



22SE0001 – Lisa and Mark Evans

Magisterial District – Matoaca

Applicant's Contact – **Lisa Evans** (805-621-4646)

BZA Public Hearing – **April 6, 2022**

Time Remaining

90 Days

Case Manager

Amy Somervell

(804-748-1970)

Request

Special Exception

Special exception to permit a one (1) chair beauty shop in a Residential (R-15) District.

Staff Recommendation

Approval

The Property

16516 Gossamer Drive

Site Size

0.11 Acre

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



Figure 2: Street View Image



NOTE FOR THE BOARD OF ZONING APPEALS

Recommended conditions are located in the report.

Recommendation

STAFF - APPROVAL

PLANNING

- Appropriately conditioned, one (1) chair beauty shops have been approved in other residential areas with no known adverse impacts on neighboring properties.
- As conditioned, the proposed use would be compatible with area residential development.

Table of Contents

Recommendation.....	1
Table of Contents.....	2
Aerial.....	3
Planning.....	3
Current Zoning Map.....	5
Supplemental Analysis.....	6
Environmental Engineering.....	6
Fire & Emergency Medical Services.....	6
Transportation - County Department of Transportation.....	6
Transportation - Virginia Department of Transportation.....	6
Utilities – Water and Wastewater.....	6
Virginia Department of Health.....	6
Conditions.....	7

Aerial



Planning

Zoning History

Initial request for applicant.

Proposal

The applicant requests a special exception to operate a one (1) chair shop from the home.

The applicant states:

"I am proposing a one chair, one client at a time, salon from my home. Our home has an existing home office in the front of the home which is visible from the road. Our house is situated on .11 acre with only one (1) neighbor that has visibility or partial visibility of the entrance to the salon. My clients are long-term trusted clients. They will have room to park on Gossamer Dr. and cross street Rohan Way. Due to Covid-19 a home salon will provide my clients with an environment in which I can better maintain and control service quality, safe cleaning and safe distancing."

Examination of Request

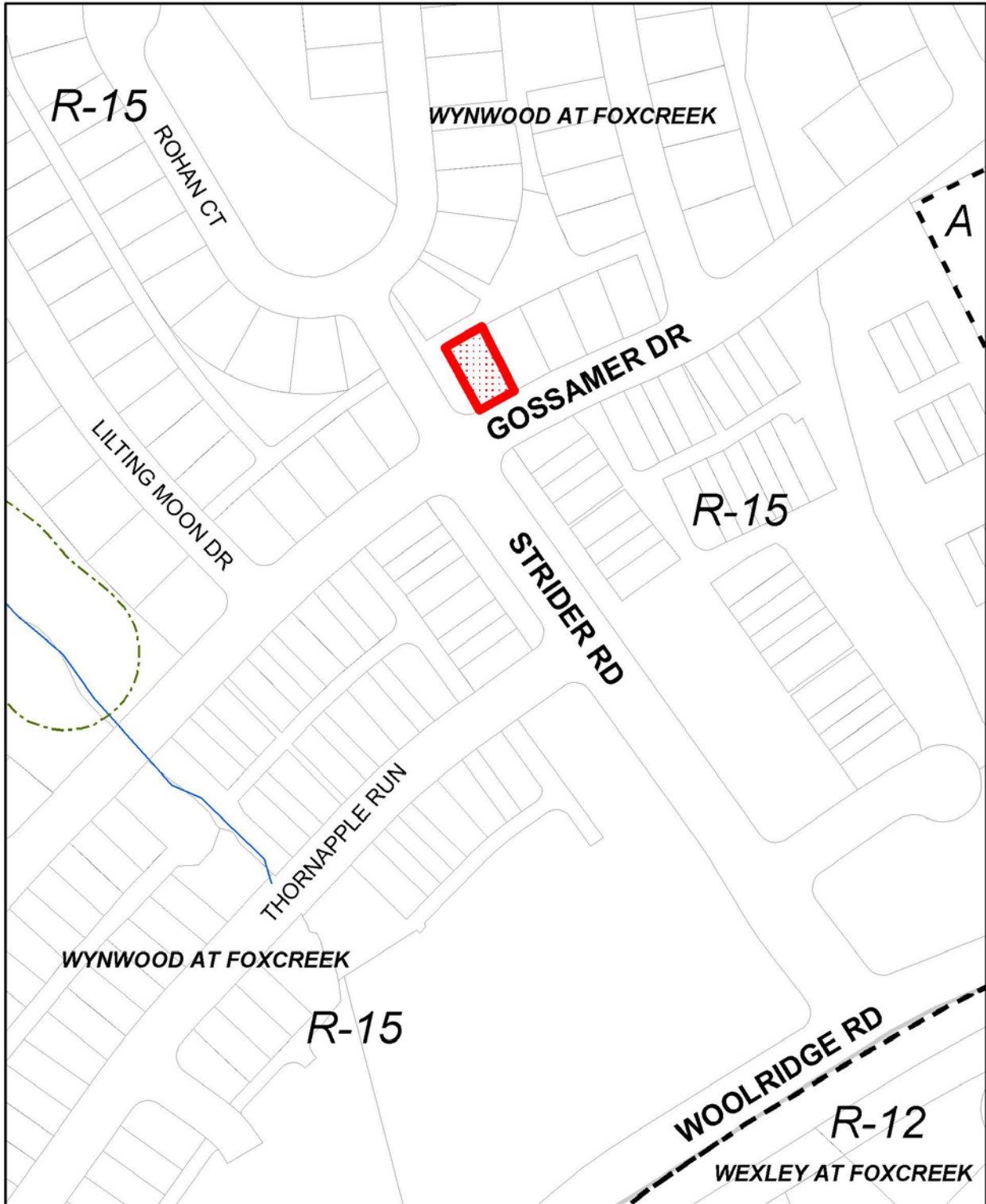
Staff's inspection of the property revealed the following:

- Subject property is surrounded by single-family dwellings.
- The subject property and surrounding properties have reduced lot area; averaging 5,900 square feet per lot; therefore, restricting available onsite parking.
 - The paved parking, serving this request, is located in the rear of the lot accessed by the alley. [Aerial](#)

- The paved driveway is approximately eight (8) feet in depth by nineteen (19) feet in width; not meeting typical parking standards which are nine (9) feet in width by eighteen (18) feet in depth.
- The paved driveway, at a maximum, can accommodate one (1) mid to compact-sized vehicle while parallel parking. However, the existing driveway does not meet typical standards for parallel parking which are seven (7) feet by twenty-two (22) feet.
- Applicants have indicated their garage will be used for their personal vehicles to provide for onsite parking for clients.
- On street parking appears to be intermittent in this neighborhood.
- The property is well maintained and in character with area development.
- The lot is located internal to Wynwood at Foxcreek subdivision; however, the use should not have adverse impacts on neighboring properties as conditioned.

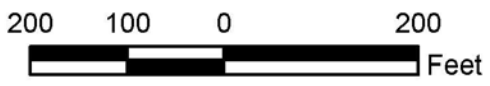
Similar requests require two (2) parking spaces and permit for no more than two clients to be on the premises at any one given period of time. In this case, the lot is too small to accommodate two clients at a time which allows for an overlap of customers. Accommodating client parking may prove difficult if applicant owns more than two vehicles, does not store their vehicles within the attached garage, and does not space the client's appointments with a reasonable gap to avoid overlap between customers. (Condition 7).



Except for the parking concern with this request, one (1) chair beauty shops have been approved and operated within residential areas without any known adverse impact on area properties. As conditioned, operation of this home-based business should not impact the area's residential character nor adversely affect the health, safety, or welfare of person residing on the premises or in the neighborhood.



Map 1:  **Subject Property**

Case #: 22SE0001
Acreage: 0.11
Address: 16516 GOSSAMER DRIVE
GPIN: 709-677-9505



-  Resource Protection Area
-  Streams

Supplemental Analysis

Environmental Engineering

The proposed request will have minimal impact on this facility.

Fire & Emergency Medical Services

The proposed request will have minimal impact on this facility.

Transportation - County Department of Transportation

The proposed request will have minimal impact on this facility.

Transportation - Virginia Department of Transportation

The proposed request will have minimal impact on this facility.

Utilities – Water and Wastewater

The proposed request will have minimal impact on this facility.

Virginia Department of Health

N/A

Conditions

1. This special exception approval shall be granted to and for Lisa and Mark Evans exclusively and shall not be transferable or run with the land. (P)
2. This special exception shall be granted for a period of two (2) years from date of approval. (P)
3. No person(s), other than the applicant, shall be engaged in this operation. (P)
4. The use shall be permitted to be open to the public between: 10:00 a.m. to 6:00 p.m. Monday through Saturday. No Sunday operation shall be permitted. (P)
5. Off-street parking shall be provided for at least one (1) customer vehicle, plus vehicles belonging to the applicant. All driveway and parking areas shall be at least graveled. (P)
6. No additions or alterations to accommodate this use shall be permitted to the exterior of the dwelling. (P)
7. No more than one (1) customer shall be permitted on the property at any one (1) time with appointments spaced at a minimum of fifteen (15) minutes between appointments to avoid overlap of arrivals. (P)
8. No signs shall be permitted to identify this use. (P)

Applicant

- **Applicant's Contact:**
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