

**PUP2018-00014**

**Zoning**

Accessory Dwelling Unit  
Located Above Medical Office  
Brookland District





COMMONWEALTH OF VIRGINIA

COUNTY OF HENRICO

John A. Vithoulkas  
County Manager

November 20, 2018

Ms. Marie T. Hammer  
6521 Confederate Hill Dr.  
Mechanicsville, VA 23111

Re: Provisional Use Permit PUP2018-00014

Dear Ms. Hammer:

The Board of Supervisors at its meeting on November 13, 2018, approved your request for a Provisional Use Permit under Sections 24-50.6:1(a), 24-120 and 24-122.1 of Chapter 24 of the County Code to allow an accessory dwelling unit on Parcel 773-745-9522 located on the west line of Staples Mill Road (U.S. Route 33), approximately 810' north of Dumbarton Road, subject to the following conditions:

1. This Provisional Use Permit shall allow only one accessory dwelling unit to be located on the second floor above the first-floor medical office use in the existing structure. It shall not apply to any future office buildings on the site.
2. Prior to issuance of a Certificate of Occupancy for the medical office and accessory dwelling, the applicant shall submit floor plans as part of the building permit application that show adherence to the requirements of Sec. 24-50.6:1(a) of the Henrico County Code.
3. The site shall be developed in general conformance with the conceptual plan titled "Marisse Hammer Medical Office and Residents" dated September 18, 2018 (see case file) and submitted with this request.
4. At least one parking space shall be provided and dedicated for the accessory dwelling use. If the accessory dwelling is converted to medical or general offices, the parking requirements shall be met to accommodate the increase in square footage.

The Planning Department has been advised of the action of the Board of Supervisors and requested to revise its records.

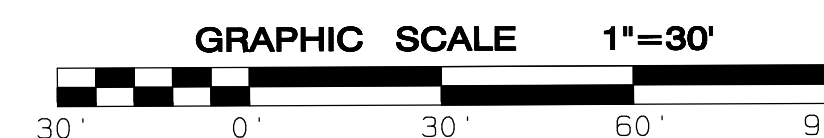
Sincerely,

John A. Vithoulkas  
County Manager

pc: Andrew M. Condlin, Esquire  
Director, Real Estate Assessment  
Police, Special Services



1. CURRENT ZONING: R-2
2. PROPOSED ZONING: O2
3. TOTAL AREA: 3.79 ACRES
3. OWNER: MARISSE T. HAMMER  
6521 CONFEDERATE HILL DR.  
MECHANICSVILLE, VA 23111  
(804)513-2402
4. PROPOSED USE: 1st. FLOOR = MEDICAL OFFICE  
2nd. FLOOR = RESIDENTS
5. GPIN NUMBER: 773-745-9522
6. THERE ARE RPA'S LOCATED ON THE PROPERTY.
7. A PORTION OF THIS PROPERTY DOES LIE IN A FEMA DESIGNATED FLOOD ZONE (AE), THE AREA TO BE DEVELOPED IS IN FLOOD ZONE (X) A NON HAZARD FLOOD ZONE.
8. EXISTING SEWAGE DISPOSAL: SEPTIC TANK AND DRAINFIELD
9. PROPOSED SEWERAGE DISPOSAL: HENRICO COUNTY PUBLIC UTILITIES
10. WATER SUPPLY:
11. EXISTING BUILDING: 1ST. FLOOR=2,296 SQ. FT., 2nd. FLOOR =1,554 SQ. FT., TOTAL=3,850 SQ. FT.
12. PROPOSED BUILDING: 0 SQ. FT.
13. PARKING REQUIREMENTS: 1 SPACE PER 200 SQ.FT.OF GFA 1st. FLOOR= 12 SPACES.  
1 SPACE REQUIRED FOR 2nd. FLOOR= 1 SPACE  
TOTAL SPACES REQUIRED= 13 SPACES
14. PARKING PROVIDED: 16 SPACES
15. CONTOURS WERE TAKEN FROM HENRICO COUNTY GIS.
16. TRANSITIONAL BUFFER SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 10 FEET WIDE AND PLANTED PER HENRICO COUNTY REQUIREMENTS.



PUP2018-00014

**P.N. 5712-0027**

**MARISSE HAMMER  
MEDICAL OFFICE &  
RESIDENTS  
BROOKLAND DISTRICT  
HENRICO CO., VA**

# CONCEPTUAL PLAN #6

**SHEET No.**

1/1

*Goodfellow, Talbert, Deard,*  
*And Associates Inc.*  
ENGINEERING - SURVEYING - PLANNING

7104 Mechanicsville Turnpike / P.O. Box 539  
Mechanicsville, Virginia 23111  
(804) 746 - 7097 Fax (804) 730 - 7275 E-MAIL QJB1@EROLS.COM

**DRAWN BY:** LMODWIN  
**CHECKED BY:** WRK  
**DATE:** SEPT. 18, 2018  
**REVISIONS:**

1



7104  
(804) 746 - 70

**CHARISSE HAMMER  
MEDICAL OFFICE &  
RESIDENTS  
BROOKLAND DISTRICT  
HENRICO CO., VA**

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