

# 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-18-15

Nancy A. Ferrell & Joseph P. DePaola

garage larger than permitted

Suburban General Land Use

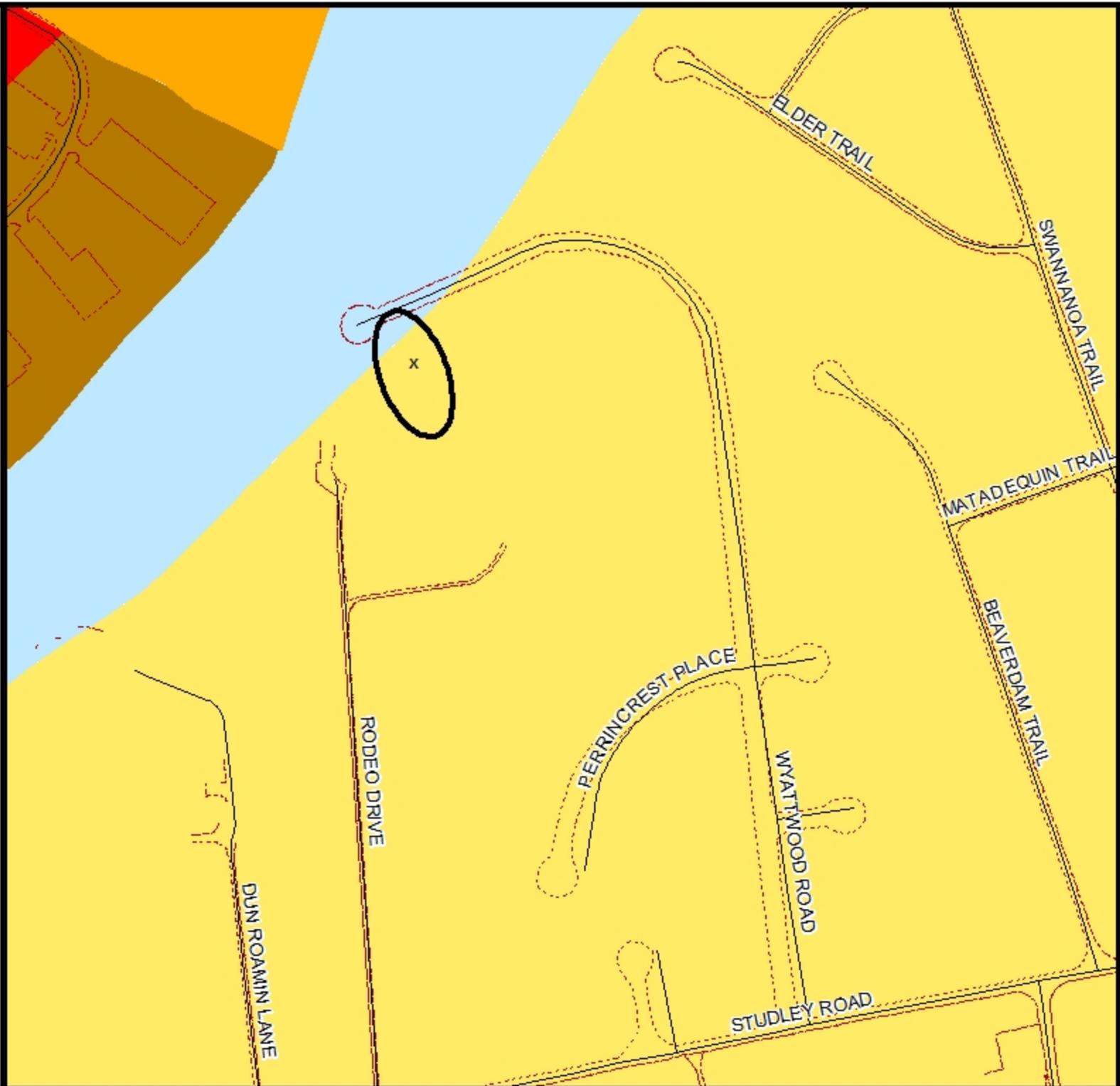
GPIN: 8706-74-2718

Chickahominy Magisterial District



1 inch = 300 feet

July 06, 2015



Hanover County,  
Virginia

General Parcel Map

Legend

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

SE-18-15

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garage larger than permitted

Zoned R-2

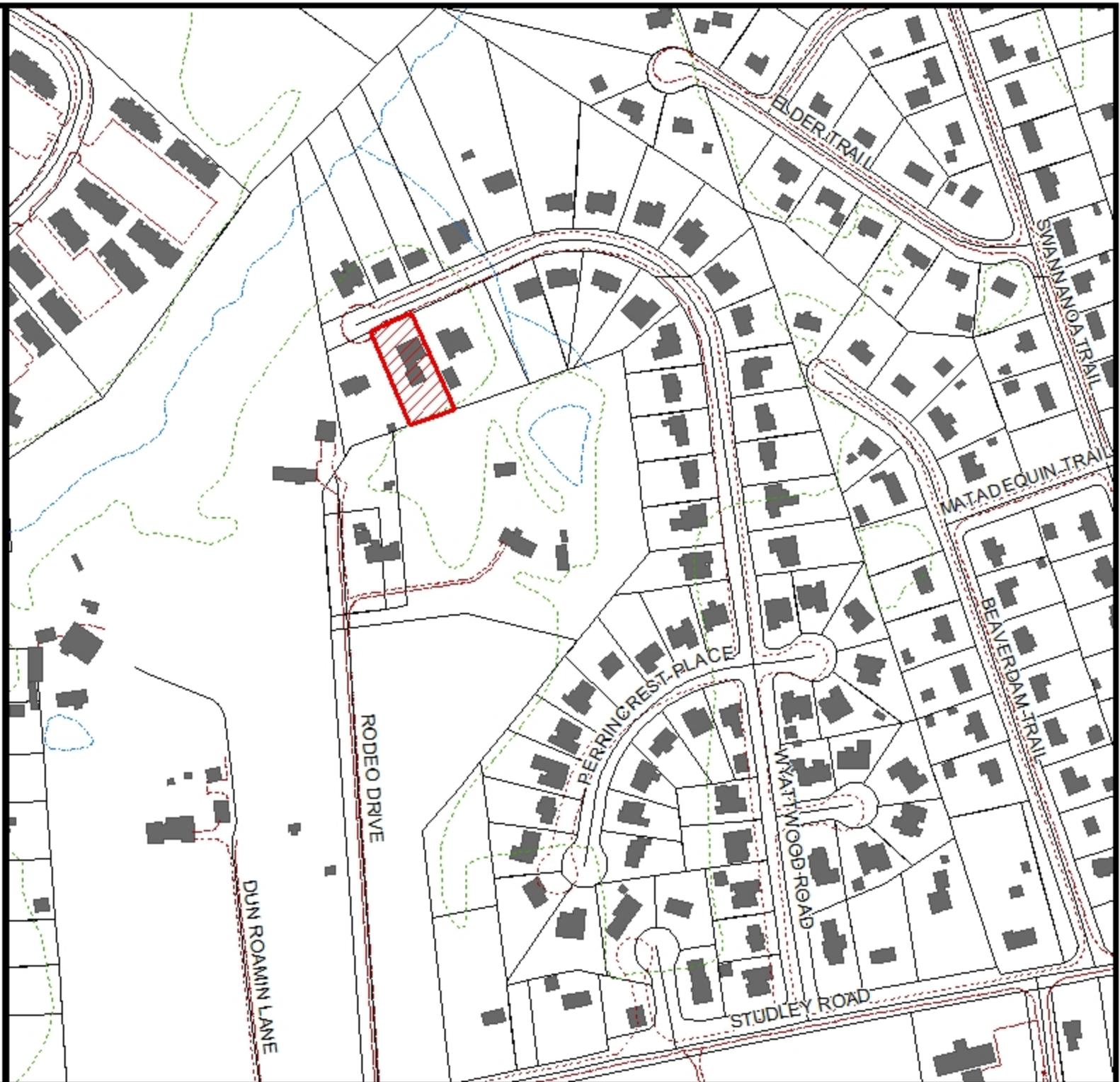
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Chickahominy Magisterial District



1 inch = 300 feet

July 06, 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	

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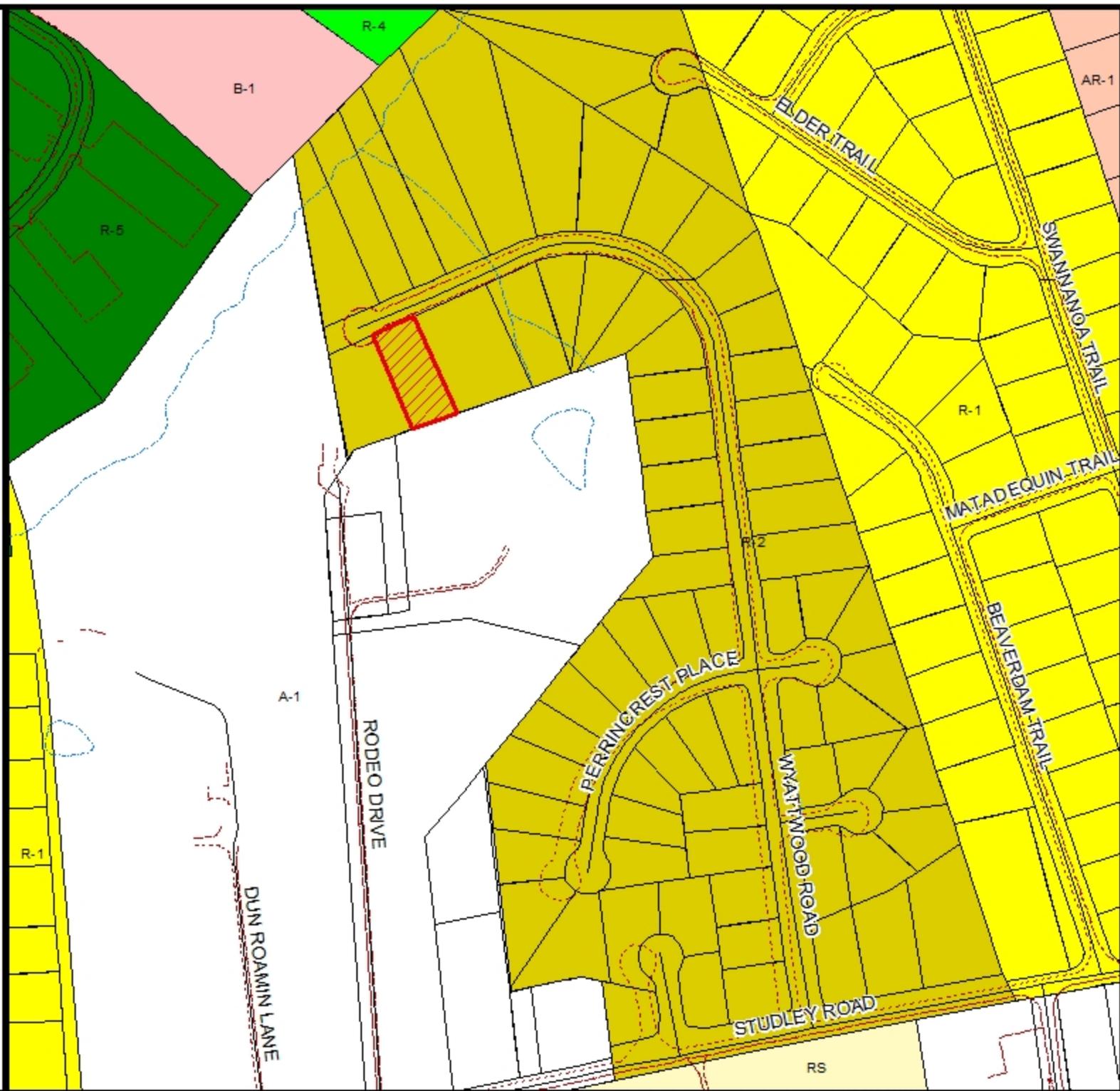
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1 inch = 300 feet

July 06, 2015





WYATTWOOD ROAD RT 1773



0 20 40 80 Feet

# SE-18-15, NANCY A. FERRELL AND JOSEPH P. DEPAOLA

Special Exception Report  
Chickahominy Magisterial District  
Board Meeting Date: August 26, 2015



## Overview

Request	To permit a private garage for more than four automobiles
Zoning	R-2(c), Single-Family Residential District with conditions
Acreage	0.565
Location	Near the terminus of Wyattwood Road (State Route 1773), in Berkeley Forest Subdivision
GPIN	8706-74-2718
General Land Use Plan	Suburban General (1-4 dwelling units per acre)
Major Thoroughfare Plan	The property is accessed from Wyattwood Road, a 50' subdivision road
Suburban Service Area	Inside
Case Planner	Claudia Cheely

## Executive Summary

This is a request to permit a garage addition that results in a garage capacity for storage of more than four (4) vehicles. The proposed 31' x 32' garage will be attached to the rear of the existing attached garage and essentially mirrors the size and appearance of the existing garage. A bonus room will be added above the garage area. Access will be provided from an extension of the existing driveway.

## Staff Recommendation

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

## **Planning Analysis**

Special Exception Permits for a garage for more than four vehicles are permitted in all residential districts. The subject property is located in Berkeley Forest subdivision and the applicant indicates that other residences have large garages for several vehicles. The brick residence is 3,346 square feet in size with an attached 2-car garage. With the proposed 2-car addition, the final garage area will have approximately 1,950 square feet, which is large enough to house more than four vehicles. The garage is an extension off the rear of the residence, and will be visible from adjacent lots and the western side of the home from the street. The applicant indicates the additional space is needed for storage of vehicles, ARVs and lawn equipment instead of adding sheds to the property and having to use on-street parking. Staff has received no correspondence from neighbors opposing this request.

The applicant has provided a sketch plan and elevations of the home and garage addition. The sketch plan shows the addition and an extension of the existing driveway to access it. The elevations show the 2-bay addition will also be constructed of brick, matching the house and the existing 2-bay garage.

## **Agency Analysis**

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

**In accordance with Article 6, Division 4, Section 26-333, the site shall be developed and maintained in substantial conformity with the sketch plan titled, "Lot 34, Wyattwood Road," received with the application on June 18, 2015, and the elevations titled, "Depaola Residence", received with the application on June 18, 2015, and prepared by Joseph F. Yates Architects.**

## **Staff's Recommended Conditions**

1. The garage addition, which is the subject of this Special Exception Permit, shall be limited to 992 square feet (31' x 32' square feet).
2. The applicant shall obtain all required permits prior to construction, including a building permit.
3. All development and use of the Property shall comply with all federal, State and local statutes, ordinances and regulations.

CDC/sm/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

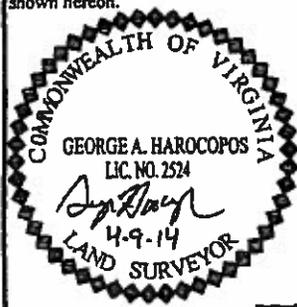
### **Available Upon Request**

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

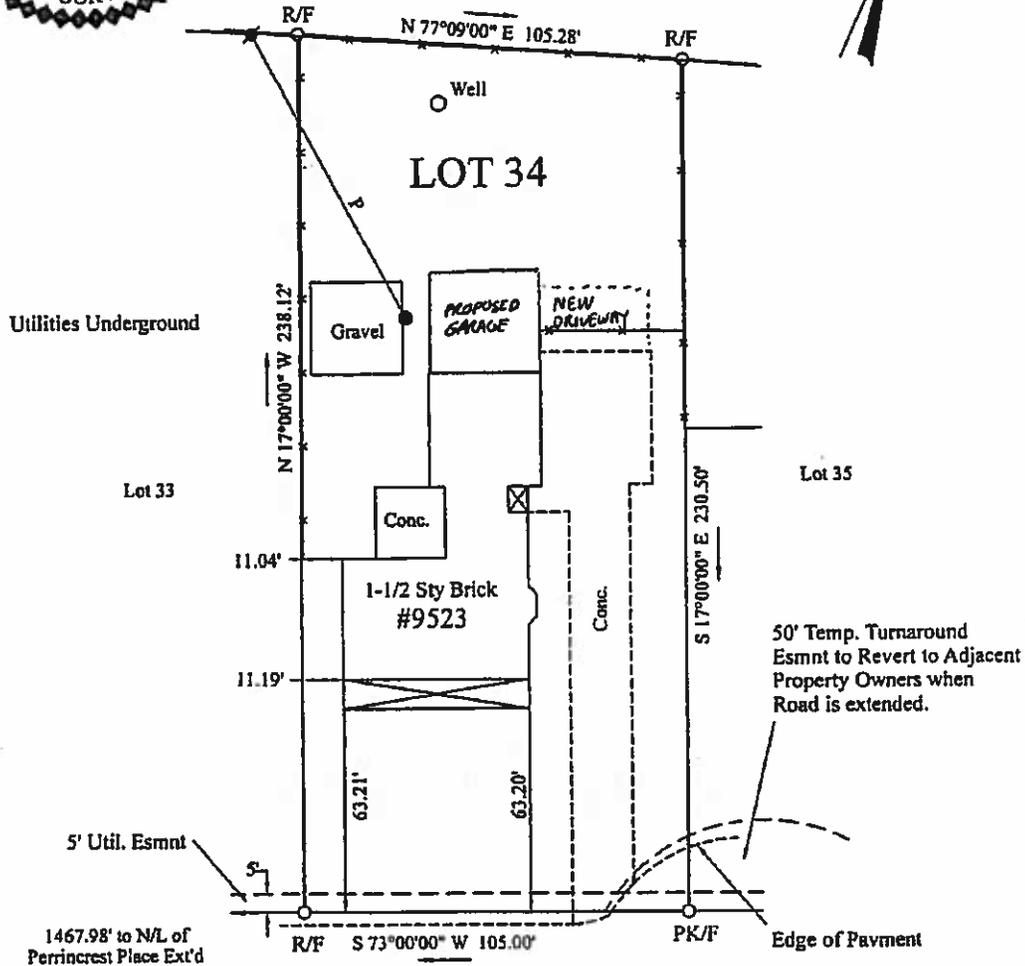
This is to certify that on 4/9/14  
 I made an accurate field survey of the known premises shown hereon; that all improvements known or visible are shown hereon; that there are no encroachments by improvements either from adjoining premises, or from subject premises upon adjoining premises, other than shown hereon.

NOTE: THIS LOT APPEARS TO BE IN FEMA FLOOD ZONE X AS SHOWN ON HUD COMMUNITY PANEL NUMBERS 51085C 0320B

NOTE: This survey has been prepared without the benefit of a title report and does not therefore necessarily indicate all encumbrances on the property.



Nunnally, Melvin B.  
 8706-74-5408



# WYATTWOOD ROAD

SURVEY OF  
 LOT 34 BLOCK A

## BERKELEY FOREST

HANOVER COUNTY, VIRGINIA

JN 43744

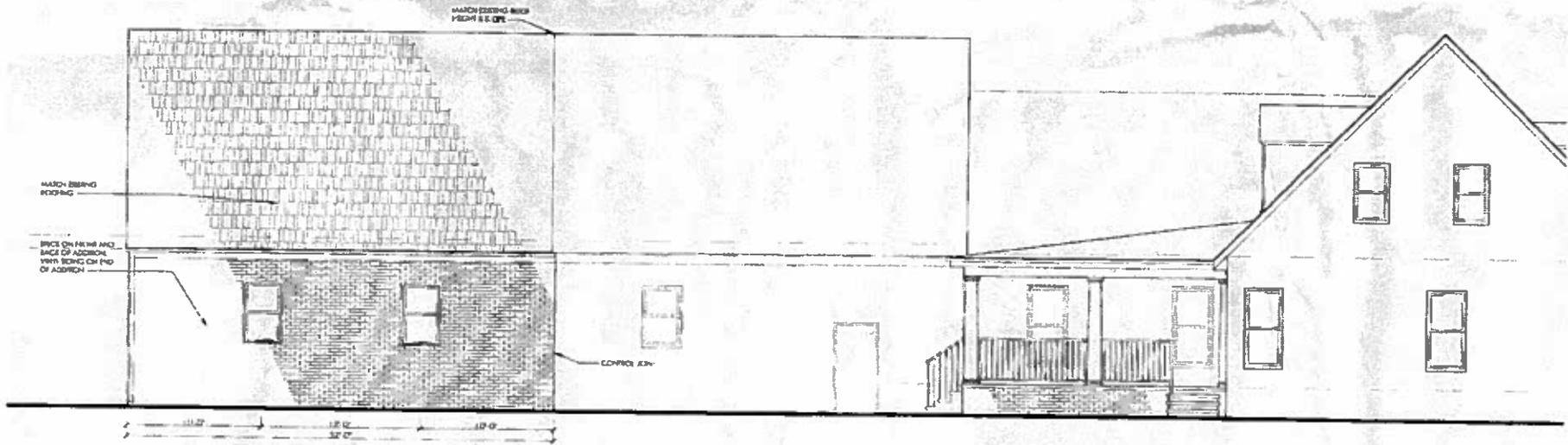
JOB TITLE:  
 DEPAULA JOB  
 CONTRACTOR:  
 APPLE GROVE RENOVATIONS, LLC.

A. G. HAROCOPOS & ASSOCIATES, P.C.  
 CERTIFIED LAND SURVEYOR AND CONSULTANT  
 4920 E. MILLRIDGE PKWY, SUITE 200 MIDLOTHIAN VA, 23112  
 OFFICE 804 744 2630 FAX 804 744 2632  
 E-MAIL AGHAROCOPOS@VERIZON.NET  
 Scale 1"=40' Date 4/10/14 Drawn by RFL

NOTE: PLAT PREPARED FOR THE EXCLUSIVE USE OF THE CONVEYANCE TO:  
 JOSEPH P. DePAOLA AND NANCEY A. FERRELL



RECEIVED  
JUN 18 2015  
COUNTY CLERK'S OFFICE



**REAR YARD ELEVATION**  
SCALE: 1/4" = 1'-0"



DEPAOLA RESIDE

0351, Unithusland, Pa

Joseph F. Yates  
ARCHITECTS

Set Date:  
MAY 12, 2015  
Revisions:

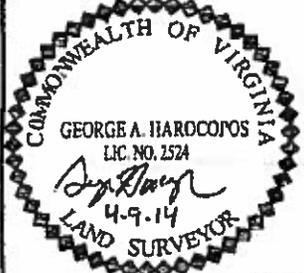
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2015-02

A5

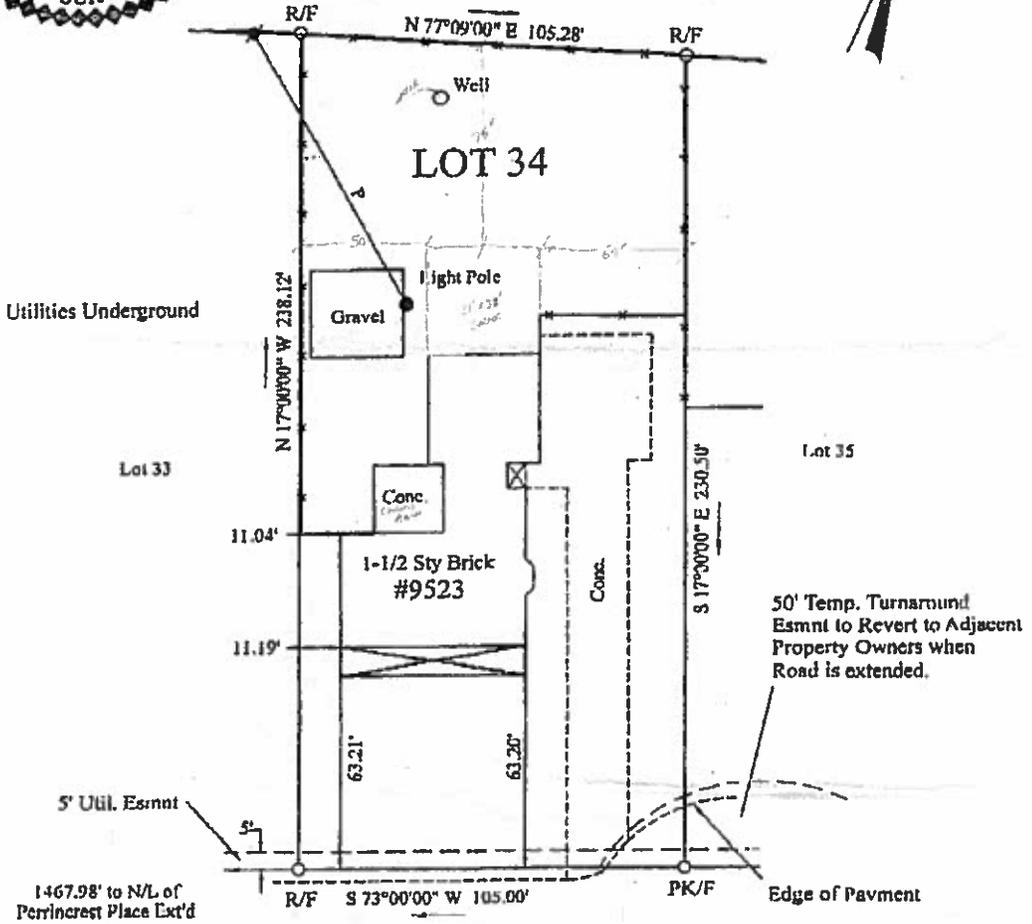
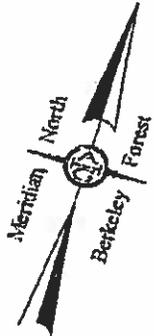
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 51085C 0320R

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Nunnally, Melvia B.  
 8706-74-5408



# WYATTWOOD ROAD

SURVEY OF  
 LOT 34 BLOCK A



S.L. 111

38  
 1794

