

MORRIS E. BROWN AND CAMILLE W. BROWN, SP 2006-SP-072

1. This special permit is approved for the location and size (approximately 52 square feet) of the proposed roofed deck addition as shown on the plat prepared by Nicholas Diffenbaugh, dated September 21, 2006, as revised through December 4, 2006, as submitted with this application and is not transferable to other land.
2. Other by-right uses on site shall be permitted without an amendment to this special permit.
3. The roofed deck addition shall be consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.
4. Pursuant to Section 2-419 of the Zoning Ordinance, within sixty days of the approval of the special permit, the applicant shall apply for an administrative reduction to the minimum yard requirement from the Zoning Administrator to permit the existing dwelling to remain 29.9 feet from the front lot line.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.