

SUP6-2, Request of Ms. Kate Anderson For a Special Use Permit to Allow a Bed and Breakfast Operation on a R2-zoned Parcel

Location and Proposed Use

The applicant, Ms. Kate Anderson, has requested a special use permit to operate a Bed and Breakfast from an existing single-family dwelling. The dwelling is located at 19 Amiss Avenue, and is zoned "R2" (Medium-Density Residential). In the R2 zoning district, Bed and Breakfast operations are allowable by special use permit.

The subject single-family house was purchased by Ms. Anderson in 2015, and it contains roughly 2,400 square feet of floor area; it sits on a single parcel that is roughly 0.31 acres (13,500 square feet) in area. (see maps and visual exhibits on next page)

The house has four bedroom and two and half baths; however, the applicant has indicated she intends to only rent one room for the bed and breakfast operation. Per the Town Code, bed and breakfast operations may rent up to six bedrooms.

In order to obtain a Town business license, the dwelling will need to be inspected by the Page County Building Official. The Building Official will maintain the use (bed and breakfast) meets all relevant building code requirements.

Additional Considerations

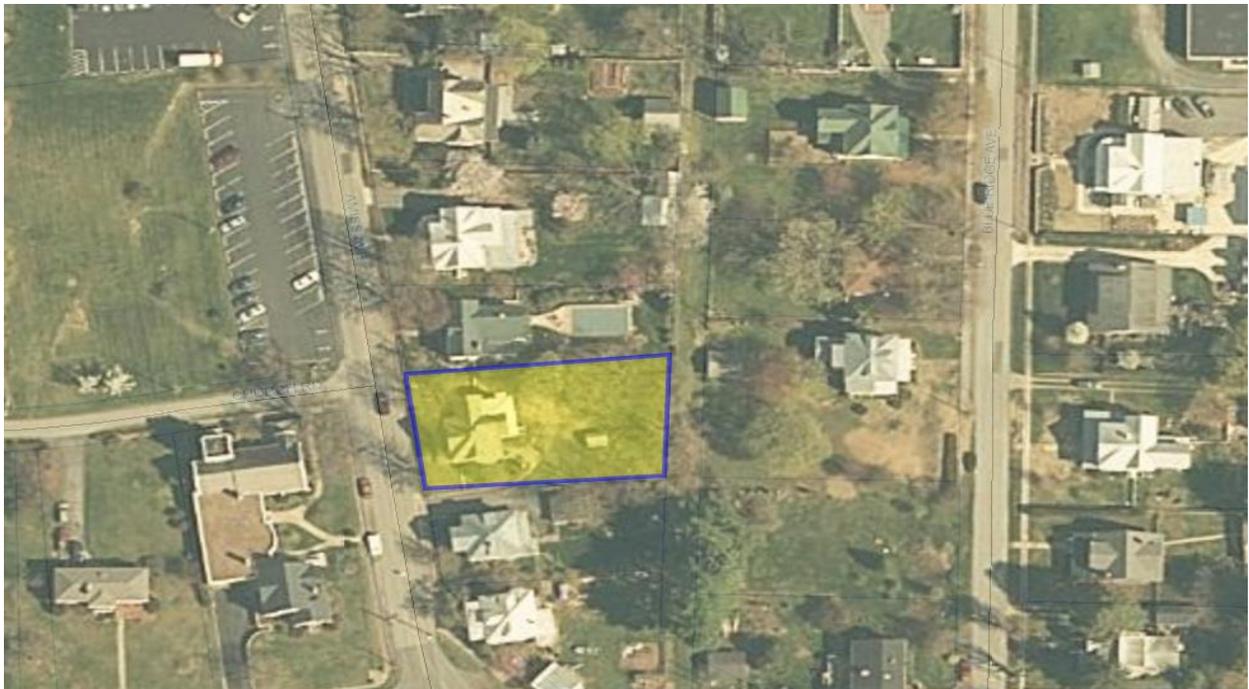
- A good off-street parking area exists on-site behind the subject house.
- The operation may have one sign, which may not exceed four square feet in area.

AREA MAP and Visuals

Street View: 19 Amiss Avenue



Aerial and Parcel Map View



Staff Recommendation: Approval**October 6, 2015**

The subject dwelling is located in a zoning district in which Bed and Breakfast operations are allowable by special use permit. The applicant is seeking to utilize the existing dwelling as a bed and breakfast; the dwelling appears to be well-suited for the proposed use, and the parcel contains ample areas to accommodate multiple vehicles on-site. However, the applicant will be required to obtain approval from the Building Official prior to opening to the public. It is anticipated that the dwelling will require several minor upgrades in order to satisfy building code requirements. The proposed use is consistent with the Comprehensive Plan's goal to promote tourism and tourism related industries. If approved, the use is not expected to negatively impact the surrounding neighborhood.

Planning Commission: Approval**October 12, 2016**

The Planning Commission unanimously approved Ms. Anderson's request by a 6 – 0 vote. The Planning Commission believed the request would not negatively impact the surrounding neighborhood, and is an appropriate fit for the surrounding area.