

Staff Report

Subject: Variance (Fourth District)
Author: Teresa Concannon, AICP, Planning & Zoning Manager
Department: Development Services
Meeting Date: June 7, 2022
Item Description: **Lonnie & Candace Bott** request a **variance** to allow for an RV/camper to be used as a temporary dwelling during the construction of a residence. Located at 300 Early Street Extension, zoned AR-1. **Map# 388 Parcel# 15**

Summary Recommendation

Staff has reviewed the application, and recommends **approval** of a **variance** to allow for an RV/camper to be used as a temporary dwelling during the construction of a residence, with conditions.

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 (# 202100791) has been approved; site work is underway.
- Applicants wish to live on site during construction of their new home.
- At the May 16 Planning Board meeting, Brad Smith made a motion to **approve** the request for a **variance** to allow for an RV/camper to be used as a temporary dwelling during the construction of a residence, with the following conditions:
 1. The camper may be occupied for up to twelve (12) months during construction.
 2. 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 Peter Higgins, 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.
 1. The camper may be occupied for up to twelve (12) months during construction.
 2. 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
Attachments: 1. Variance application
2. Ownership Certification

FUNDING: N/A
3. Deed
4. Aerial photography