April 26, 2006 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SR0261

Mary Ross Lee

Midlothian Magisterial District
1320 Railroad Avenue

REQUEST: Renewal of temporary manufactured home permit 99SN0235 to park a temporary manufactured home in a Residential (R-7) District.

RECOMMENDATION

Recommend approval for the following reasons:

A. This request is for renewal of a previously approved temporary manufactured home permit.

B. This request will not have an adverse impact on the character of this area.

CONDITIONS

1. The applicant shall be the owner of the temporary manufactured home.

2. The temporary manufactured home permit shall be granted for a period not to exceed seven (7) years from date of approval.

3. No lot or parcel may be rented or leased for use as a temporary manufactured home site nor shall any temporary manufactured home be used for rental property.

4. No additional permanent-type living space may be added onto a temporary manufactured home. All temporary manufactured homes shall be skirted but shall not be placed on a permanent foundation.

GENERAL INFORMATION

Location:

Property is known as 1320 Railroad Avenue. Tax ID 728-709-3772 (Sheet 5).

Existing Zoning:

R-7

Size:

.5 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-7; Residential
South - R-7; Vacant
East - R-7; Residential
West - R-7; Vacant

Utilities:

Private well and septic system

General Plan:

(Midlothian Area Community Plan) Residential use

DISCUSSION

The applicant is requesting renewal of temporary Manufactured Home Permit 99SN0235 to park a temporary manufactured home in a Residential (R-7) District. The first permit was issued on February 24, 1999, for this manufactured home. However, a manufactured home has been parked on this property since before 1970.

The applicant has indicated she lived in the original manufactured home on the subject property before 1970. This original manufactured home was replaced by a second manufactured home which was destroyed by a fire. The manufactured home, which was destroyed by fire, was replaced by the present manufactured home.

The manufactured home is located on property belonging to the applicant.

The property is served by private well and septic system. The Health Department has not reported any environmental health hazard.

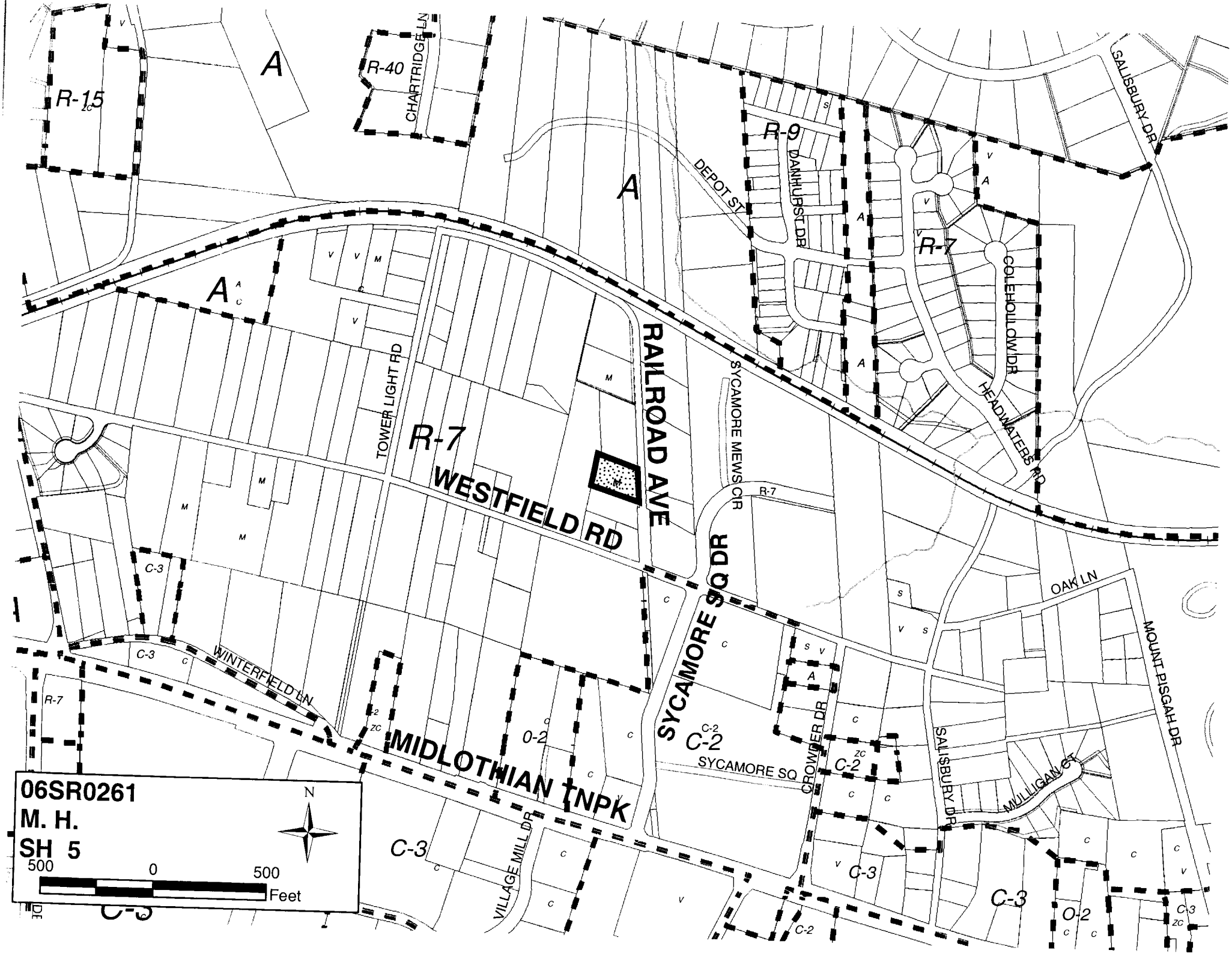
Staff visited the subject property and observed that the properties to the south and west are vacant and wooded. The applicant owns the adjacent property to the south that is vacant and wooded. Also, staff notes that there is a newly constructed single family dwelling located to the east of the subject property at 1321 Railroad Avenue. Further, staff notes that Sycamore Mews Condominiums are located just east of the intersection of Railroad Avenue and Westfield Road.

Staff finds there are two (2) manufactured homes located within one-quarter mile of this property.

This request, which is for seven (7) years, appears to be in character with the neighborhood at the present time. The manufactured home is located in an area designated by the Midlothian Area Community Plan for residential use. Adjacent properties are zoned Residential (R-7).

If the Board grants this request, it will be for a limited time period. Upon expiration of the permit, the applicant may request a renewal of the permit or may remove the manufactured home from the property.

Staff recommends approval of this request for seven (7) years, subject to Conditions 1 through 4, as noted herein.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OAK LN
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VILLAGE MILL DR
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