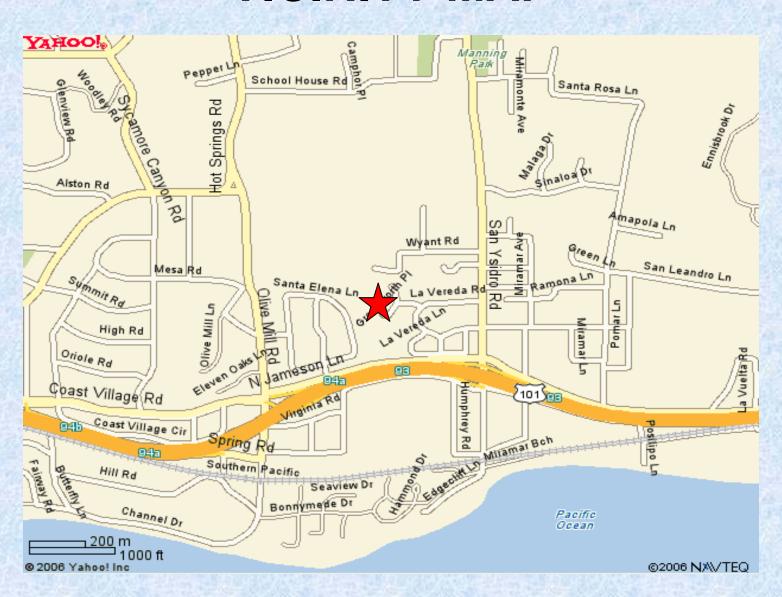
### FRANKLIN APPEAL

(06APL-00000-00038)

### DENIAL OF VETERINARY PRACTICE IN A SINGLE-FAMILY DWELLING

Board of Supervisors November 6, 2007

#### **VICINITY MAP**



#### SUBJECT DWELLING

1396 Greenworth Place



#### **Home Occupation Standard #3**

"... shall be conducted solely by the occupant(s) of the dwelling ..."

- MPC found Project Inconsistent with Standard #3
- Applicant was not Full Time or Permanent Occupant

#### **Home Occupation Standard #6**

"Noise levels . . . shall not exceed 65dBA outside the dwelling . . ."

- MPC found Project Inconsistent with Standard #6
   Barking Dogs too Loud
- Applicant submitted New Noise Study
   Project with Conditions Complies with Revised Standard

#### **Home Occupation Standard #10**

"... shall not change or detrimentally affect the residential character of the dwelling ... or the neighborhood."

#### Land Use Goal LU-M-1

"Promote area-wide and neighborhood compatibility; protect residential privacy . . ."

# Home Occupation Standard #10 Land Use Goal LU-M-1

- MPC found Project Inconsistent with Standard #10 and Goal LU-M-1
- Concerns included Traffic, Noise, On-Site Medications

#### Finding 1.c

"... property is in compliance with all laws, rules and regulations pertaining to zoning uses ..."

- MPC could not Make Finding 1.c
   Building Violations Existed on Property
- Building Violations Resolved

### REQUIRED FINDINGS COASTAL DEVELOPMENT PERMIT

- 1.a Conforms to Policies in Comprehensive Plan and Provisions in Article II
- 1.b. Located on a Legally Created Lot
- 1.c. Property in Compliance with Zoning Laws