

**SUP10-5, Ms. Laurie Ryman
Special Use Permit Application
for
An Apartment in a B-1 (Business) Zoning District**

Location and Proposed Use

The applicant, Ms. Laurie Ryman, has applied for a special use permit to locate a single apartment on a B1 (General Business) zoned parcel. In the B1 zoning district an apartment is allowable by special permit.

The apartment is proposed to be located in an existing building; the applicant recently constructed the building (less than two years ago) and operates a commercial frame shop from its first floor. If approved, Ms. Ryman intends to live in the proposed apartment, which would be located on the structure's second floor.

Other Considerations

- Prior to the apartment being occupied, the Town would need to be provided with a Certificate of Occupancy (CO) by the Page County Building Official. Before issuing a CO, the Building Official will require the proposed apartment meet residential building code requirements.
- The applicant can utilize adjacent public parking to meet off-street parking requirements. A Town-owned parking lot is located behind the existing structure.
- The Towns' Comprehensive Plan encourages downtown residences.
- The existing structure is contains approximately 1,800 square feet of finished space.

Summary

The proposed apartment is not expected to negatively impact the surrounding neighborhood. It is adjacent to public parking, and the subject structure appears to be well-suited for an apartment unit. Prior to the apartment being occupied, the applicant will be required to submit a Certificate of Occupancy to the Town.