



21SN0705 – Michael and Christina Cassada

Magisterial District – Midlothian

Applicant – Michael Cassada (804-263-5374)

BOS Public Hearing – September 21, 2022

Time Remaining

365 Days

Case Manager

Summer Morris

(804-751-4151)

Request

Conditional Use &

Conditional Use Planned Development

Conditional use for business from the home plus conditional use planned development for ordinance exceptions

Planning Commission Recommendation

Approval

Staff Recommendation

Approval

The Property

13706 Westfield Road

Site Size

0.41 Acre

Comprehensive Plan – Land Use Designation

Medium-High Density Residential

Plan Area

County Wide Plan

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

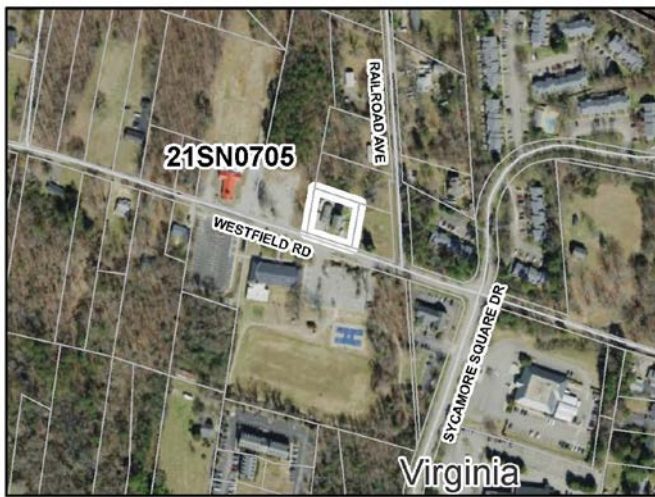


Figure 2: Area Map of Request & Land Use Plan Map



Summary of Proposal

The applicants are requesting conditional use for a business from the home to operate a two (2) chair beauty shop plus conditional use planned development for exceptions to ordinance requirements for parking setbacks.

Recommendations

PLANNING COMMISSION - APPROVAL

STAFF - APPROVAL

Staff recommends approval. The use is limited by conditions and will have minimal impact on surrounding properties.

NOTES FOR THE BOARD OF SUPERVISORS

1. Conditions may be imposed, or the property owner may proffer conditions.
2. Conditions are included in this report.

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Zoning History

16AN0104: Approved (10/2015)

Special exception to operate a one (1) chair beauty shop from the home in a Residential (R-7) District. Conditions of approval included:

1. Use shall not be transferrable or run with the land
2. Special exception shall be granted for five (5) years
3. No outside employees permitted
4. Operating hours shall be 9:00 a.m. to 5:00 p.m., Monday through Friday (weekly) and one Saturday per month
5. Two (2) off-street parking spaces shall be provided for customers
6. No alterations or additions to the exterior of the dwelling shall be permitted
7. No group assembly shall be permitted
8. No more than two (2) customers permitted on site at any time
9. No signage to identify the use

Comprehensive Plan – Land Use Plan Designation

The Comprehensive Plan designates the Property for Medium-High Density Residential, which suggests the Property is appropriate for residential development at a maximum density of 2.0 to 4.0 dwellings per acre.

Proposal

The applicants request conditional use to permit a business from the home to operate a two (2) chair beauty shop plus conditional use planned development for exceptions to ordinance requirements for parking setbacks. Approval for a business from the home for a one (1) chair beauty shop was granted in 2016 (Case 16AN0104) with a time limit of five (5) years. Due to an increasing client base and more demand for appointments, the applicants are requesting to expand their business in addition to seeking renewal of conditional use to continue operating.

They propose two (2) chairs in the beauty shop ([Condition 1](#)) with a maximum of two (2) stylists and one (1) assistant ([Condition 2](#)). No more than five (5) customers shall be permitted on site at any time during the beauty shop's operating hours, which are 8:00 a.m. to 8:00 p.m., Monday through Friday, by appointment only ([Conditions 6 and 3](#)). Eight (8) off-street parking spots located on the property will be used for the beauty shop (two (2) for stylists, one (1) for an assistant, and five (5) for customers) ([Condition 4.a](#) and [Exhibit A](#)).

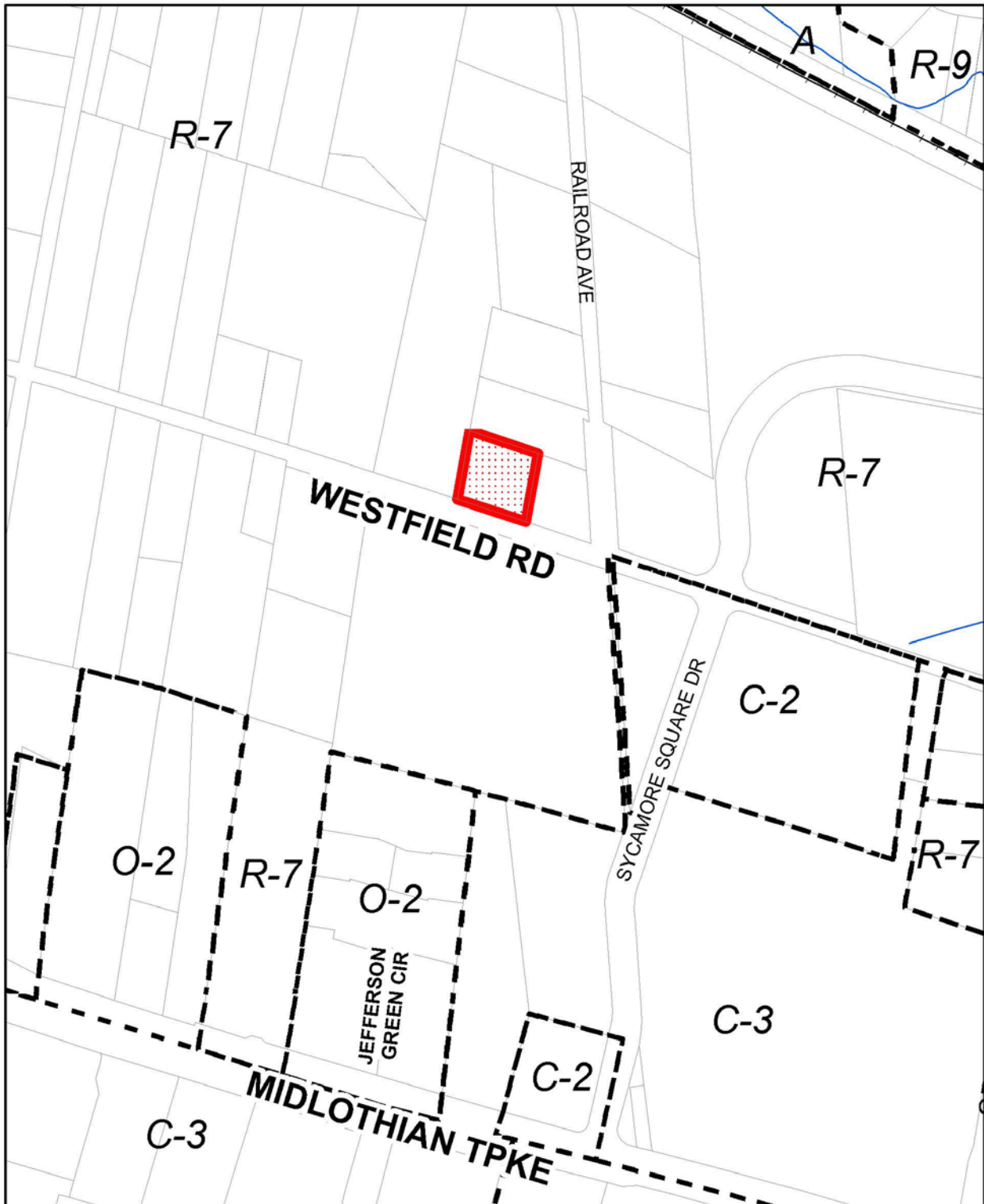
Ordinance Exceptions

The Zoning Ordinance requires that the minimum parking setback for parking in the Midlothian Fringe Design District in Office (O) and Business (C) Districts be at least the same as the front line of the building on the property that is closest to the front property line and that perimeter landscaping be planted in the setback. The applicants are requesting an exception to the setback and landscaping requirements as the location of the parking area for the beauty shop use is in front of the building that is closest to the front property line. Also, since the parking encroaches on the setback, there is not room to plant the required landscaping ([Conditions 4.b and 4.c](#)). Therefore, the applicants are requesting a parking setback of zero (0) feet.



Figure 3: Parking for Beauty Shop for Case 21SN0705

Figure 3, above and included in [Exhibit A](#), shows the designated parking area used for the beauty shop and shows how the parking area does not meet the setback as it is not set back no less than the front line of the building with the least setback on the lot. The smaller beige structure on the left is where all activity related to the salon takes place. The larger brick building on the right is where the applicants reside.



Map 1:  **Subject Property**

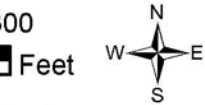
Case #: 21SN0705


Acreage: 0.41

Address: 13706 WESTFIELD ROAD

GPIN: 728-709-3049

300 150 0 300



 Resource Protection Area

 Streams

Supplemental Analysis

Community Enhancement

No comment on this request.

Environmental Engineering

No comment on this request.

Fire & Emergency Medical Services

Service Area

The Midlothian Fire Station, Company Number 5

Additional Information

This request will have minimal impacts on Fire & Emergency Medical Services.

Police

Division	Beat	District
Swift Creek	15	Midlothian

Additional Information

This request is anticipated to have minimal impacts on Police.

Transportation - County Department of Transportation

The traffic impact of the request is anticipated to be minimal.

Transportation - Virginia Department of Transportation

This zoning case is a local matter and VDOT has no comment at this time.

Utilities – Water and Wastewater

The existing residential structure on the request site is connected to the public water system. Public wastewater service is not available. The conditional use for a beauty shop will not impact the public water system. The Utilities Department supports this request.

Community Engagement & Public Hearings

Community Meetings

A community meeting was scheduled for May 31, 2022 with the requirement that members of the public must RSVP forty-eight (48) hours prior to the meeting for it to be held. No members of the public responded and the meeting was not held.

Planning Commission

8/16/2022: **Citizen Comments:** No citizens spoke to this request.
 Recommendation: Recommended for approval with conditions.
 Motion: Sloan **Second:** Petroski
 AYES: Owens, Petroski, Freye, Hylton, Sloan

Conditions

Staff Note: Both the Planning Commission and Staff recommend the following conditions.

1. Use. This conditional use for a business from the home (two (2) chair beauty shop) shall be granted to and for Michael and Christina Cassada exclusively and shall not be transferable or run with the land. (P)
2. Employees. With the exception of the applicants, the only permitted employees from outside the residence are one (1) stylist and one (1) assistant. (P)
3. Hours of Operation. Hours shall be limited to Monday through Friday, 8:00 a.m. to 8:00 p.m. No walk-ins shall be permitted and all customers shall be seen by appointment only. (P)
4. Parking.
 - a. Off-street parking shall be provided for at least five (5) customer vehicles, plus vehicles belonging to the applicant and employees. No on-street parking shall be permitted.
 - b. All driveway and parking areas shall be paved.
 - c. The parking area for the use shall have a minimum front setback of zero (0) feet. (P)
5. Additions or Alterations. No additions or alterations to accommodate this use shall be permitted to the exterior of the dwelling or to the structure on the property used for the beauty shop. (P)
6. Number of Customers. No more than five (5) customers shall be permitted on site at any time. (P)
7. Signage. There shall be no signs permitted to identify this use. (P)

Site Visit Photos – Exhibit A



This picture shows the building used for the beauty shop (beige building on the left), the parking area, and the applicants' home (brick building on the right). There are eight (8) parking spaces and the parking area has been paved using concrete pavers.

Clients are encouraged to park directly in front of the beauty shop but are also able to park behind the vehicles of beauty shop staff, other clients or to the left of the salon if necessary. (Note: Beauty shop client traffic rarely, if ever, warrants this but it is an option should the maximum number of staff and clients be present.)



This picture shows the building used for the beauty shop. All activity for the beauty shop takes place in this building. Inside are two full stations (“chairs”) – two (2) hair washing chairs, two (2) drying chairs, and two (2) barber chairs.

Case Contacts

Applicant

- **Applicants' Contact:**
Michael and Christina Cassada (804-263-5374)
mcassada@ur.com

District Planning Commissioner

- Frank Petroski (804-768-7558)
petroskif@chesterfield.gov

Staff

- **Planning Department Case Manager:** Summer Morris (804-751-4151) morrissu@chesterfield.gov
- **Community Enhancement:** Carl Schlaudt (804-318-8674) schlaudtc@chesterfield.gov
- **Environmental Engineering:** Rebecca Rochet (804-748-1028) rochetr@chesterfield.gov
- **Fire & Emergency Medical Services:** Anthony Batten (804-717-6167) battena@chesterfield.gov
- **Police:** Jim Eicher (804-318-8693) eicherj@chesterfield.gov
- **Transportation - County Department of Transportation:** Steve Adams (804-751-4461)
adamsst@chesterfield.gov
- **Transportation - Virginia Department of Transportation:** Willie Gordon (804-674-2907)
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- **Utilities:** Randy Phelps (804-796-7126) phelpsc@chesterfield.gov