



21SE0143 – Martha Radcliffe

Magisterial District – Bermuda

Applicant's Contact – Martha Radcliffe (804-928-0027)

BZA Public Hearing – March 2, 2022

Time Remaining

90 Days

Case Manager

Amy Somervell

(804-748-1970)

Request

Special Exception

Renewal of special exception (Case 14AR0155) to permit a temporary manufactured home in an Agricultural (A) District.

Staff Recommendation

Approval

The Property

2841 Whitehouse Road

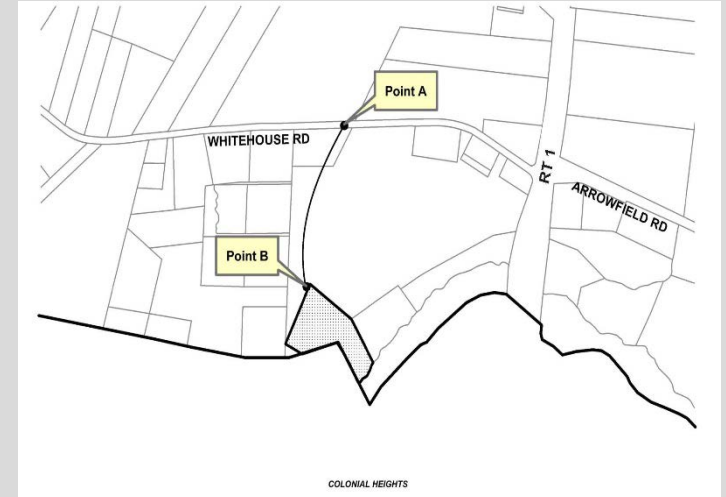
Site Size

1.99 Acres

Figure 1: Aerial of Request – Click Area Image for Link to GIS



Figure 2: Access Plan



NOTES FOR THE BOARD OF ZONING APPEALS

- A. The ordinance limits the maximum period of time for a temporary manufactured home may be granted to seven (7) years.
- B. Recommended conditions, conditions of Case 14AR0155 and, an Exhibit are in the report.

Recommendation

STAFF - APPROVAL

PLANNING

- Renewal of a previously approved special exception to permit a temporary manufactured home.
- Conditions ensure that use remains temporary.

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Planning

Permit History

Case Number	Action	Request
07AN0276	Approved	Initial request for the current applicant to permit a temporary manufactured home permit.
14AR0155	Approved 7/2014	Most recent approval for seven (7) years with conditions.

A manufactured home has been located on the subject property since 2007 which was the initial request for the applicant and her husband, Donald Radcliffe (now deceased). The manufactured home is located on property belonging to the applicant's son-in-law, John P. Radcliffe. Approval for the manufactured home (14AR0155) was renewed for the current applicant and then husband on July 2, 2014 where the Board of Zoning Appeals approved the use for seven (7) years, expiring July 2021.

Zoning History

On July 28, 2021, the Board of Supervisors approved rezoning from Agricultural to Residential Townhouse (R-TH) Case 21SN0529, on property north of the subject property (2801 & 2851 Whitehouse Road); where access is gained as part of this request. Conditions of approval regulate access points on Whitehouse Road which is subject to approval by the County Department of Transportation (CDOT) [Relocated Access](#).

Proposal

The applicant is seeking renewal of the manufactured home permit for an additional seven (7) years. The applicant indicates she has lived in the manufactured home since 2007 and would like to continue living in the home for an additional seven (7) years.

Examination of Request

The Zoning Ordinance permits manufactured homes to be located on property zoned Agricultural (A) for a maximum of seven (7) years with the approval of a special exception.

Staff's inspection of the property revealed the following:

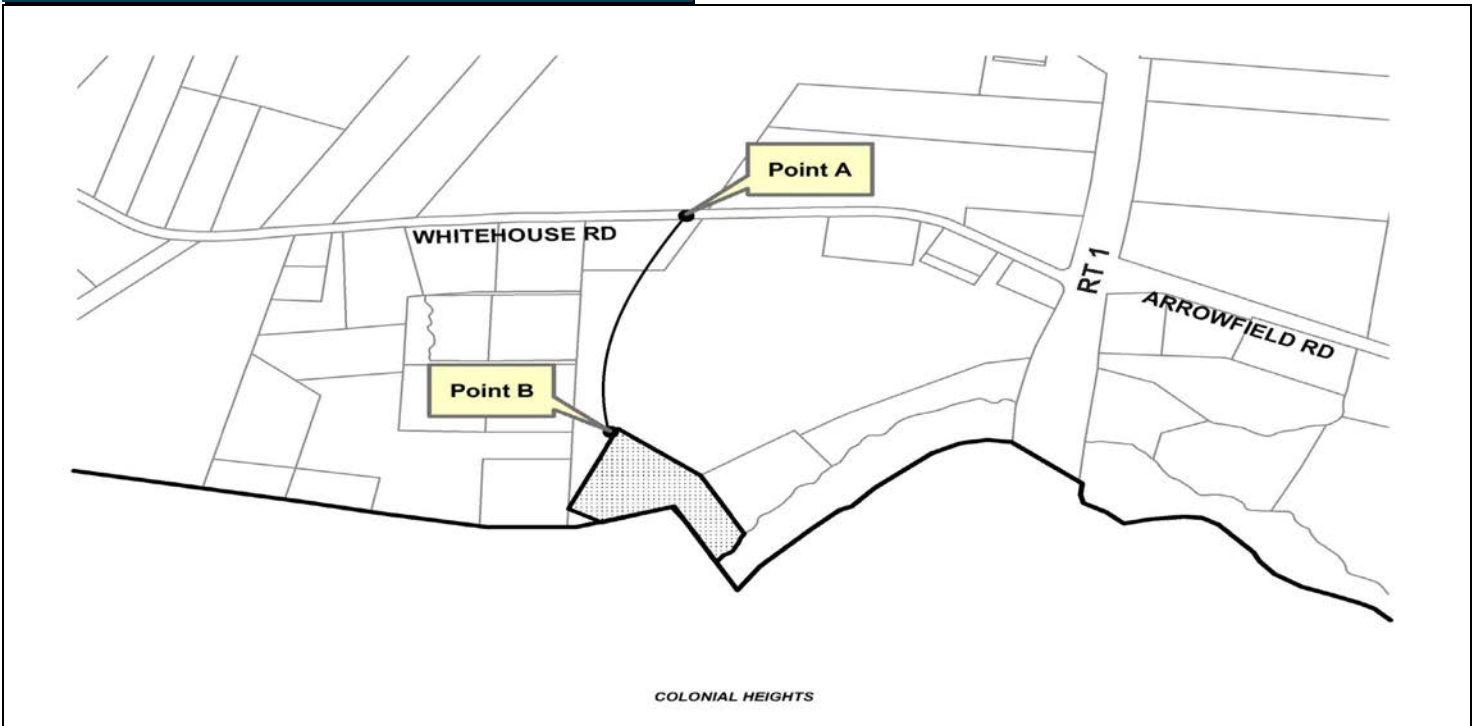
- Subject property is a large acreage parcel accessing through a recently zoned R-TH property, that permits Residential Townhouse use to the north, east and west.
- Subject property is located approximately 675 feet off the south line of Whitehouse Road and has no public road frontage. As such, access requirements should be considered as part of the evaluation of the special exception for the temporary dwelling for safety purposes.
 - The existing access is approximately fifteen (15) feet in width from the entrance of Whitehouse Road and consists of gravel and dirt.
 - The access does narrow to approximately twelve (12) feet in width closer to the manufactured home and consists of more dirt than gravel.
 - The existing access has a fair base.
 - The existing access serves only the subject property.

- Adjoining property to the north was rezoned in 2021 to permit Townhouse use (Case 21SN0259). As part of the zoning approval for [Case 21SN0529, Condition 3](#) vehicular access points on Whitehouse Road are subject to approval by CDOT. Development of this property will disrupt the current access for the subject property; therefore, the developer has provided for a relocation of the access for the subject property as generally shown in the Concept Plan by Balzer and Associates ([Relocated Access](#)).
- Although the previous renewal has expired, the applicant is bringing the use into compliance with Ordinance requirements by seeking a renewal of the manufactured home permit.
- The manufactured home continues to be well-maintained.

The Board gave favorable consideration to the previous case and the applicant is in compliance with conditions of approval. Given the manufactured home is not visible from the right of way the request will have minimal impacts on the surrounding properties. Conditions have been recommended to ensure the existing access is maintained to a public road, and adequate access is provided, constructed, and maintained relative to the relocated access.

This request is conditioned to ensure the manufactured home is a temporary use by limiting the approval to seven (7) years. Given the applicant has resided within the manufactured home since 2007 without any known issues, and this is a temporary use, this request will have minimal impact on area development.

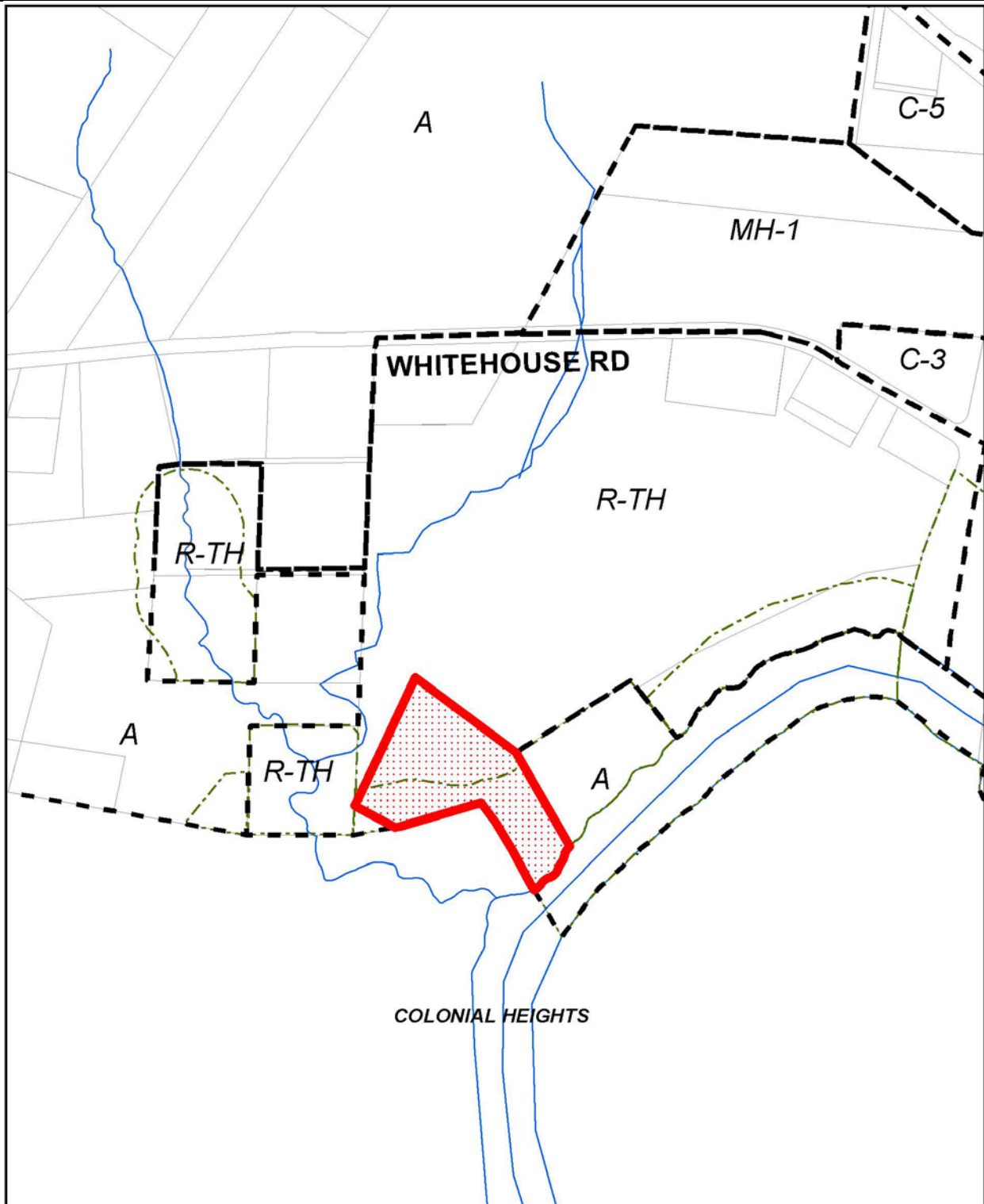
Existing Access - Exhibit



Relocated Access - Exhibit

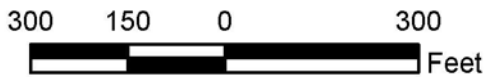
Conceptual Plan – Exhibit A







Map 1:  Subject Property

Case #: 21SE0143
Acreage: 1.99
Address: 2841 WHITEHOUSE ROAD
GPIN: 798-628-4036



-  Resource Protection Area
-  Streams

Supplemental Analysis

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

The Fire Dept recommends the owner provide a 15 foot all-weather road capable of supporting 75,000 lbs to provide access for fire apparatus and ambulances. This road should extend from the improved public road to the proposed dwelling.

Transportation - County Department of Transportation

In July 2021, the Board approved Case 21SN0529 to rezone several properties to permit Residential Townhome (R-TH) and CUPD to permit exceptions to ordinance requirements, with 2801 & 2851 Whitehouse Road being part of the case. With that case, access to Whitehouse Road was limited to two (2) entrances/exits, as generally shown on the Concept Plan (Proffered Condition 3 of Case 21SN0529). To date, Case 21SN0529 properties have not been modified or redeveloped in accordance with the approved zoning case.

With this request, the subject property (2841 Whitehouse Road) is requesting to maintain the existing access to Whitehouse Road through 2801 & 2851 Whitehouse Road with no modifications. With redevelopment of 2801 & 2851 Whitehouse Road, the access to Whitehouse Road will be eliminated and access to the subject property will be relocated to the new public road network, as generally shown on Case 21SN0529 Concept Plan. To better address access modifications, the applicant has agreed to the "Existing Access" and "Relocated Access" as part of Condition 3 of this request. Staff supports the request.

Transportation - Virginia Department of Transportation

No comment on this request.

Utilities – Water and Wastewater

Connection not required, water and sewer are not available.

Virginia Department of Health

The use of private utilities will require approval from the Health Department.

Conditions

1. The applicant shall be the owner and occupant of the manufactured home. (P)
2. No additional permanent living space may be added to the manufactured home. The manufactured home shall be skirted and shall not be placed on a permanent foundation. (P)

3. Access

Existing Access:

- a. Existing access, as shown from Point A to Point B in the [Existing Access](#) Exhibit attached to the staff report, shall continue to be a fifteen (15) foot wide roadway capable of supporting a 75,000 pound emergency vehicle and continue to be maintained to all weather road standards.
- b. No modifications, as determined by County Department of Transportation, related to the access point on Whitehouse Road shall be permitted until such time as the property to the north (2801 & 2851 Whitehouse Road), subject to Case 21SN0529, redevelops and provides for an alternative access within the newly constructed road network connecting to a State road as generally shown in the [Relocated Access](#) Exhibit. (P, F and T)

Relocated Access:

- c. A fifteen (15) foot wide roadway, constructed and maintained to all weather standards from Point A to Point B, as generally shown in the [Relocated Access](#) Exhibit, consistent with the Concept Plan of Case 21SN0529, shall be provided for in accordance with the following standards:
 - (a) This roadway shall consist of not less than the following: compacted soil sub-base with six (6) inches of compacted 21-B crushed stone, or equivalent approved by Planning and Fire Departments, if an asphalt based surface is to be applied, it shall be designed and constructed to Chesterfield County subdivision street requirements or an equivalent design approved by the Subdivision Team, capable of supporting the projected 75,000 pound vehicle weight. The roadway shall not be approved if it is rutted or potholed and shall be maintained to this standard.
 - (b) There shall be an additional three (3) foot clear area beyond the edge of the roadway.
 - (c) There shall be a minimum vertical clearance of fourteen (14) feet of area above the roadway.
 - (d) The roadway shall have a maximum grade of ten (10) percent with an appropriate transition at the street connection.
 - (e) The minimum inside turning radius for any curve shall be approved by the Fire Department prior to building permit approval.
 - (f) Any cross drains shall be designed to per County Standards and approved by the Department of Environmental Engineering. (P, EE, and F)
4. Within thirty (30) days of the relocated access being installed, the Planning Department shall inspect this roadway to determine compliance as set forth above. (P)
 5. The house number shall be displayed in at least four (4) inch high numbers on the mailbox or a pole and located at the driveway entrance of the State maintained road as well as at the driveway

entrance to the property. (P)

6. The subject property shall not be further subdivided, including any family subdivisions, unless public road frontage is provided. (P)

On motion of Mr. Daniels, seconded by Mr. Autry, the Board resolved to approve the renewal of special exception (Case 07AN0276) to permit a temporary manufactured home for seven (7) years subject to the following conditions.

CONDITIONS

1. The applicant shall be the owner and occupant of the temporary manufactured home. (P)
2. No additional permanent type living space may be added onto this temporary manufactured home. (P)
3. This temporary manufactured home must be skirted and may not be placed on a permanent foundation. (P)
4. A fifteen (15) foot wide roadway shall be maintained to all weather standards from Point A to Point B, as shown on the plan attached to the staff report, in accordance with the following standards:
 - (a) This roadway shall consist of not less than the following: compacted soil sub-base with six (6) inches of compacted 21-B crushed stone, if an asphalt based surface is to be applied, it shall be designed and constructed to Chesterfield County subdivision street requirements or an equivalent design approved by the Subdivision Team, capable of supporting the projected 75,000 pound vehicle weight. The roadway shall not be approved if it is rutted or potholed and shall be maintained to this standard.
 - (b) There shall be an additional three (3) foot clear area beyond the edge of the roadway.
 - (c) There shall be a minimum vertical clearance of fourteen (14) feet of area above the roadway.
 - (d) The roadway shall have a maximum grade of ten (10) percent with an appropriate transition at the street connection.
 - (e) The minimum inside turning radius for any curve shall be twenty-seven (27) feet.
 - (f) Any cross drains shall be designed to accommodate a minimum ten (10) year storm. Prior to issuing a Certificate of Occupancy, the Planning Department shall inspect this roadway to determine compliance as set forth above. (T and F)
5. The house number shall be displayed in at least four (4) inch high numbers on the mailbox or a pole and located at the driveway entrance of the State maintained road as well as at the driveway entrance to the property. (EE)
6. The subject property shall not be further subdivided, including any family subdivisions, unless public road frontage is provided. (P)

AYES: Messrs. Caperton, Daniels, Autry, Bennett and Chandler.

3. Access. The exact location of the accesses noted below shall be approved by the Transportation Department. (T)
 - a. Direct vehicular access from the Property to Jefferson Davis Highway (Route 1) shall be limited to one (1) entrance/exit.
 - b. Direct vehicular access from the Property to Whitehouse Road shall be limited to two (2) entrances/exits, as generally shown on Exhibit A. The eastern access shall be designed and constructed to prohibit left-in/left-out access, unless otherwise approved by the Transportation Department.

Applicant

- **Applicant's Contact:**
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