

## Staff Report

**Subject:** Variance (First District)  
**Author:** Chelsie Fernald, Senior Planner  
**Department:** Development Services  
**Meeting Date:** August 6, 2024

**Item Description:** **Tad Segars** requests a **variance** from ordinance Section 3.20, to allow for the reduction in the required minimum square footage for a single-family living unit. Located at 953 Roebling Road, zoned AR-1. **[Map# 377 Parcel# 2]**

### Summary Recommendation

Staff has reviewed the application and recommends **approval** of the request for a **variance** from ordinance Section 3.20, to allow for the reduction in the required minimum square footage for a single-family living unit.

### 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.*
- The applicant requests a variance from ordinance Section 3.20, to allow the reduction in the required minimum square footage for a single-family living unit.
- The applicant would like to have a tiny home on the parcel, the home will be a total of 208 square feet.
- The parcel is zoned AR-2 and does not have a dwelling on the property.
- At the July 9, 2024, Planning Board meeting, Mr. Ryan Thompson motioned for approval. Mr. Peter Higgins seconded the motion, which carried unanimously.

### Alternatives

- Approve** the request for a **variance** from ordinance Section 3.20, to allow for the reduction in the required minimum square footage for a single-family living unit with the following conditions:
  - The dwelling shall in all other ways conform to applicable building codes and County ordinances.
- Deny** the request for a **variance** from ordinance Section 3.20, to allow for the reduction in the required minimum square footage for a single-family living unit.

**Recommended Alternative: 1**

**Other Alternatives: 2**

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Conditional Use application

2. Aerial photograph 3. Deed