

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO



R. Joseph Emerson, Jr., AICP
Director of Planning
(804) 501-4602

November 30, 2023

Cecil McNair, Jr.
Ratchet Designs, LLC.
7119 Stafford Park Drive
Moseley, VA, 23120

RE: POD2023-00497
Town Motel Building Addition
Concept Plan Review Comments

Sir/Madame:

The Planning Department has completed its review of the above-referenced Concept Plan, received **(November 9, 2023)**, and has the following comments:

1. The proposed addition does not meet the required front yard setback of 15 feet from Bentley Street. Furthermore, this building is an existing nonconforming structure which does not meet current yard requirements. Per Section 24-6303 B. the building may only be enlarged if the enlargement does not extend further into the required yard than the existing nonconforming structure.
2. The motel does not currently meet the parking requirement of 1.0 space per guest room. The proposed addition further exacerbates the issue by creating 6 additional guest rooms while simultaneously reducing the existing number of parking spaces.
3. There appear to be discrepancies between the last plat recorded and the location of property line shown on this plan. In any case, it would appear the front yard setback along Bentley Street would not be able to be met.
4. Advisory: While we have not received comments back from VDOT, it is anticipated that if further plans were to be submitted that the existing ingress/egress along Brook Road would be requested to be modified or removed.
5. See additional comments from other review agencies.

The above comments may be revised based upon discussions at the staff developer conference, scheduled for **12/7/23 at 11:30AM**. You may contact me at 804-501-4636 and bar128@henrico.us if you need any additional information prior to the meeting.

Sincerely,

Phillip A. Bariteau
County Planner