

## Staff Report

**Subject:** Variance (Third District)  
**Author:** Chelsie Fernald, Planning Manager  
**Department:** Development Services  
**Meeting Date:** May 20, 2025

**Item Description:** **Ralp Rahn** requests a **variance** from ordinance Section 3.21.1, to allow for the occupation of an RV/Camper. Located at 1321 Shawnee-Egypt Road, zoned AR-1. **[Map# 247A Parcel# 3]**

### 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 to allow for the occupation of an RV/Camper, while a principal dwelling is built on the parcel.
- A building permit has been applied for and is currently in progress.

### Determination

Staff has reviewed the application, and is complete with the following conditions:

- The RV/Camper shall be allowed as a dwelling for 12 months or until the Certificate of Occupancy is granted. The applicant shall come before the Board of Commissioners if an extension is needed.

**Department Review:** Development Services

**FUNDING:** N/A

**Attachments:** 1. Variance Application 2. Aerial Photograph 3. Deed