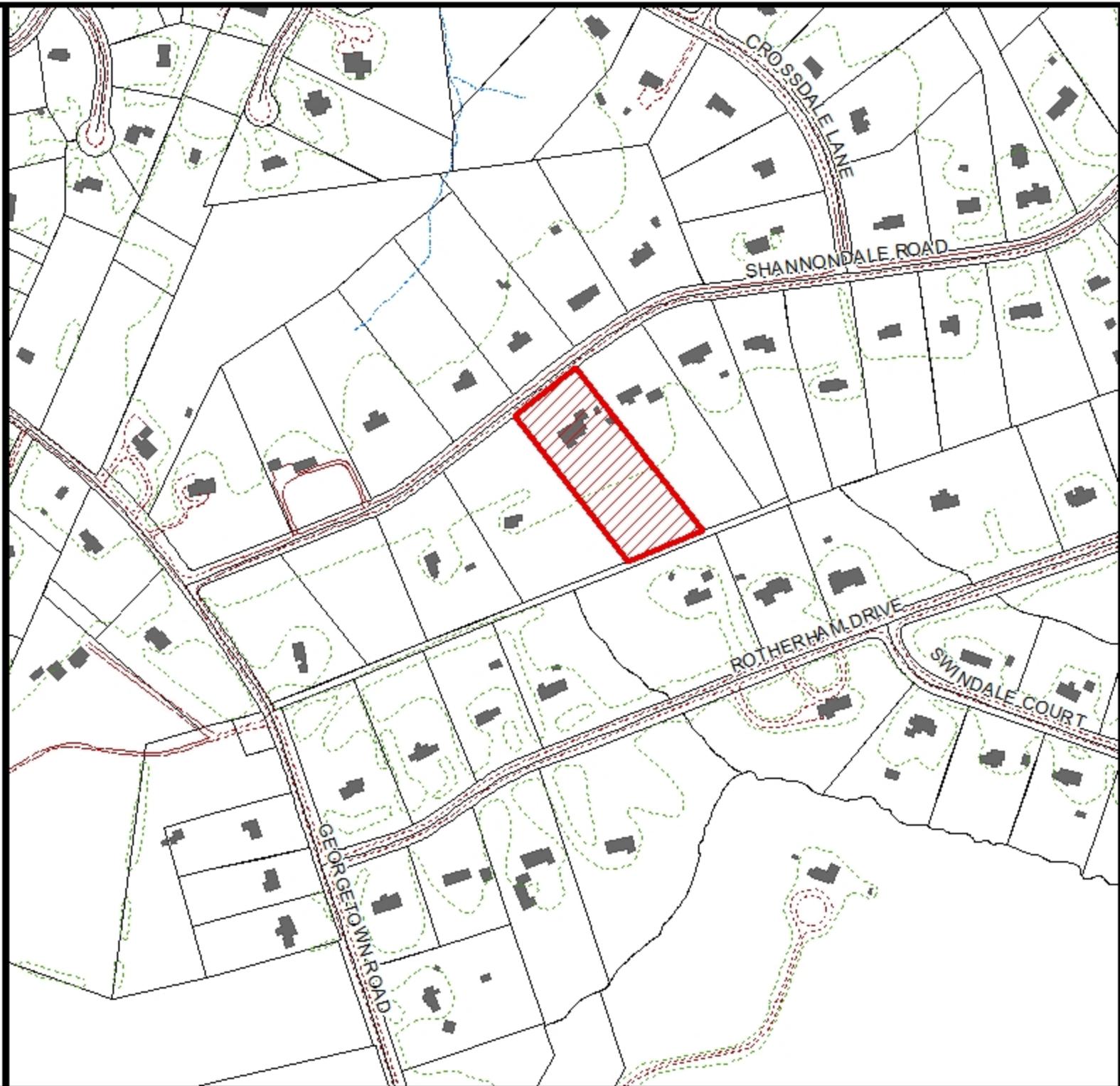
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Henry Magisterial District



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February 02, 2015



Hanover County, Virginia

Zoning Map

Legend

— Roads	■ R-4
- - - Water	■ R-5
- - - Private Road	■ R-6
□ Parcels	■ RM
□ CUP	■ MX
□ A-1	■ B-1
■ AR-1	■ B-2
■ AR-2	■ B-3
■ AR-6	■ O-S
■ RC	■ B-0
■ RS	■ M-1
■ R-1	■ M-2
■ R-2	■ M-3
■ R-3	

SE-4-15

James Burton

accessory family unit

Zoned A-1

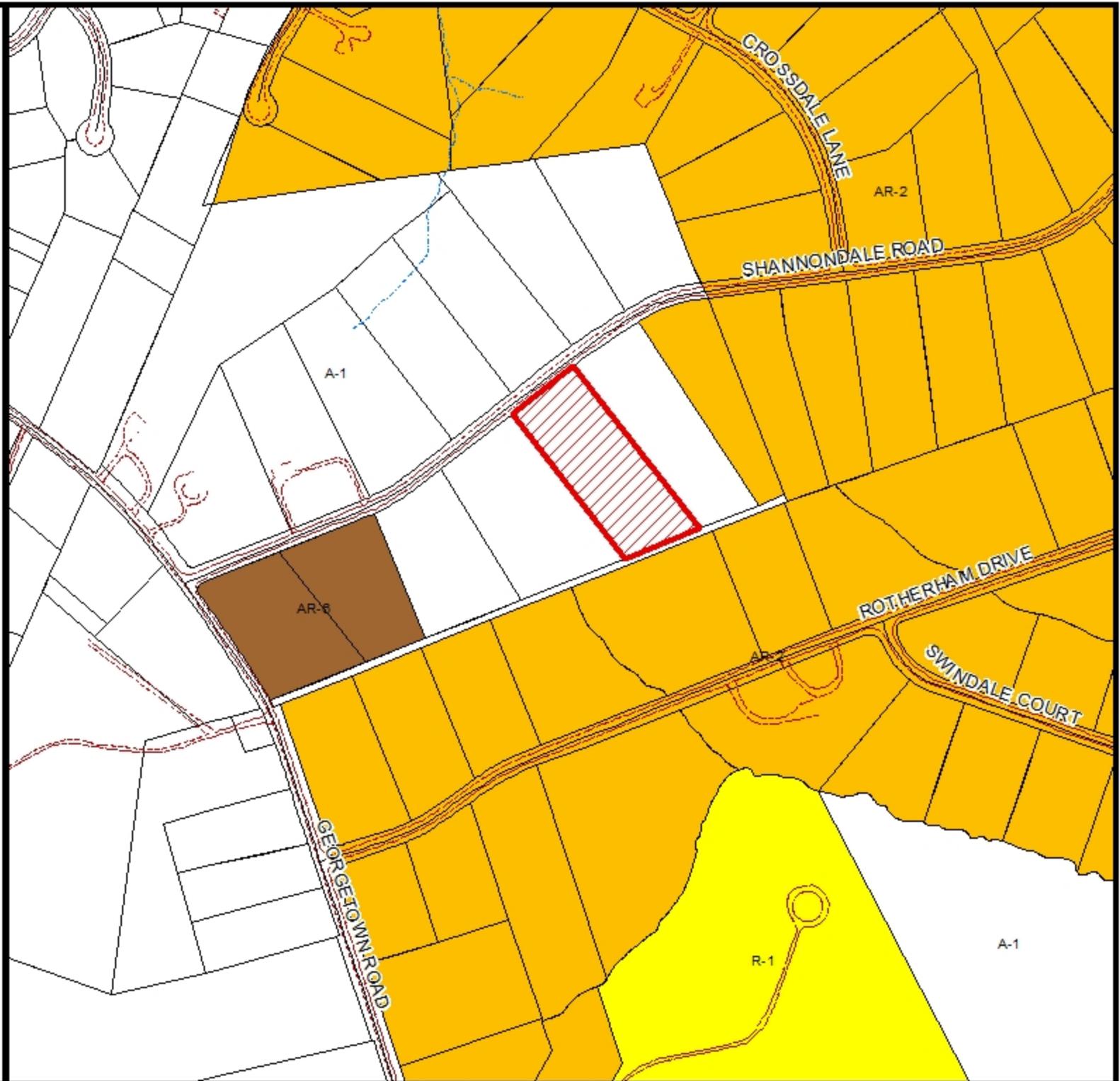
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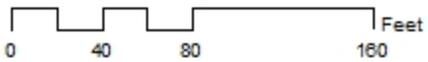
Henry Magisterial District



1 inch = 400 feet

February 02, 2015





SE-4-15, JAMES BURTON AND RUTH GULLETTE

Special Exception Report
Henry Magisterial District
Board Meeting Date: March 11, 2015



Overview

Request	Special Exception to permit an accessory family housing unit
Zoning	A-1, Agricultural District
Acreage	3.0
Location	On the south line of Shannondale Road (State Route 1763) approximately 1,150 feet east of its intersection with Georgetown Road (State Route 651)
GPIN	8717-69-1263
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Shannondale Road is designated as a 50' rural subdivision road
Suburban Service Area	Outside
Case Planner	Claudia Cheely

Executive Summary

The applicant is requesting a Special Exception Permit to allow an accessory family housing unit. The applicant will reside in the primary dwelling, and wants to construct an accessory structure that includes a woodworking shop, hobby areas, storage and an attached accessory housing unit for his mother-in-law.

The proposed structure meets the technical requirements for an accessory family housing unit outlined in Section 26-280 of the Zoning Ordinance. However, the structure appears to be a small second dwelling with a large attached garage. The intent of the Ordinance is to allow accessory family housing units that are discreetly incorporated into the primary residence or into an accessory structure.

Staff Recommendation

Should the Board of Supervisors determine that the character of the proposed accessory unit is appropriate, then staff recommends **APPROVAL** subject to the conditions outlined in the staff report.

Planning Analysis

The proposed one-story accessory structure and accessory family housing unit will be in the rear yard of the primary residence, which is fairly heavily wooded across the whole back half of the parcel. That treed area will provide screening. The applicants are proposing this one-story structure in order to provide better access for their family member, who has had back issues and surgical replacement of both knees. The accessory three-car garage will include a woodworking shop, storage and hobby areas for the applicants as well as parking for one vehicle, which will be used by the family member in the accessory unit. The application, sketch plan and floor plan for the unit indicate that this proposal meets the requirements of Section 26-280:

- Only 1 accessory family unit is proposed on this parcel;
- No more than two bedrooms are proposed;
- Access to the accessory family unit will be provided from the rear yard of the primary residence;
- The accessory family unit is approximately 873 square feet in size, which is 24.8% of the living area of the existing 3,508 square foot residence;
- The existing parking area can accommodate at least 2 additional spaces; and,
- The applicants will continue to reside in the primary residence.

Agency Analysis

There were no substantive comments from any of the reviewing agencies.

Staff's Recommended Conditions

Staff notes the proposed structure appears to be a small single-family dwelling. Should the Board find it appropriate, staff recommends the following conditions. Should the dwelling cease to qualify as an accessory housing family unit, Condition 2 requires modifications so that the unit would be considered a single-family dwelling.

1. The accessory family housing unit shall be developed on the property in conformity with the sketch plan prepared by applicants and received on March 4, 2015. The accessory housing unit shall have a layout generally as shown on the floor plan submitted with the application, showing that the unit shall have no more than 873 square feet, which is 24.8% of the area of the 3,508 square foot primary residence.
2. This Special Exception Permit shall be valid for three (3) years following the date of approval, or until the family member no longer resides within the accessory housing unit, whichever occurs first. The permit shall then be void unless the Director of Planning approves an extension beyond that time pursuant to written application. If approved, all original conditions of approval shall continue in effect, unless modified by the Director. If disapproved, or when the family member is no longer a resident of the accessory housing unit, the stove shall be removed from the kitchen and use of the garage as an accessory housing unit shall cease. The applicants shall notify the Hanover County Planning Office if this occurs, and, upon request of the County, shall provide evidence of continued compliance.

3. All requirements of the Building Inspector's Office shall be met.
4. All development and use of the Property shall comply with all federal, State, and local statutes, ordinances, and regulations.

cdc/HTE

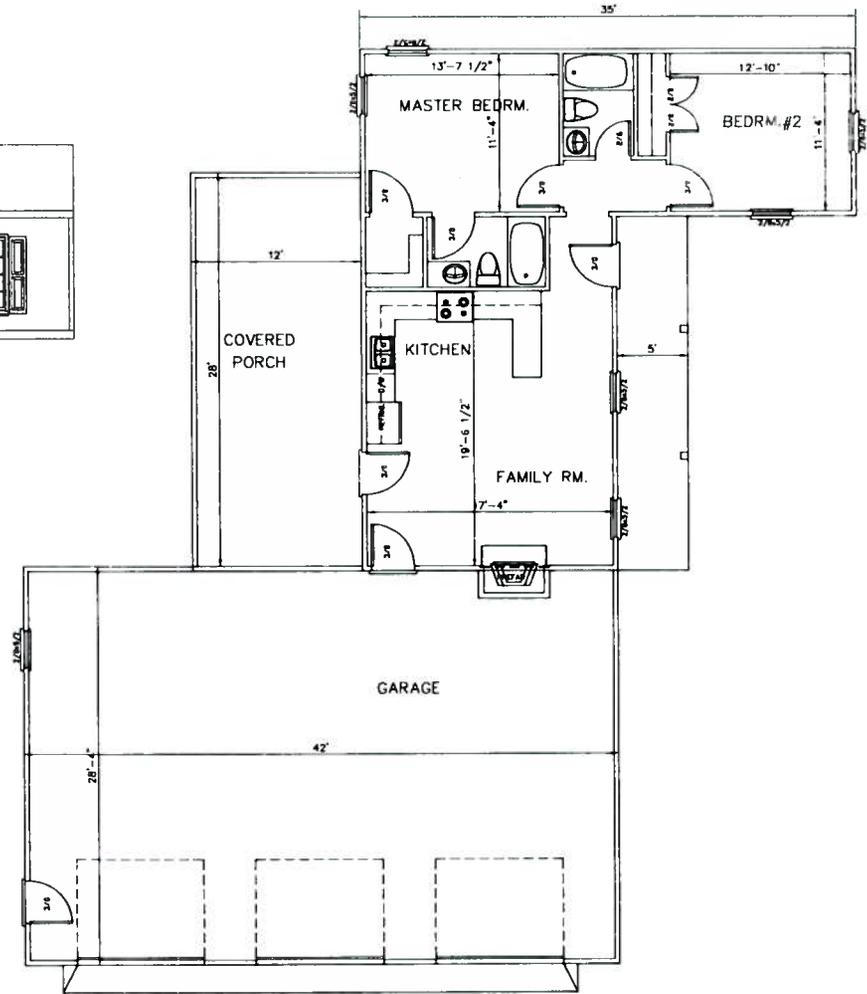
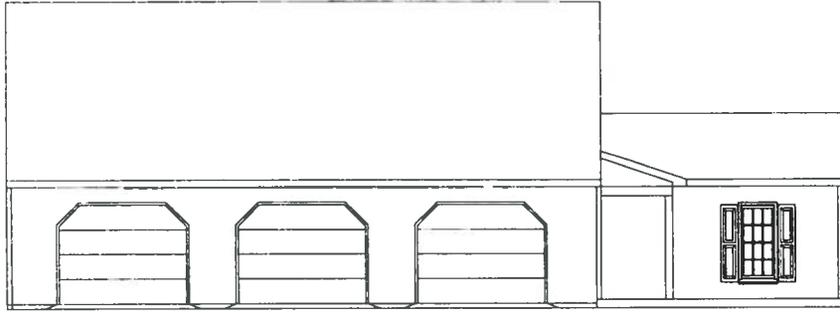
Attachments

- Maps (land use, vicinity, zoning, aerial)
- Historical Commission Recommendation
- County Traffic Study – Exec. Summary
- Application Materials
- 527 Traffic Study – Exec. Summary
- Citizen Correspondence
- Photographs
- Elevations/Sketch Plan

Available Upon Request

- Agency Review Comments
- County Traffic Study – Full Copy
- Application – Full Copy
- 527 Traffic Study – Full Copy

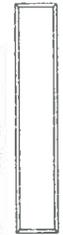
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 MAR 04 2015
 ARCHITECTURE



AREA:	
1ST FLR. LIVING	873 SQ.FT.
TOTAL LIVING	873 SQ.FT.
REAR PORCH	338 SQ.FT.
GARAGE	1180 SQ.FT.

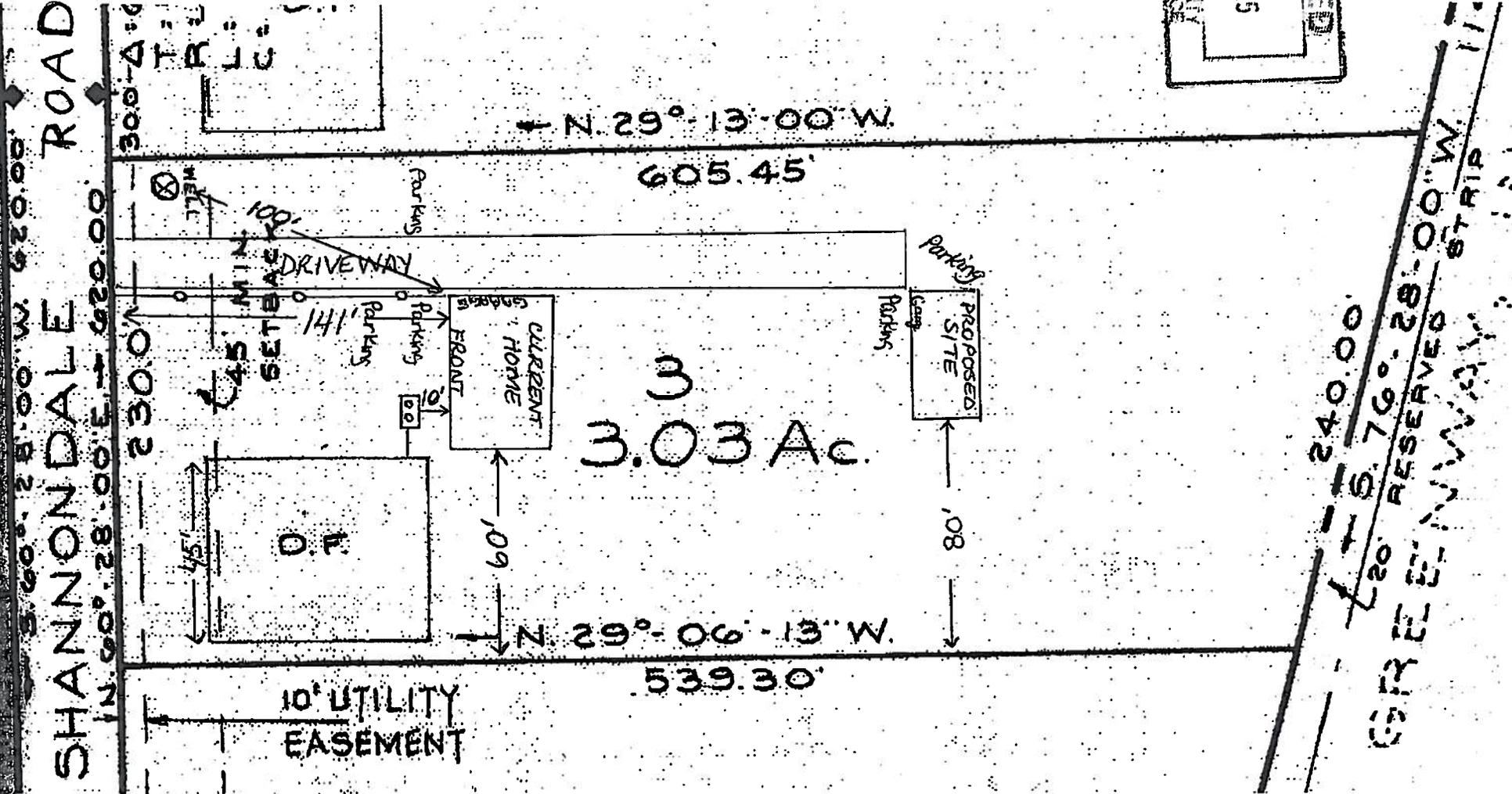
REVISIONS

COMPUTERIZED BUILDING SERVICES INC.
 13277 LERA DR
 MONTELEONE VA 23192
 (804) 883-7992



DRAWN BY
 DATE

RECEIVED
FEB 27 2015



SHANNONDALE ROAD

3.03 Ac

RESERVED STRIP
240.00
S 76° 28' 00" W

10' UTILITY EASEMENT

N 29° 06' 13" W
539.30'

N 29° 13' 00" W
605.45'

230.00'

100' DRIVEWAY
141'

109'

PROPOSED SITE
108'

45'

WELL

CURRENT HOME

Parking

Parking

Parking

Parking

S 66° 22' 00" W 500.29'

N 00° 28' 28" E 300.82'

300.00'