



Staff Report

Meeting Date: MAY 13, 2026
Meeting Type: P&Z

To: Planning and Zoning Commissioners
From: Jeremy Burke
Item Title: Farley – 142 Skyline Drive. Special Exception to allow accessory dwelling

Background: The existing house is currently 12 feet above the base flood elevation. Due to floodplain requirements, any new addition would be required to be elevated 19 feet above base flood level. Because of this elevation difference, a direct structural connection between the existing home and the proposed addition is not feasible. As shown in the submitted plans, the new structure will be connected to the existing home by a deck and stairs, and will not be connected by rooflines or exterior walls, which would have qualified as an addition to the dwelling.