

Application for Conditional Use Permit -- Description of Proposed Conditional Use:

The proposed conditional use is a detached accessory dwelling unit, to be established in accordance with Article V, Section 4, of the Madbury Zoning Ordinances. The detached dwelling unit will be entirely new construction.

Madbury Zoning Ordinances, Article V, Section 4 (D) (1) -- Description of how the proposed Accessory Dwelling Unit will adhere to Paragraph C:

Item 2 -- Secondary and Accessory: The Accessory Dwelling Unit will be on the second level of a barn, with a single garage stall for the Unit on the main level. The other uses on the main level -- equipment storage, office, and wood shop -- will support the use of the primary residence.

Item 3 -- Consistency of Exterior Character or Appearance: The principal residence is a traditional colonial structure, with a dark roof and a full-length timber frame porch off the front. The barn will be timber frame construction, with a dark roof, subdued exterior, and traditional trimming of the doors, windows, and cupola.

Item 5 -- Limit of One: The barn will hold one Accessory Dwelling Unit, and no other Accessory Dwelling Units will be added to the property in the future.

Item 7 -- Area Limitation: The gross living area of the Accessory Dwelling Unit will be approx. 850 square feet. The gross living area of the primary residence is 3512 square feet.

Item 9 -- Off-street Parking: The barn will include a one-car garage stall on the first level, and a paved exterior parking space.

Item 10 -- Septic: The Accessory Dwelling Unit will include a full bathroom, and there will be a half bath on the barn's main level. Those uses will be served by a new separate septic field. Soil tests have been performed and show that the septic location is suitable, and the new field will meet all legal requirements.

Item 11 -- Owner Occupancy: The primary residence will continue to be owned and occupied by the current owners.