

**SPECIAL USE PERMIT-12-01. Annette Haden Manufactured Home
Staff Report for June 26, 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; County Government Complex
Board of Supervisors: June 26, 2001, 7:00 p.m.

SUMMARY FACTS

Applicant/Land Owner: Ms. Annette Marie Haden

Proposed Use: Manufactured Home

Location: 110 Hazelwood Avenue

Tax Map and Parcel No.: (12-2)(04-0-0007)

Primary Service Area: Inside

Parcel Size: .5 acres

Existing Zoning: R-1, Limited Residential

Comprehensive Plan: Low-Density Residential

Surrounding Zoning: All adjacent properties are zoned R-1, Limited Residential

Staff Contact: John Rogerson - Phone: 253-6685

STAFF RECOMMENDATION:

This application represents a continuation of a nonconforming situation with respect to the placement of a manufactured home in the R-1, Limited Residential Zoning District.

Staff currently recommends the Board of Supervisors defer this application until the applicant resolves all current County Code Violations on the property.

Currently there is one County Code Violation at this location; debris/refuse in the yard which includes two boats that are inoperable and without trailers. One boat is filled with rubbish.

History

The applicant is requesting permission to replace the existing manufactured home which is twenty-four feet wide and fifty-three feet long, and has four bedrooms and one and a half bathrooms. It was placed on the parcel in the 1970's.

Description of Project

The proposed manufactured home is a new Oakwood 2000 model which is twenty-eight feet wide by seventy-six feet long. It is a four bedroom model with two bathrooms. The existing manufactured home is nonconforming because it is located in a residential zoning district within the primary service area.

Surrounding Zoning

Adjacent properties are zoned R-1, Limited Residential. The immediate area is surrounded with single-family dwellings.

Surrounding Area

There are four manufactured homes within 2,000 feet. The nearest manufactured home is approximately 150 yards from the site.

Access

The parcel fronts on Hazelwood Avenue, which is a dirt road approximately 400 feet long. There are only two properties which use this road for access.

Public Utilities

The manufactured home is located within the Primary Service Area but will be served by the existing well and septic system. The Health Department will approve or require upgrades to existing system prior to issuance of a Building Permit.

Screening

The parcel is wooded however; staff recommends that the applicant plant five screening plants two-feet tall and three feet apart along the front of the new manufactured home. Plant type and location shall be approved by the Planning Director.

Recommendation:

The proposed manufactured home, with conditions, would meet 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-1, Limited Residential Zoning District, it does provide an improvement in living conditions for the applicant. However, staff recommends the Board of Supervisors defer this Special Use Permit application indefinitely, until the applicant corrects the County Code Violation on the property, discussed on the first page.

1. This permit shall be valid only for the 2000 Oakwood Model double-wide unit described on the Special Use Permit application. 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 within one year from the date of approval it shall become void.

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 plant five screening plants two-feet tall and three feet apart along the front of the new manufactured home within sixty days of receiving the final certificate of occupancy. Plant type and location shall be approved by the Planning Director.
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/tlc
sup1201.wpd

Attachments:

1. Map
2. Photographs
3. Resolution