

Case 1693

Applicant: Tom Sharpe
Owner: Same
Request: Special Exception to permit a secondary residence
Location: 1534 Jefferson Avenue
Zoning: (RC) Multi-Unit Residential
History: Zoning established in 2004
Oxford Conservation Overlay District 2007

Surrounding Zoning and Uses:

North: (RB) Two-Unit Residential – Single Family Residence
South: (R1A) Multi-Unit Residential – Single Family Residence
East: (RB) Two-Unit Residential – Single Family Residence
West: (R1A) Single Family Residential – single family residence

Property Description and Location: The subject property is a regularly shaped residential located on the southwest corner of Jefferson Avenue and North 16th Street. Located in the Jefferson/Madison Historic Preservation District, built circa 1890 the property is considered a contributing structure of the district. Small retaining walls exist on the north and east side of the property along the street fronts due to the difference in elevation of the street and home site. The applicant is requesting a special exception to allow a secondary residence above a proposed garage addition. Section 133.02 (7) (a-c) Uses permitted by special exception states: *Accessory structures may be used for, or converted to, residential purposes only under the following limitations:*

- a. *The accessory structure is located in the rear yard and meets the side and rear yard requirements of the district in which the building is located.*
- b. *The lot is of sufficient size to accommodate additional dwelling for the district in which the building is located and adequate parking provided in accordance with provisions of this article;*
- c. *Restrictive covenants be filed with the chancery clerk and then a filed stamped version with the planning office prior to the issuance of any permits prohibiting the leasing or renting of the residential accessory structure;*
- d. *The accessory structure shall not have a separate electric meter, except when required by the electric utility provider.*
- e.

The applicant understands and has agreed to comply with the above limitations.

Recommendation: Staff recommends approval of the special exception to permit a secondary residence based on the following finding and condition:

1. The proposed use will not adversely affect the public interest
2. The special exception will expire in eighteen (18) months if no permit is issued



City of Oxford
107 Courthouse Square
Oxford, MS 38655

APPLICATION FOR SPECIAL EXCEPTION

Applicant's Name Tom and Carol Sharpe

Mailing Address 1534 Jefferson Avenue, Oxford, MS 38655

Address of Property in Question 1534 Jefferson Avenue

Telephone Number (s) Day (662) 380-3880 (Night)

Interest in Property Owner Leaseholder Option to Purchase Other

Application for Special Exception is being made under Section 133.02, item 7 of Zoning Ordinance
Property is zoned R-1A Single-Family

Describe in detail the proposed Special Exception being sought
Exception to allow for residential use (studio/guest quarters) on the second floor of a new accessory structure. The ground floor will be used as garage and workshop.

Explain how the proposed Special Exception would be in harmony with the character of the neighborhood and not detrimental to other property or persons in the neighborhood
The new structure will be sited to comply with all requirements of the Land Development Code.
If the second floor space were used for anything other than serving as a guest space for the main house, then no additional approvals would have been required. The lot is of a sufficient size to accommodate additional dwellings, and the structure will not be metered independent from the main house. As required, restrictive covenants will be filed with the Chancery Clerk.

Attach a map or sketch of what you propose including applicable measurements along with a \$100.00 filing fee made payable to the City of Oxford.

Signature of Owner or Authorized Agent [Signature] Date 21 Jan 13

FOR CITY USE ONLY

Date Filed Filing Fee \$100.00

Date of Public Hearing

Decision of Board of Adjustment

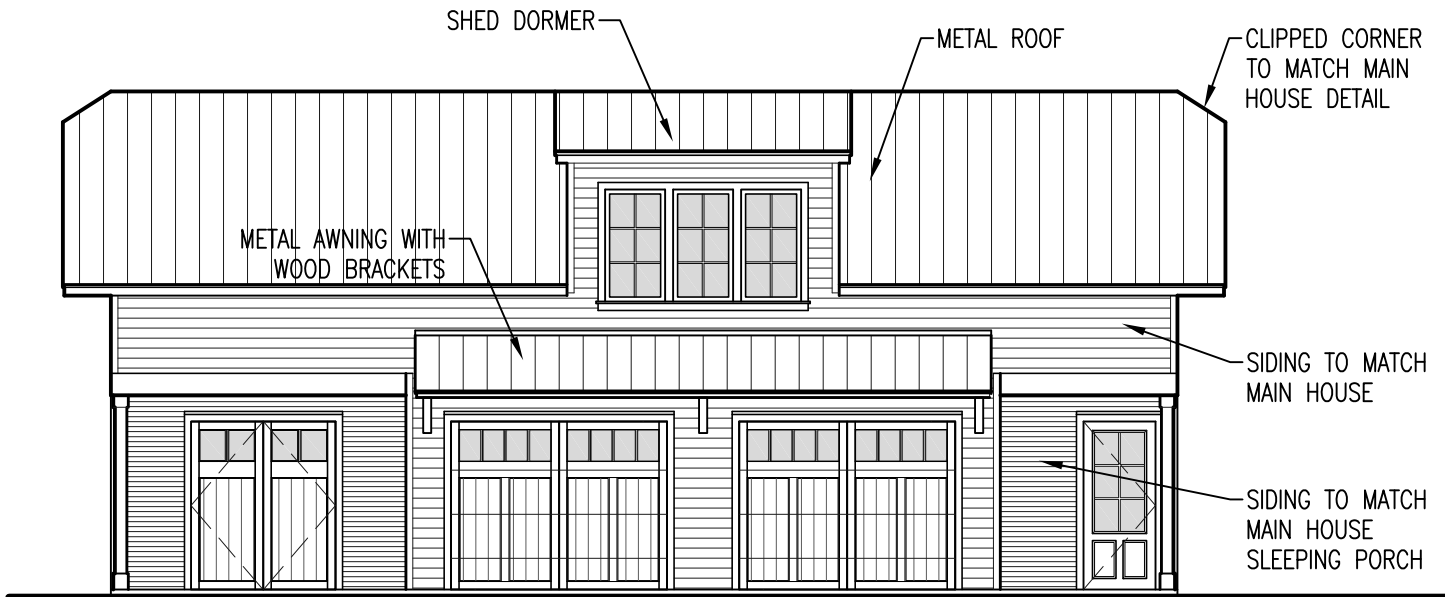
Effective Date

Zoning Administrator

Date

Lafayette County, Mississippi





1 EAST ELEVATION (STREET VIEW)
 1/8" = 1'-0"

SHARPE RESIDENCE JEFFERSON AVENUE
 21 January 2013

Howorth & Associates
 ARCHITECTS

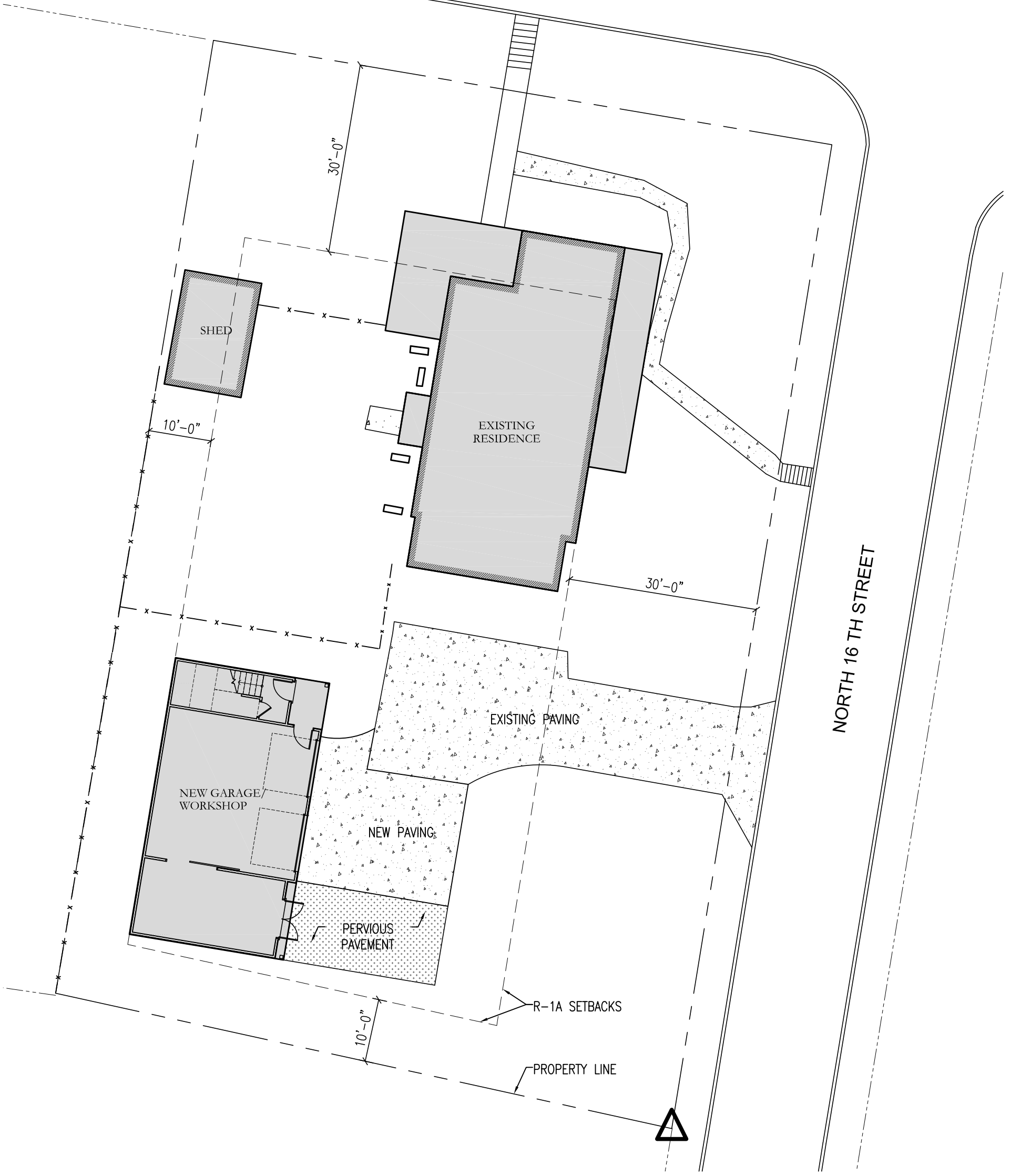
P.O. Box 1569 • Oxford, Mississippi • 38655
 662.234.7444 • Fax 662.234.0008 • howo@howortharch.com

Sharpe Residence
1534 Jefferson Avenue

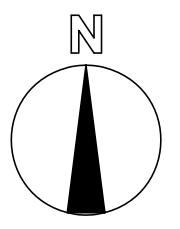


JEFFERSON AVENUE

NORTH 16 TH STREET



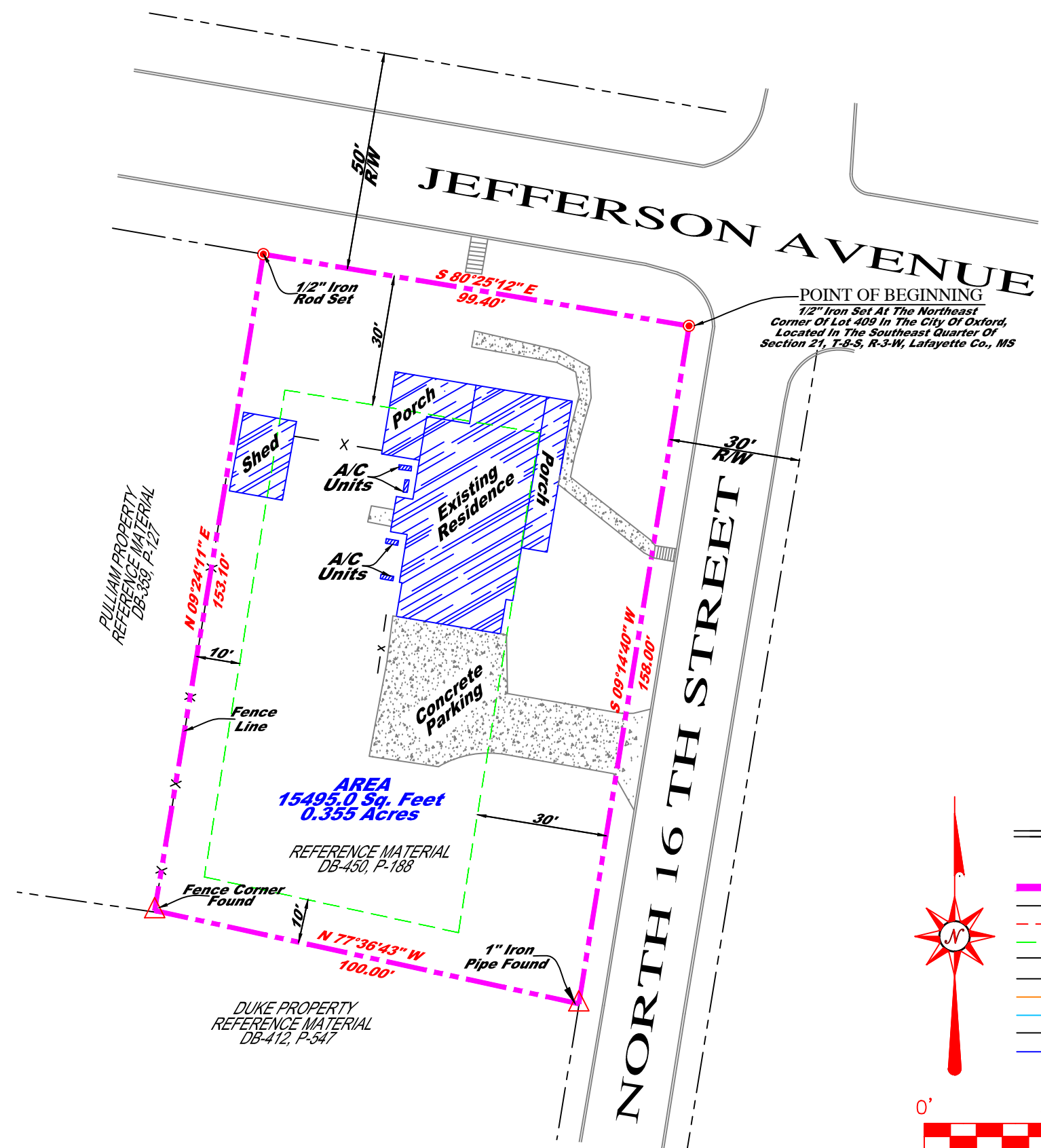
1 SITE PLAN
 1/16" = 1'-0"



SHARPE RESIDENCE JEFFERSON AVENUE
 21 January 2013

Howorth & Associates
 ARCHITECTS

P.O. Box 1569 • Oxford, Mississippi • 38655
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~DESCRIPTION OF PROPERTY~

Being Fractions Of Lots 153 & 409 Of The City Of Oxford, And Also Being A Fraction Of The Southeast Quarter Of Section 21, Township 8 South, Range 3 West, In The City Of Oxford, Lafayette County, Mississippi, And Containing 0.355 Acre. This Description Being In More Detail As Follows:

Commencing At A 1/2" Iron Rod Set At The Northeast Corner Of Lot 409 In The City Of Oxford, Also Being At The Intersection Of The South Right-Of-Way Line Of Jefferson Avenue And The West Right-Of-Way Line Of North 16 Th Street, Said Iron Rod Being The POINT OF BEGINNING; Run Thence S 09° 14' 40" W Along Said West Right-Of-Way Line A Distance Of 158.00 Ft To A 1" Iron Pipe Found, Thence N 77° 36' 43" W Leaving Said West Right-Of-Way Line A Distance Of 100.00 Ft To A Existing Fence Corner, Thence N 09° 24' 11" E A Distance Of 153.10 Ft To A 1/2" Iron Rod Set On Afore Mentioned South Right-Of-Way Line Of Jefferson Avenue, Thence S 80° 25' 12" E Along Said South Right-Of-Way Line A Distance Of 99.40 Ft To The Point Of Beginning Of This Description.

This Description Was Taken From A Plat Of Survey For Thomas R. Sharpe, Dated 12-17-2012, Performed By PRECISION ENGINEERING CORPORATION.

- ~SURVEYOR'S NOTES~**
1. This Property Has A Land Use Classification Of Class "B" As Defined In Appendix "A" And The Boundary Survey Meets The Minimum Quality Requirements For Condition "B" As Defined In Appendix "B" Of The "MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING".
 2. All Bearings on this plat are based on Solar Observations.
 3. Date Of Field Survey: 12-11-2012.
 4. According The City Of Oxford Zoning Map This Property Is Zoned, "Zone R-1A" Residential Estate restrictions are as follows:
 Setback (front): 30'
 Setback (side): 10'
 Setback (rear): 20'
 5. Existing Residence Predates The Current Zoning And Building Setbacks.

~SURVEYOR'S CERTIFICATE~

I DO HEREBY CERTIFY THAT THIS CONFORMS TO THE MINIMUM REQUIREMENTS AS SET FORTH BY THE STATE BOARD FOR A CLASS "B" SURVEY AND THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF MISSISSIPPI TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

JOSEPH CHAD MAYER _____ **DATE** _____
 MS PS-3125

LEGEND

These standard symbols may be found in the drawing.

- PROPERTY LINES
- ADJOINING PROPERTY LINES
- EASEMENT LINES
- SETBACK LINES
- EDGE OF PAVEMENT
- CENTERLINE OF ROAD
- ELECTRIC LINES
- GAS LINES
- FENCE LINES
- BUILDING
- PROPERTY CORNERS
- ▲ EXISTING MONUMENTS

PLAT OF SURVEY FOR
THOMAS R. SHARPE
 BEING FRACTIONS OF LOTS 153 & 409 IN THE CITY OF OXFORD IN THE SE 1/4 OF SECTION 21, T-8-S, R-3-W IN THE CITY OF OXFORD, LAFAYETTE COUNTY, MISSISSIPPI

CONSULTING ENGINEERS
PRECISION ENGINEERING CORPORATION
 276 COUNTY ROAD 101
 OXFORD, MS 38655
 511 MOSS HILL DR.
 NEW ALBANY, MS 38652
LAND SURVEYORS

DRAWN BY: C. MAYER, P.S.	CHECKED BY: C. MAYER, P.S.	DATE: 12-17-2012
NO. DATE:	REVISIONS	BY:
		SCALE: 1"=30'
	DRAWING NO.: 6125	PAGE NO.: 1