

# **SUP13-3, Request of Ms. Susan Custer for a Special Use Permit to allow Apartment Units on a B1-zoned Parcel**

## **Location and Proposed Use**

The applicant, Ms. Susan Custer, has requested a special use permit to convert an existing residential and accessory structure into apartment units. The subject adjoining parcels are roughly .7 acres (~30,000 square feet) and are zoned B1 (General Business).

The existing two-story residential structure has been utilized as a single-family home for many years. The structure contains over 2,000 square feet, and (if converted into apartments) would contain two units, with a "downstairs" and "upstairs" apartment unit with separate access.

Located behind the residential structure is an accessory structure. The accessory structure is a "stick built" structure containing roughly 700 square feet of interior floor space. If approved, this structure would be utilized for a single apartment unit.

## **Additional Considerations**

- If approved, the applicant will be required to obtain permits from the County Building Official to maintain all Building Codes are met.
- Ample parking areas exist; specifically, the Town Code (section 506.6) requires two parking spaces for each apartment unit. Therefore, a total of six parking spaces would be required. The existing graveled area could easily accommodate required parking.
- The subject site contains two waters meters. The existing house has a single waster meter, and an existing additional meter served a previously existing structure/house. Town staff will work with the applicant to ensure all apartments are served with water/sewer service, and that all associated fees are paid.
- An objective in the Town's Comprehensive Plan is to "encourage affordable housing options for a variety of populations and income ranges".

## Maps/Visuals



Existing residence proposed to be converted into two apartment units



Existing accessory structure proposed to be a single apartment unit

### **Staff Recommendation: Approval**

**September 6, 2013**

Town staff views the conversion of the existing residential and accessory structure into apartment units as a positive. The residential structure's floor plan allows for it to be easily converted into two apartment units; and the accessory structure is substantial in nature and could easily be converted into a single apartment unit. Additionally,

converting the structures into apartment units will be required to adhere to all relevant Building Codes, and meet all Town parking requirements – which it can. Further, an increased supply of affordable housing units helps to achieve an objective in the Town’s Comprehensive Plan, and increases property values and therefore Town tax revenues too.