### Request

**Renewal of a manufactured home permit**

Renewal of manufactured home permit Case 13SN0175 to permit a temporary manufactured home.

### The Property

2679 Drewrys Bluff Road

*Figure 1: Aerial of Request Area – Click Image for Link to GIS*

### Site Size

0.4 Acre

*Figure 2: Street View Image*

### Staff Recommendation

**Approval**

### Staff - Approval

- Renewal of previously approved temporary manufactured home permit.
- Minimal impact on existing area development.
- Conditions ensure that use remains temporary.

### NOTES FOR THE BOARD OF SUPERVISORS

1. Conditions may be imposed.
2. The ordinance limits the maximum period of time for which a temporary manufactured home may be granted to seven (7) years. Should the Board wish to approve this request, this approval would be for seven (7) years unless conditioned for less time.
3. Recommended conditions, and conditions of Case 13SN0175, are located within the report.
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Permit History
A manufactured home has been located on the subject property since 1977. Approved permits for other applicants: 77SN0162, 79SR0136, 84SR0181, 89SR0399, 97SR0122, 05SR0179, and 12SN0142. On October 23, 2013 the Board of Supervisors approved the most recent permit, Case 13SN0175, which was the initial request for the current applicant.

Case 13SN0175:
1. Addressed additional living space that was added to the manufactured home by a previous owner.
2. Approved for seven (7) years for current applicant, expiring April 2020.

Proposal
The applicant is seeking renewal of the temporary manufactured home permit approval for seven (7) years abiding by the same conditions.

Examination of Request
Staff is typically supportive of renewals for previously-approved applicants as owners/occupants of the manufactured home when the manufactured home and property continue to be well-maintained and in compliance with conditions of their previous permit approval. The property is surrounded by a mix of traditional single-family dwellings and one (1) other manufactured home. The applicant has been the owner and occupant of the manufactured home since July 1, 2013. Staff’s inspection revealed the manufactured home is an older model, and in need of some maintenance. Additionally, the property in which the manufactured home is located was not in keeping with the neighborhood upon first inspection. The applicant has worked diligently with staff to bring the property into conformance with Ordinance requirements. The applicant is seeking renewal for seven (7) years to continue the use of a temporary manufactured home permit.
History has shown transfer in ownership of the property with each new owner seeking approval for the continued use of the temporary manufactured home permit. Staff would not be supportive of a manufactured home permit for a new applicant as a first-time owner/occupant. As such, to ensure this use is temporary, staff recommends this request, if approved by the Board, be limited to the current applicant with removal of the manufactured home when this use is no longer necessary. (Condition 3).
### Supplemental Analysis

#### Environmental Engineering

This request will have minimal impacts on this facility.

#### Fire & Emergency Medical Services

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<th>Service Area</th>
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<td>The Bensley Fire Station, Company Number 3</td>
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<th>Additional Information</th>
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<td>This request will have minimal impacts on Fire &amp; Emergency Medical Services.</td>
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#### Transportation - County Department of Transportation

This request will have minimal impacts on this facility.

#### Transportation - Virginia Department of Transportation

This request will have minimal impacts on this facility.

#### Utilities – Water and Wastewater

Utilities supports this request. The existing residence is connected to public water and wastewater.

#### Virginia Department of Health

Not applicable
Conditions

1. The applicant shall be the owner and occupant of the manufactured home. (P)

2. No additional permanent type living space may be added to the manufactured home. The manufactured home shall be skirted but shall not be placed on a permanent foundation. (P)

3. Should the applicant cease to reside in the manufactured home, the manufactured home shall be removed from the property. (P)
13SN0175

In Bermuda Magisterial District, Amanda Rauber requests manufactured home permit approval and amendment of zoning district map to permit a temporary manufactured home in a Residential (R-7) District on .4 acre known as 2679 Drewrys Bluff Road. Density is approximately 2.5 units per acre. The Comprehensive Plan suggests the property is appropriate for residential use of 7.01-10 units/acre (flexible redevelopment). Tax ID 789-680-8239.

Mr. Turner presented a summary of Case 13SN0175 and stated both the Planning Commission and staff recommended approval subject to the conditions.

Ms. Amanda Rauber accepted the conditions.

Ms. Jaeckle called for public comment.

There being no one to speak to the request, the public hearing was closed.

Ms. Jaeckle made a motion, seconded by Mr. Gecker, for the Board to approve Case 13SN0175, subject to the following conditions:

1. The applicant shall be the owner and occupant of the manufactured home. (P)

2. No additional permanent-type living space, other than the existing additions, may be added to the manufactured home. The existing additions may not be enlarged, extended, reconstructed, substituted or structurally altered. The manufactured home shall be skirted but shall not be placed on a permanent foundation. (P)

Ayes: Jaeckle, Elswick, Warren, Holland and Gecker.
Nays: None.
Case Contacts

Applicant

- **Amanda Kitts (Rauber):**
  (804-661-4684)

Staff

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