

APPLICANT RESPONSE STATEMENT CONDITIONAL USE PERMITS

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to a conditional use permit, please respond to the following standards in the form of a written narrative:

1. Explain requested conditional use permit.
Subdivide 1.56 acres into 4 lots for single family detached homes. Two homes exist today.
2. Whether or not there will be significant adverse effect on the surrounding area in which the proposed use will be located.
Addition of 2 single family homes will not have an adverse effect on the surrounding area.
3. Whether or not the use is otherwise compatible with the surrounding area.
The proposed use is compatible and will compliment the surrounding area
4. Whether or not the use proposed will result in a nuisance as defined under state law.
The proposed use will not result in a nuisance as defined by state law
5. Whether or not quiet enjoyment of surrounding property will be adversely effected.
The quiet enjoyment of the surrounding property will not be adversely effected.
6. Whether or not property values of surrounding property will be adversely effected.
The 4 new single family homes should increase property surrounding values
7. Whether or not adequate provisions are made for parking and traffic considerations.
The homes will be accessed with one 18' wide alley which will allow for guest parking.
8. Whether or not the site or intensity of the use is appropriate.
Per code there could be 12 townhomes, 4 single family homes is appropriate.
9. Whether or not special or unique conditions created by the use are consistent with the purpose, intent and goals of the Comprehensive Town Plan.
The proposed homes are consistent with the Comprehensive Town Plan
10. Whether or not adequate provisions are made regarding hours of operation.
N/A, single family homes
11. Whether or not adequate controls and limits are placed on commercial and business deliveries.
N/A, single family homes
12. Whether or not adequate landscape plans are incorporated to ensure appropriate transition between adjacent or nearby properties.
Landscape plan, per code, will be provided for permit submittal
13. Whether or not the public health, safety, welfare or moral concerns of the surrounding neighborhood will be adversely affected.
4 single homes will not have an impact on the health, safety, welfare or moral concerns
14. Whether the application complies with any applicable specific requirements set forth in this chapter for conditional use permits for particular types of uses.
This application complies with code.
15. Whether the applicant has provided sufficient information to allow full consideration of all relevant factors.
All provided guidelines have been followed
16. Whether the conditional use requested emits or creates unusual odors which would warrant use of an odor elimination/attenuation system as recommended by industry standards.
N/A, single family homes