

From Zoning Ordinances:

Article XIII Nonconforming Uses, Structures and Lots

Section 3. Nonconforming Lots

- A. A nonconforming lot, which has been developed with a structure, may be continued for the same use but no expansion of a structure which intensifies its use on a nonconforming lot, shall be allowed except as a Special Exception by the Board of Adjustment as provided in Article XV, SECTION 2. Intensification is any use that increases the demand on the designed septic system or that increases interior living spaces a.) by more than ten (10) percent of the original structure or b.) to more than 1,152 square feet total, whichever is greater.

Old unit had 3 bedrooms. New Unit has 3 bedrooms.

Old unit was 14x60 = 840 sq ft. New unit is 28x65 = 1820 sq ft. Expansion = 116%.

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