

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-1-15

Mallory M. and Ryan M. Hudson

accessory family housing

Suburban General Land Use

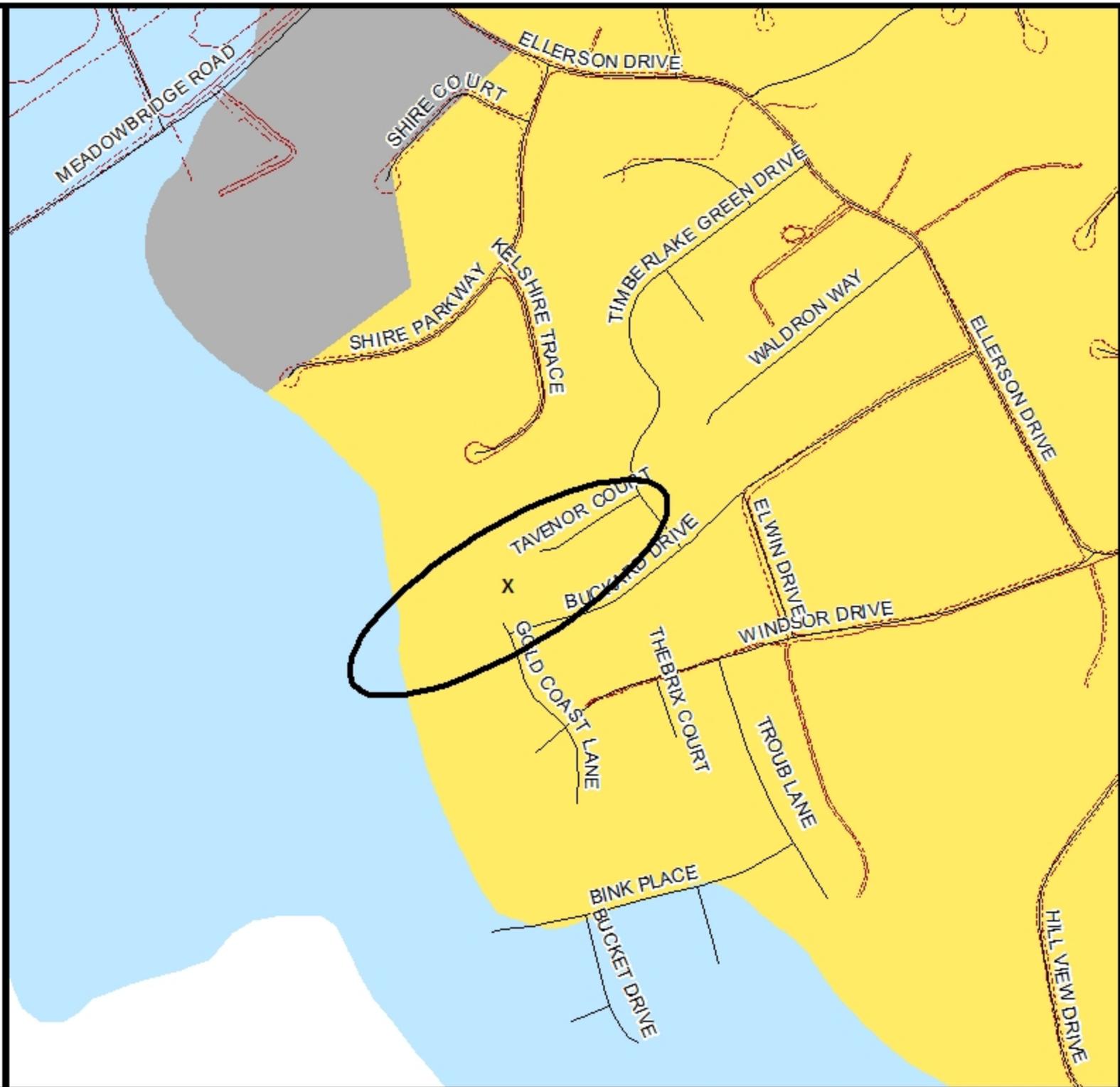
GPIN: 8704-27-1236

Mechanicsville Magisterial District



1 inch = 500 feet

January 26, 2015



**Hanover County,
Virginia**

General Parcel Map

Legend

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

SE-1-15

Mallory M. and Ryan M. Hudson
accessory family housing

Zoned R-1

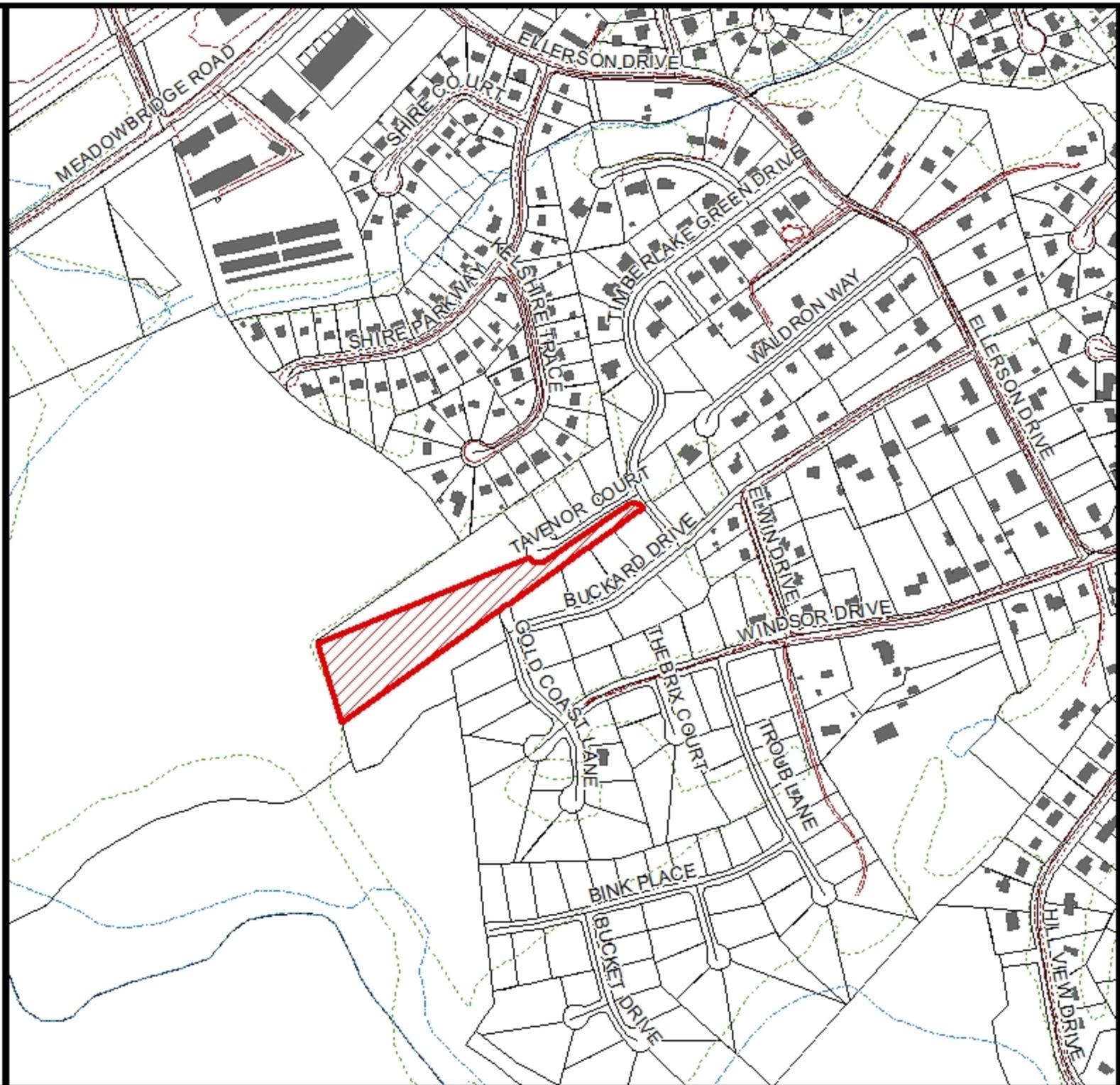
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Mechanicsville Magisterial District



1 inch = 500 feet

January 26, 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-1-15

Mallory M. and Ryan M. Hudson
accessory family housing

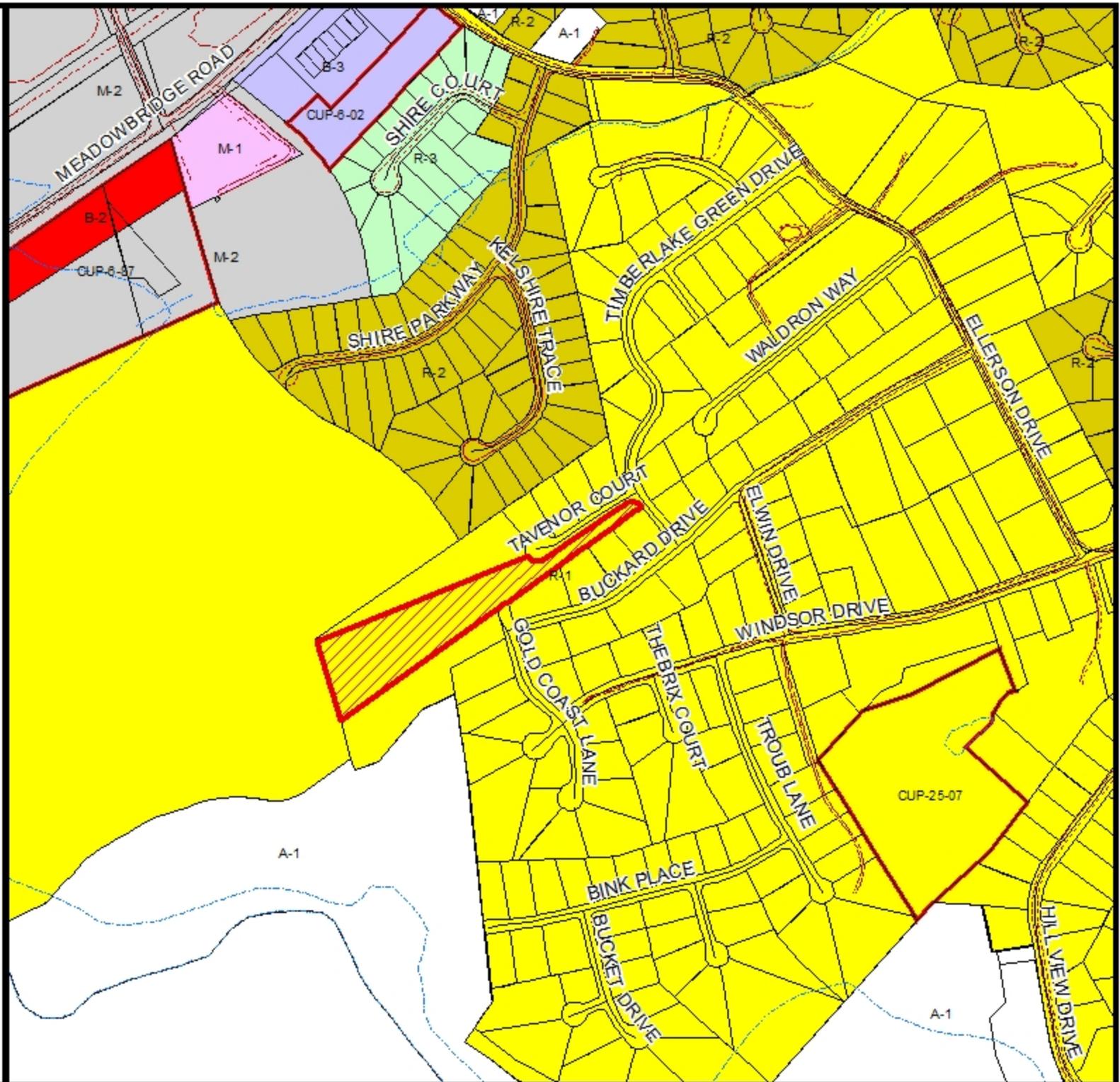
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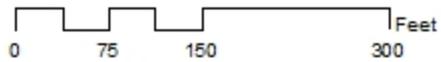
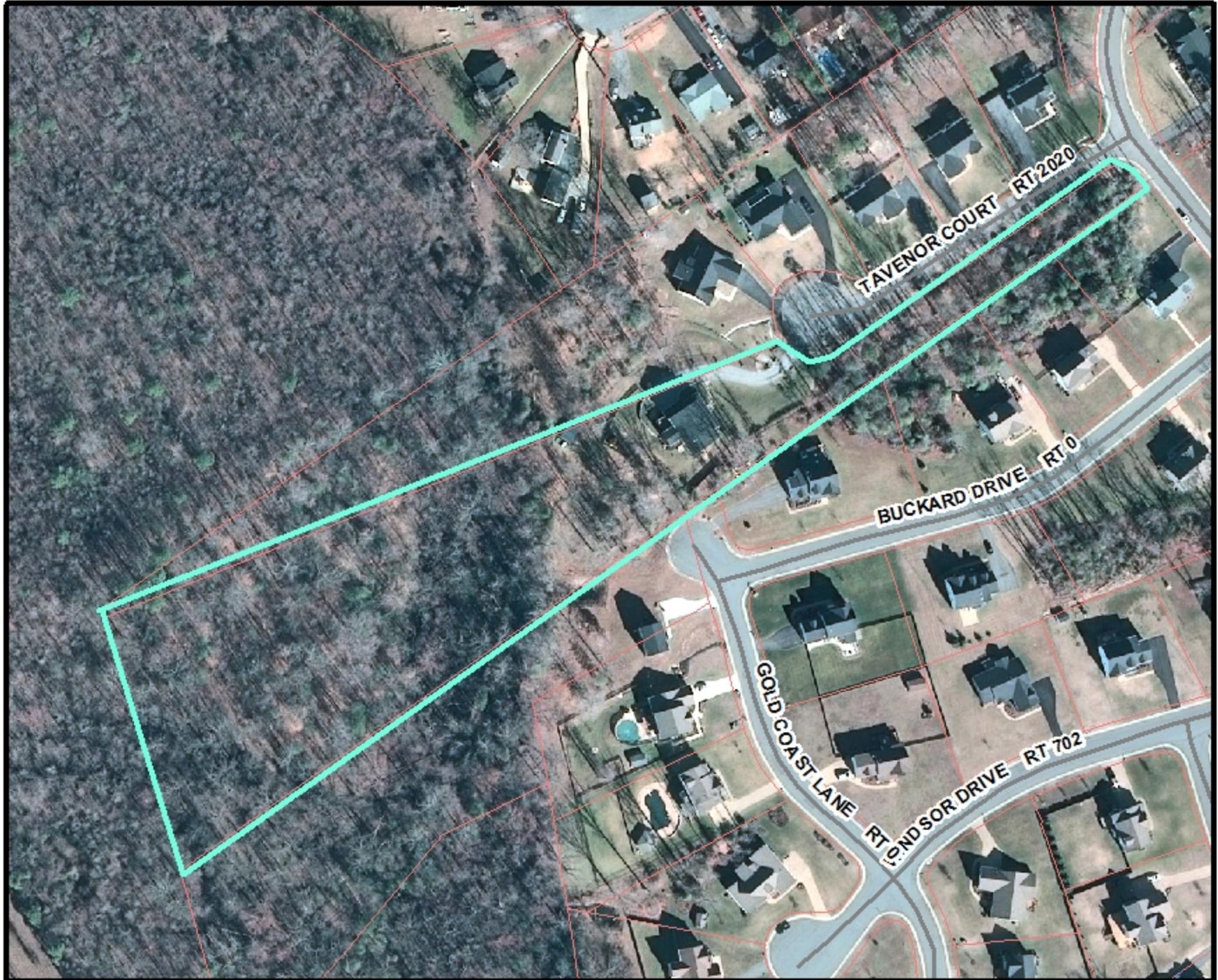
GPIN: 8704-27-1236
Mechanicville Magisterial District



1 inch = 500 feet

January 26, 2015





SE-1-15, MALLORY M. & RYAN M. HUDSON

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



Overview

Request	Special Exception to permit an accessory family housing unit
Zoning	R-1, Single-Family Residential District
Acreage	4.1
Location	At the terminus of Tavenor Court (State Route 2020) approximately 450 feet west of its intersection with Timberlake Green Drive (State Route 2021)
GPIN	8704-27-1236
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	Tavenor Court is designated as a 50' subdivision road
Suburban Service Area	Inside
Case Planner	Claudia Cheely

Executive Summary

The applicant has a garage for which he requests a Special Exception Permit for a second floor accessory family housing unit for his grandmother. A sketch plan and elevations including a floor plan of the accessory unit have been provided, which show that the proposed unit meets the Zoning Ordinance requirements set out in Section 26-280.

Staff Recommendation

APPROVAL subject to the conditions as outlined in the staff report.

Planning Analysis

The proposed accessory family housing unit will be on a second floor of a garage structure that is in the rear yard of the primary residence; the first floor of the building includes a parking bay and storage space the applicant uses for his yard equipment and general storage. 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;
- Access to the second floor unit will be provided from interior stairs in a structure that is located in the rear yard of the primary residence;
- The accessory family unit is approximately 576 square feet in size, which is 13% of the living area of the existing 4,426 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

1. The accessory housing unit shall be developed on the property in conformity with the sketch plan titled "Sketch Plan of Garage/Apt (Hudson)," prepared by Ryan Hudson, and dated February 3, 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 576 square feet, which is 13% of the area of the 4,426 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

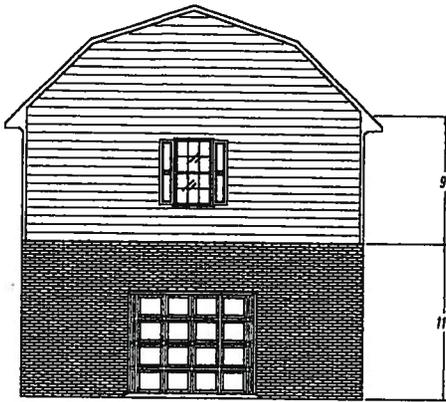
Attachments

- 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

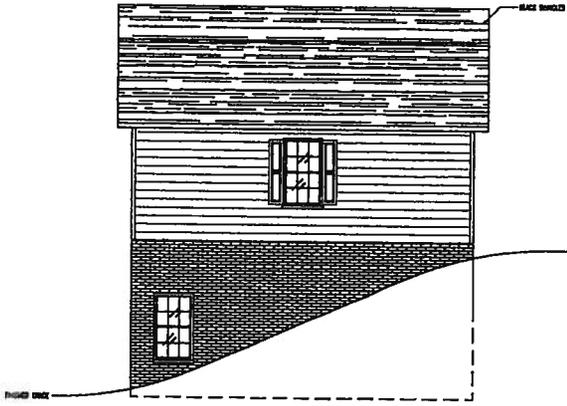
Available Upon Request

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

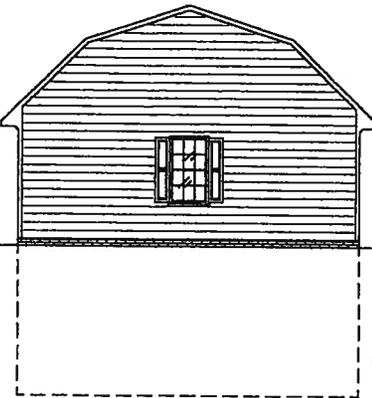
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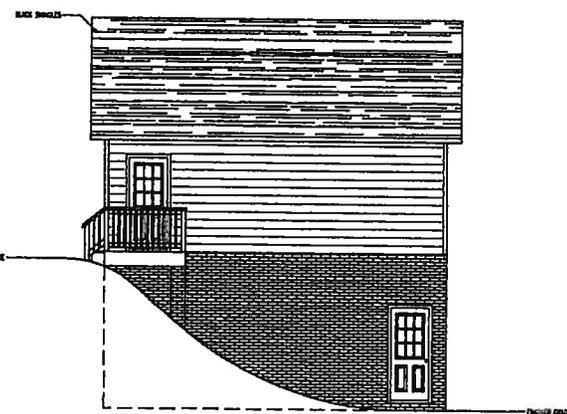
REAR ELEVATION
 SCALE: 1/4" = 1'



LEFT ELEVATION
 SCALE: 1/4" = 1'



FRONT ELEVATION
 SCALE: 1/4" = 1'



RIGHT ELEVATION
 SCALE: 1/4" = 1'

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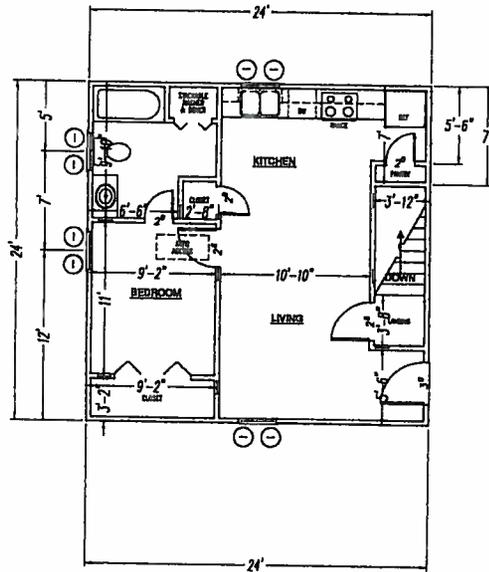
STRUCTURAL COORDINATOR
 Steve Matthews
 854-382-7784

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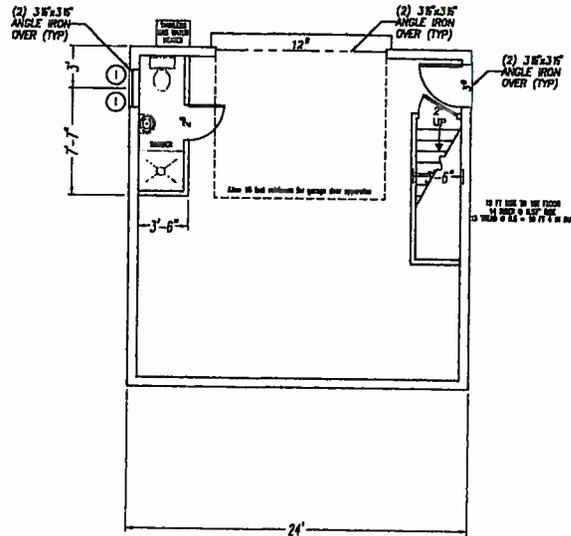
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BARN COTTAGE
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 JANUARY 31, 2014
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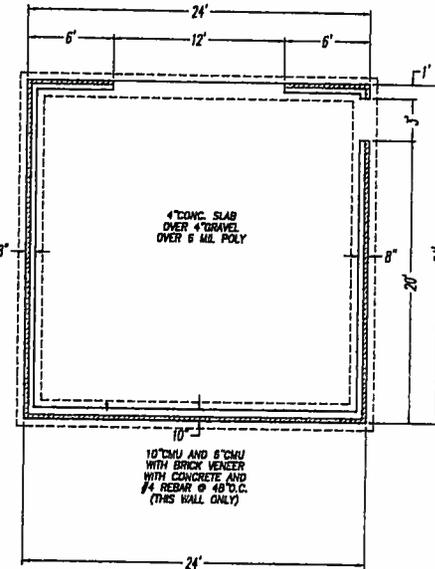
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SECOND FLOOR PLAN
SCALE: 1/4" = 1'
576 SQ.FT.(HEATED)



FIRST FLOOR PLAN
SCALE: 1/4" = 1'
576 SQ.FT.(HEATED)



FOUNDATION PLAN
SCALE: 1/4" = 1'

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WINDOW SCHEDULE

MARK	CALL#	ROUGH OPENING	ACTUAL SIZE	MANUFACTURER	REMARKS	QUANTITY
1	---	18" x 22"	18" x 18"	---	---	---
2	---	20" x 22"	20" x 18"	---	---	---
3	---	20" x 22"	20" x 18"	---	---	---

HEADER SCHEDULE

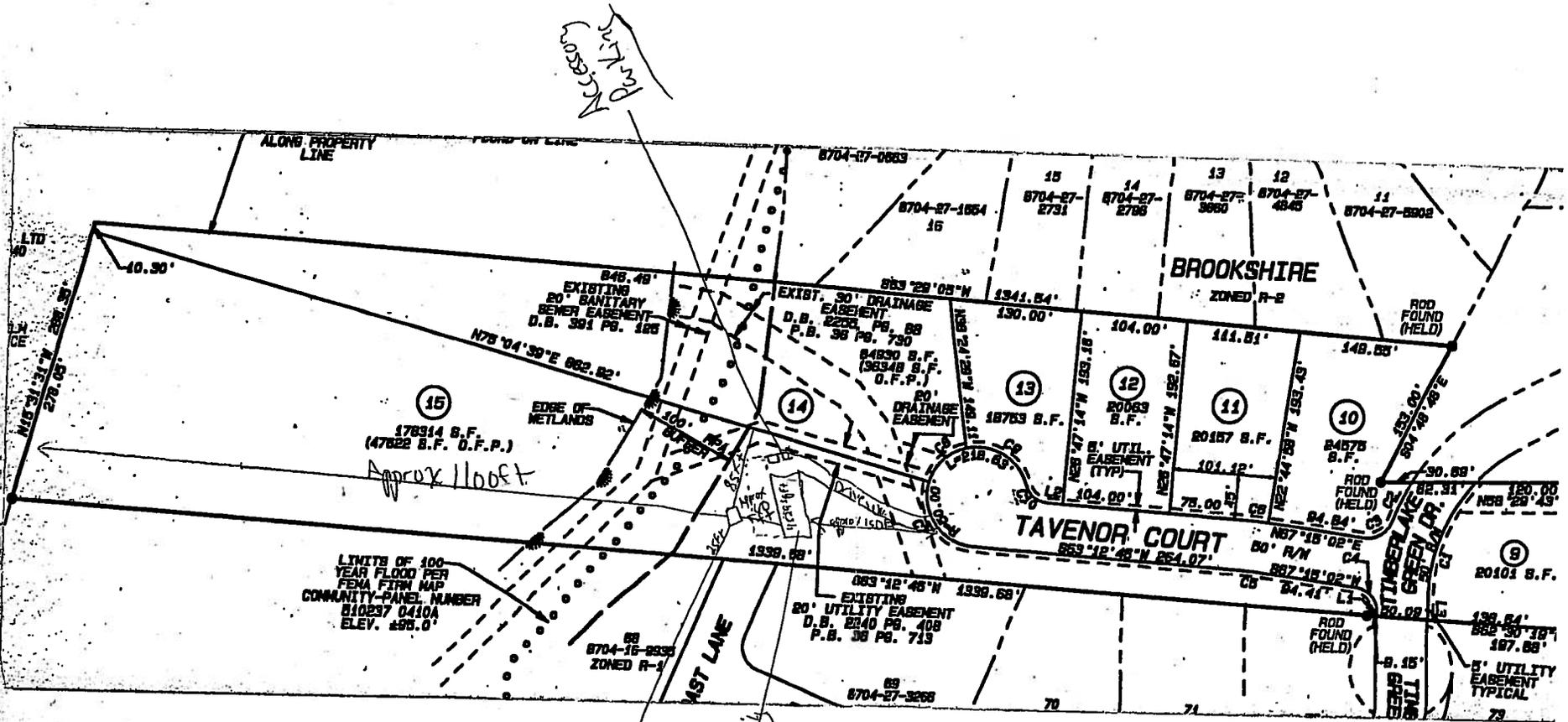
MARK	SIZE	NOTE
A	2x4x8	---
B	2x12	---
C	2x10	---
D	2x6	---
E	2x4	---

STRUCTURAL COORDINATOR
Dave Mathews
804-362-7784

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BARN COTTAGE
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JANUARY 01, 2014
PAGE# 2 OF 3



Sketch plan of Garage/Apt
(Hudson)

Prepared by:
2/3/15 Ryan Hudson

Scale 1:200

Proposed

Proposed 24x24 Garage/Apt

Existing Single Family Residence

Approx 1100ft



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