

Staff Report

Subject: Variance (Third District)
Author: Kimberly Barlett, Community Planner
Department: Development Services
Meeting Date: July 15, 2025

Item Description: **Michael Trepagnier** requests a variance from ordinance section 3.21.1, to allow for the occupation of a camper/RV during home construction. Located at 353 Pearl Davis Road, zoned AR-1. **Map# 289 Parcel# 10** in the **Third District**.

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 applicant anticipates the construction to be completed by April of 2026.
- The residential building permit was submitted June 17, 2025.

Staff Determination

Staff has reviewed the application, and the application is complete 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 well and septic.

Department Review: Development Services

FUNDING: N/A

Attachments:

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