

**Unapproved Minutes of the February 6, 2019  
Planning Commission Regular Meeting**

**SUP-18-0031. 115 Constance Lane Detached Accessory Apartment**

Ms. Tori Haynes, Planner, stated that Ms. Kristen Baum of Guernsey Tingle has applied on behalf of homeowners Mr. and Mrs. Bryan and Barbara Burris for an SUP to allow a detached accessory apartment to be constructed within a new detached accessory structure at 115 Constance Avenue. Ms. Haynes stated that the property is zoned R-8, Rural Residential, is designated Low Density Residential on the Comprehensive Plan Land Use Map, and is inside the Primary Service Area.

Ms. Haynes stated that the detached accessory structure will be 2,064 square feet, with the proposed apartment being 393 square feet. Ms. Haynes stated that the accessory structure will also include a garage and workshop.

Ms. Haynes stated that the R-8 Zoning District allows detached accessory apartments as a specially permitted use in accordance with Section 24-32(b) of the Zoning Ordinance. Ms. Haynes stated that staff has reviewed the proposed design and finds that all requirements have been met.

Ms. Haynes stated that staff finds this proposal to be compatible with surrounding development and consistent with the Comprehensive Plan and Zoning Ordinance. Ms. Haynes further stated that staff recommends that the Planning Commission recommend approval of this application to the Board of Supervisors, subject to the proposed conditions.

Mr. Schmidt called for disclosures from the Commission.

There were no disclosures.

Mr. Schmidt opened the Public Hearing.

Mr. Bryan Burris, 115 Constance Lane, addressed the Commission in support of the application. Mr. Burris requested that the Commission extend the deadline to complete construction from 24 months to 36 months.

Mr. O'Connor inquired if the applicant could complete the project within the 36 months.

Mr. Burris stated that he had anticipated more time; however, he could make the 24 month deadline work, but 36 months would be preferred.

As no one else wished to speak, Mr. Schmidt closed the Public Hearing.

Mr. Schmidt opened the floor for discussion by the Commission.

Mr. Polster inquired if the Commission could extend the deadline.

Mr. Holt stated that the Commission could make an extension of the deadline part of its recommendation to the Board of Supervisors. Mr. Holt further stated that staff would not object to a 36-month extension.

Mr. Haldeman noted that he supports the application and would not be opposed to a 36-month extension.

Mr. Krapf made a motion to recommend approval of the application with a change to SUP Condition No. 2 to allow a 36-month deadline.

On a roll call vote, the Commission voted to recommend approval of SUP-18-0031. 115 Constance Lane Detached Accessory Apartment (7-0).