

21-FBH-0002
Broad Run Road
Modular Home



Planning Commission

Zach Schwager, Planner I

May 20, 2021

Request

- Approval of a factory built housing request that does not conform with one or more of the standards listed in sub-section 4.1.2.C of the Land Development Code.

Roof Pitch	Requirement	Request
Non-Infill Context	5:12	3:12

Site Context



Lot Size = 5.13 Acres

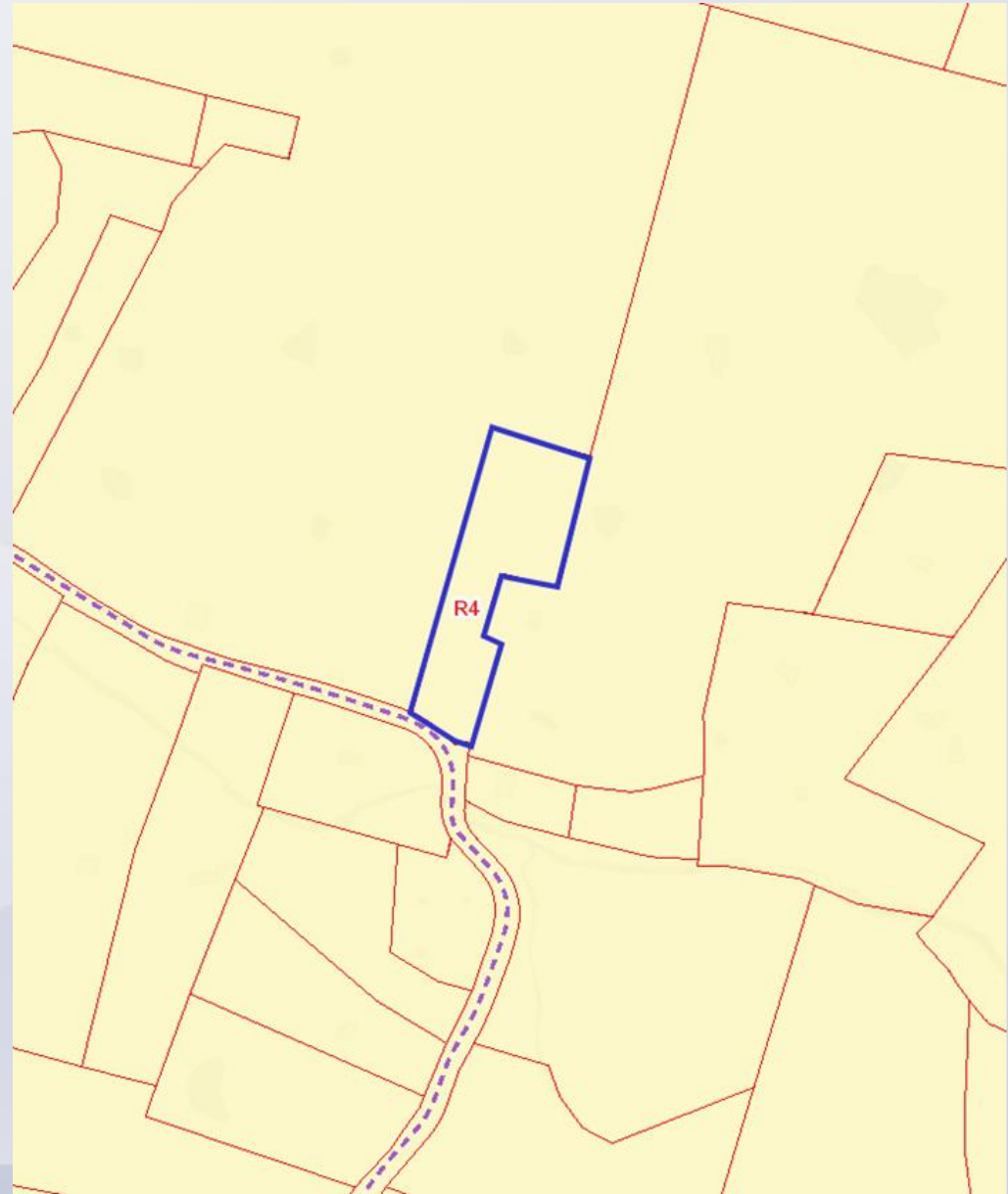
Case Summary / Background

- The applicant proposes to construct a modular home on 5.13 acres.
- The subject site is zoned R-4 in the Neighborhood Form District.
- The subject site does not qualify as infill because two properties within 500ft are developed at a density less than one dwelling unit per acre.

Case Summary / Background

- Section 4.1.2.C.1 of the Land Development Code requires that the roof pitch on a factory-built house shall be pitched at a minimum slope of 5:12.
- The applicant is requesting a roof pitch slope of 3:12.
- All other requirements are met.

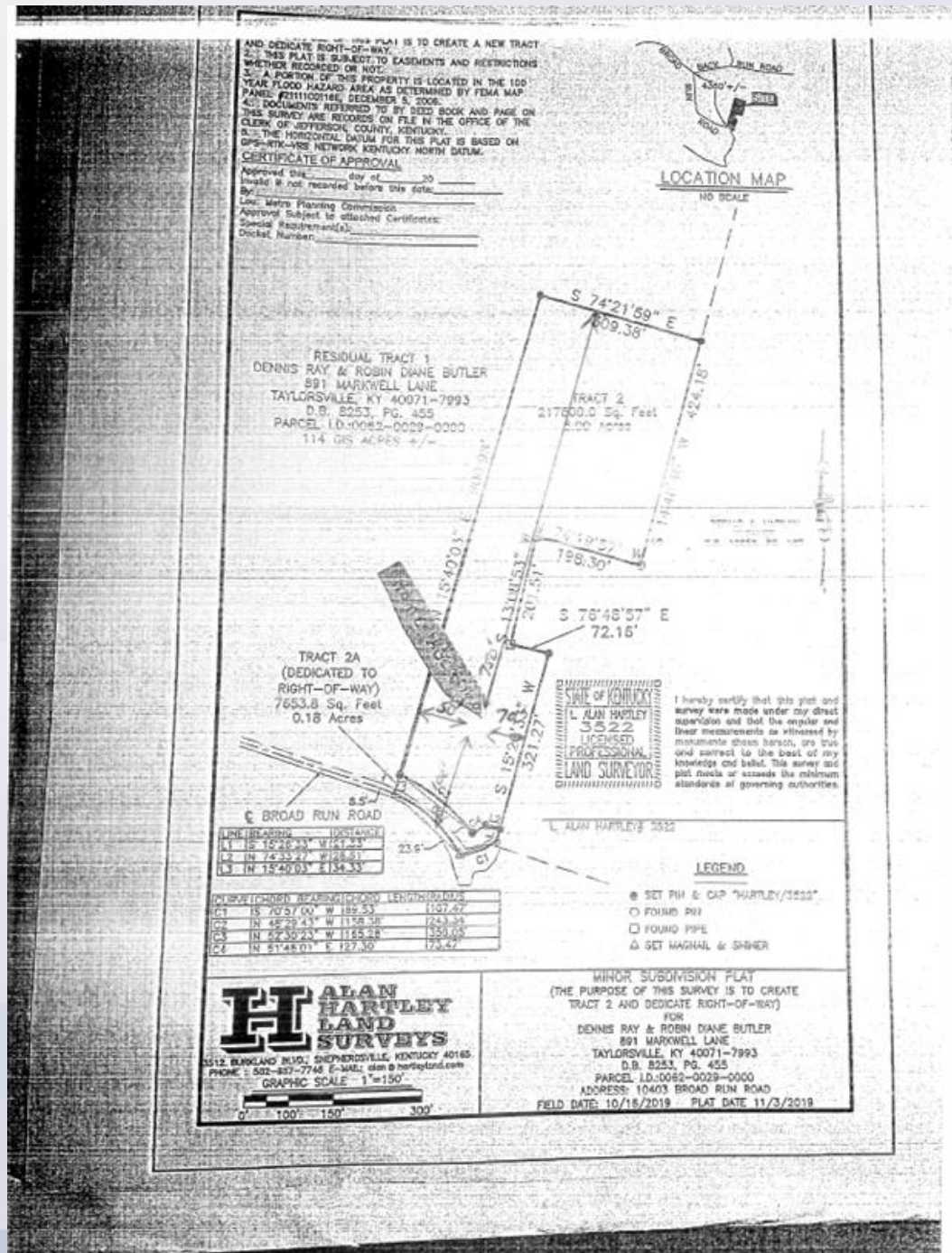
Zoning and Form



Aerial



Site Plan



Staff Finding

- Staff finds that the request is adequately justified and meets the standard of review.

Required Action

- **APPROVE** or **DENY** the Factory Built Housing application.