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## **Town of Richmond Development Review Board Staff Notes, 4/09/2024**

RE: SKP2025-03

LOCATION: 167 West Main Street

EXISTING ZONING: Village Residential Neighborhood North

PROCEDURAL INFORMATION:

1. Application received 3/20/2024
2. Warning and agenda sent to Seven Days 3/24/2024
3. Hearing notice sent to applicant 3/24/2025
4. Abutters letter sent 3/24/2025

POINTS OF INTEREST:

1. The Applicants are applying for sketch plan review for a proposed planned unit development (PUD). They are looking to build an additional dwelling unit and garage on their property per the PUD regulations in Section 5.12 of the Richmond Zoning Regulations. The property contains a preexisting duplex and garage. The plan calls for a new garage with a second-story dwelling unit along with the existing duplex.
2. The existing garage is located inside of the side yard setback for the VRNN.
3. There are two existing water and sewer lines on the property.
4. Since the applicant's property already has a duplex on the property, they cannot build an Accessory Dwelling Unit (ADU). ADUs are restricted to single family homes as noted in Section 5.9.1 of the Richmond Zoning Regulations.
5. Therefore, they need a PUD to have an additional dwelling unit in a separate building on the property.
6. Since the applicants are not proposing a subdivision with this PUD they will have three dwelling units on this property.
7. The DRB should consider the potential need for additional screening for this project given the proximity of abutting principal structures.