

SUP06-6: Mr. Stephen Lee
Special Use Permit Application
for a
Two-Family Dwelling in the B1 Zoning District

Location and Proposed Use

The subject .16-acre parcel (Tax Map # 42A11 (2) 9) is located on the 300 block of East Main Street. The address of the property is 326 East Main Street.

The applicant is seeking a Special Use Permit in the B1 zoning district in order to convert an existing single-family dwelling to a two-family dwelling. Presently a single-family dwelling is located on the parcel.

Background

Initially, the applicant petitioned the Town requesting a Special Use Permit in order to convert the existing single-family dwelling to a two-family dwelling, and construct two (2) townhouses on the lot. Per the Town Code (Article V, Section 510), the subject parcel does not meet specified requirements for townhouse construction. *Therefore the applicant has withdrawn the request for a Special Use Permit for townhomes. However, the applicant will continue with the application for a Special Use Permit in order to convert the existing single-family dwelling to a two-family dwelling.*

Conditions of the Special Use Permit

There are no proposed conditions for the Special Use Permit. If approved the applicant would be permitted to convert the existing a single-family dwelling to a two-family dwelling. Additionally, the applicant would be subject to all provisions in the Town Code related to two-family dwellings.

Other Considerations

- In order to convert the existing single-family dwelling into a two-family dwelling the applicant would be required to adhere to all relevant building code requirements before the County's Building Official would issue a certificate of occupancy.
- The Town Code requires two parking spaces for each dwelling unit on a lot. The required dimension of a single parking space is 200 square feet in area (10 ft. x 20 ft.). Additionally, the parking space must be graded and have an all-weather surface. The applicant would be required to provide four (4) parking spaces (800 square feet in area) for a two-family dwelling. The applicant has submitted a sketch detailing the proposed area of the lot to be utilized for parking.