

**SPECIAL USE PERMIT-04-01. Alicia Brown Jones Manufactured Home
Staff Report for May 22, 2001, Board of Supervisors Public Hearing**

This staff report is prepared by the James City County Planning Division to provide information to the Planning Commission and Board of Supervisors to assist them in making a recommendation on this application. It may be useful to members of the general public interested in this application.

PUBLIC HEARINGS Building C Board Room; James City County Government Complex
Board of Supervisors: May 22, 2001, 7:00 p.m.

SUMMARY FACTS

Applicant: Ms. Alicia Brown Jones

Proposed Use: Manufactured Home

Location: 143 Clark Lane

Tax Map and Parcel No.: (32-2)(1-55)

Primary Service Area: Inside

Parcel Size: .214 acres approximately

Existing Zoning: R-2, General Residential

Comprehensive Plan: Low Density Residential

Surrounding Zoning: All adjacent properties are zoned R-2, General Residential

Staff Contact: John Rogerson - Phone 253-6685

STAFF RECOMMENDATION:

While this application represents a continuation of a nonconforming situation with respect to the placement of a manufactured home in the R-2, General Residential Zoning District, staff supports the proposal of replacing the existing nonconforming manufactured home with a new one. The proposed manufactured home, with conditions, will meet the administrative criteria for the placement of a manufactured home and will improve the living conditions of the applicant. Staff recommends the Board of Supervisors approve this special use permit with the attached conditions.

History

The applicant is requesting permission to replace the 1976 Castle manufactured home, which is 14-feet by 60-feet with a new Oakwood 2001 model. The existing manufactured home is nonconforming because it is located in a residential Zoning District within the Primary Service Area. The applicant received a four-foot variance to the required 35-foot rear yard setback on May 3, 2001, from the Board of Zoning Appeals for the new manufactured home. This variance was needed due to the unusually shallow building depth of the parcel. With the approval from the Board of Zoning Appeals, the proposed manufactured home now fits on the parcel and meets the newly established setback requirements.

Description of Project

The proposed manufactured home is an Oakwood Series Model Number 2034. This unit is 28-feet wide and 56-feet long. It is a three bedroom model with two bathrooms.

Surrounding Zoning

Adjacent properties are zoned R-2, General Residential. The immediate area is surrounded with single-family dwellings.

Surrounding Area

There are at least seven manufactured homes within 2,000 feet. The nearest manufactured home is approximately 100 yards from the property in question.

Access

The property fronts on Clark Lane, which is a publicly maintained road.

Public Utilities

The manufactured home is located inside the Primary Service Area (PSA) and will be served by public water and sewer.

Screening

The existing vegetation screening on-site is sufficient in the rear of the property; however, the front of the property will require additional landscaping to meet the County's landscape standards for manufactured homes. Staff recommends the applicant place three flowering trees four to five feet high and 15 feet from the manufactured home (example: Dogwood, Redbud, Crepe Myrtle, or Cra bapple) in the front to provide additional landscaping along the street.

RECOMMENDATION:

The proposed manufactured home, with conditions, meets the administrative guidelines for the placement of new manufactured homes. While this application represents a continuation of a nonconforming use with respect to placement of manufactured homes in the R-2, General Residential Zoning District, it does

provide an improvement in living conditions for the applicant. Staff recommends the Board of Supervisors approve this special use permit with the conditions listed below:

1. This permit shall be valid only for the 2001 Oakwood Series Model No. 2034 double-wide unit applied for. If the manufactured home is removed, this permit shall become void. Any replacement shall require a new permit from the Board of Supervisors. If the permit is not exercised, it shall become void one year from the date of approval.
2. The manufactured home shall be skirted and meet the requirements of the Department of Housing and Urban Development Manufactured Home Construction and Safety Standards.
3. The existing mobile home shall be removed prior to the placement of the new manufactured home.
4. The applicant shall place three flowering trees four- to five-feet high and 15 feet from the manufactured home (example: Dogwood, Redbud, Crepe Myrtle, or Crabapple) in the front to provide additional landscaping along the street.
5. This special use permit is not severable; invalidation of any word, phrase, clause, sentence, or paragraph shall invalidate the remainder.

John C. Rogerson

CONCUR:

O. Marvin Sowers, Jr.

JCR/gs
Sup-04-01.wpd

Attachments:

1. Map
2. Resolution