



MEMO

TO: The Asheville Board of Adjustment

FROM: Shannon Tuch, Zoning Administrator

DATE: February 11, 2016

RE: 29 Sevier St.
Reasonable Accommodation Request

The February 22, 2016 Board of Adjustment agenda includes a revised reasonable accommodation request for 29 Sevier St. The Board had previously heard a request for reasonable accommodation asking for relief from three separate development requirements for the same property on September 28, 2015 (previous report attached). The Board voted to grant one of those requests (parking in a setback) but denied the other two (separation & number of residents).

The applicant now proposes to operate the Family Care Home from the upper unit while renting the lower accessory dwelling unit separately. By separating and excluding the accessory dwelling unit from the Family Care Home operation and management, the request for relief from the separation requirement is no longer required. Also, without the accessory unit being included in the Family Care Home, the total number of residents in the home has been reduced from the 13 originally requested to seven, exceeding the total number normally allowed by one (a maximum of six residents normally allowed).

The applicant has supplied a *Revised Statement of Justification* and will provide more information at the hearing on 22nd.