

Staff Report

Subject: 2nd Reading Zoning Map Amendment
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: February 15, 2022
Item Description: **Tracy Fleming** requests a **variance** to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence at 138 Pine Drive, zoned **AR-1. Map# 451C Parcel# 68**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of the request for a **variance** to allow the use of a camper/RV as a temporary dwelling during the construction of a residence.

Executive Summary/Background

- Pursuant to Appendix C-Zoning Ordinance, Article VII-Planning Board, Section 7.1.8, variances may only be granted if the following findings are made:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness, of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that the unnecessary hardship is due to such conditions, and not to circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located; and

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

- A building permit application (# 202102330) has been approved.
- The mobile home on site is to be removed prior to construction. The new home will occupy the same location. Applicants wish to live on site during construction of their new home.
- At the January 31 Planning Board meeting, Alan Zipperer made a motion to **approve** the request for a **variance** to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence at 138 Pine Drive, with the following conditions:
 - The camper may be occupied for up to twelve (12) months during construction.
 - Upon issuance of the certificate of occupancy for the house construction, the camper shall be vacated and disconnected from the well and septic.
- The motion was seconded by Michael Larson, and carried unanimously.

Alternatives

1. Approve the request for a **variance** to allow the use of a camper/RV as a temporary dwelling during the construction of a residence.

- The camper may be occupied for up to twelve (12) months during construction.
- Upon issuance of the certificate of occupancy for the house construction, the camper shall be vacated and disconnected from the well and septic.

2. Deny the request for a variance to allow for the use of a camper/RV as a temporary dwelling during the construction of a residence.

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Zoning Map Amendment