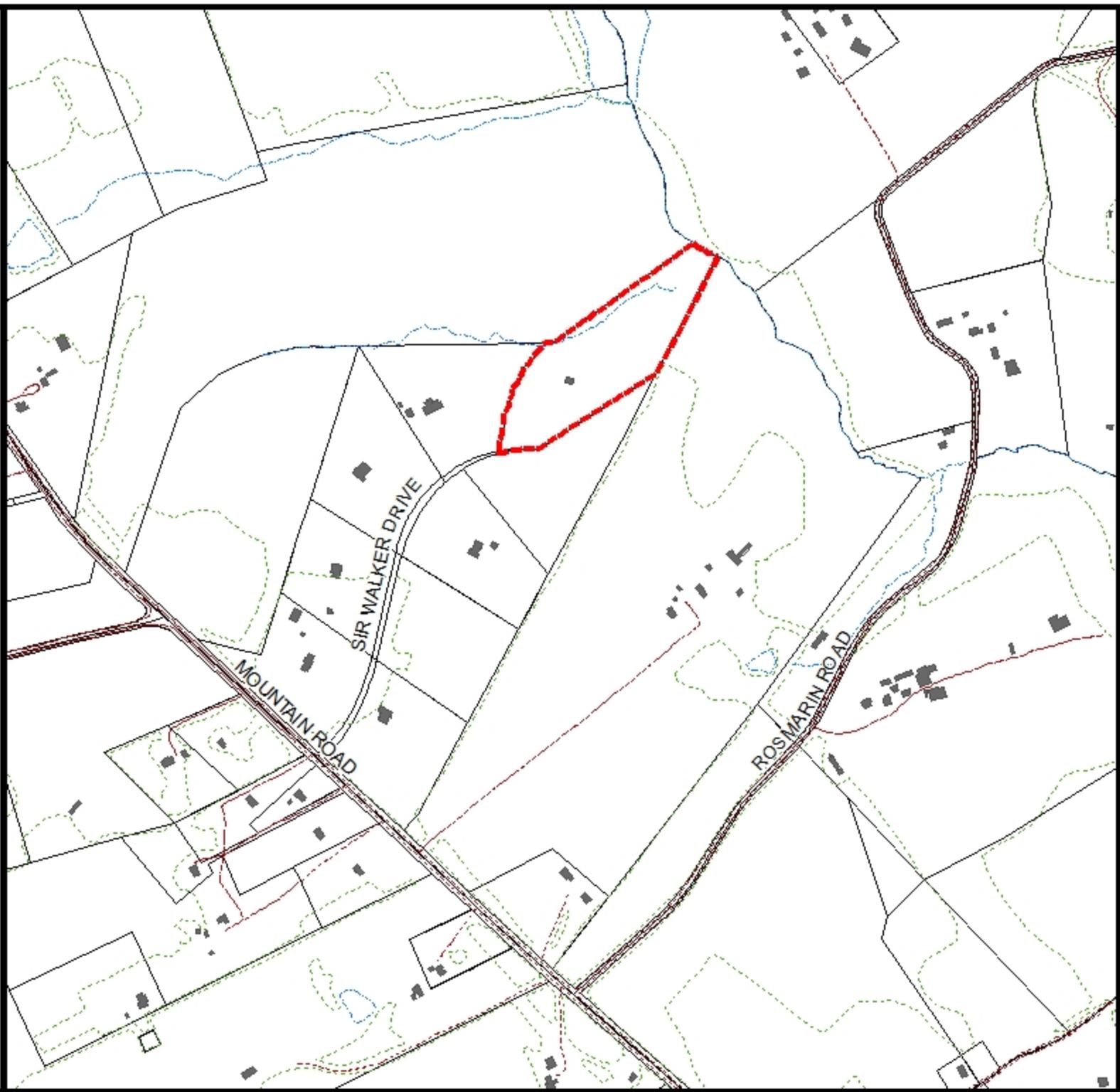


**Hanover County,  
Virginia**

**General Parcel Map**

**Legend**

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



**SE-12-13**

Deborah S. and Charles W.  
Nuttyscombe, Jr.

accessory family housing unit

Zoned AR-6

GPIN: 7831-13-3431

South Anna Magisterial District



1 inch = 600 feet

December 02, 2013

# 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-12-13

Deborah S. and Charles W.  
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South Anna Magisterial District



1 inch = 600 feet

December 02, 2013





# SE-12-13, CHARLES W.NUTTYCOMBE JR.

Special Exception Report

South Anna Magisterial District

Board Meeting Date: January 8, 2014



## Overview

Request	To allow an accessory family housing unit
Zoning	AR-6(c), Agricultural Residential District with conditions
Acreage	7.5 acres
Location	At the terminus of Sir Walker Drive (private road) approximately 1,700 feet northeast of its intersection with Mountain Road (U.S. Route 33)
GPIN(s)	7831-13-3431
General Land Use Plan	Agricultural
Major Thoroughfare Plan	Rural road w/50' right-of-way
Suburban Service Area	Outside
Case Planner	Claudia Cheely

## Executive Summary

The applicant is requesting a Special Exception Permit for an accessory family housing unit on the second floor of an accessory storage building. The building is located in the rear yard of the primary residence. The accessory structure meets the Ordinance requirements for an accessory family housing unit.

## 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 structure that is in the rear yard of the primary residence; the first floor of the building will be air conditioned storage space. The accessory building is set back approximately 317 feet from the front lot line. 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 850 square feet in size, which is 13.5% of the living area of the existing 6,280 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 the reviewing agencies, though the Health Department did indicate that the existing drainfield was designed for five bedrooms. The Health Department noted that if the total number of bedrooms exceeds five with the addition of the accessory unit, then the septic system may need to be expanded or a second system added to the lot for the accessory unit. The Owner has been advised to contact the Health Department in this regard.

## **Staff's Recommended Conditions**

1. The accessory housing unit shall be developed on the property in conformity with the sketch plan titled "Sketch Plan Showing Improvements on Lot 5, Waltons Tavern Estates," prepared by Charles Nuttycombe, and dated November 13, 2013. 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 850 square feet, which is 13.5% of the area of the 6,280 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 and the Hanover County Health Department 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

