

Staff Report

Subject: Variance (Second District)
Author: Chelsie Fernald, Senior Planner
Department: Development Services
Meeting Date: January 16, 2023

Item Description: **John Egan** requests a variance from ordinance section 3.21.1, to allow for the occupation of a camper/RV during home construction. Located at 128 Partridge Run, zoned R-1. **Map# 435A Parcel# 68** in the **Second District**.

Summary Recommendation

Staff and Planning Board have reviewed the application, and recommend **approval** of the request for a variance from ordinance section 3.21.1, to allow for the occupation of a camper/RV during home construction.

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 would like to live on site in their camper while the home construction is finished.
- The residential building permit has been issued and the temporary power inspection was completed in June 2023.
- At the December 12, 2023 Planning Board meeting, Mr. Alan Zipperer made a motion for approval. Mr. Ryan Thompson second the motion and it carried unanimously.

Alternatives

1. **Approve** the request for **variance** 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 well and septic.
2. **Deny** the request for **variance**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services

FUNDING: N/A

Attachments: 1. Variance application 2. Site Plan 3. Deed
4. Ownership certificate/authorization 5. Aerial photograph