

Supplement to Conditional Use Application

The Petitioners (Prasad & Lakshmi Mattupalli) desire to construct a two-family dwelling on the undeveloped residential building lot located at 5016 Manner House Way ("Lot 2"). The developer of the neighboring Centennial Reserve community approached the Petitioners in 2018 to discuss possibly acquiring a small portion of their property located at 4515 Centennial Way ("Lot 1") and as part of this possible sale agreed to establish a private sewer and water house connection, a private stormwater management and access easement (the "Easement") along with agreeing to build an asphalt driveway to serve the future dwelling to be constructed on Lot 2. The developer subsequently determined that they no longer needed this additional property from Lot 1 to maximize their yield, however to continue to provide a harmonious overall development of the Centennial Reserve community the developer still proceeded with the Easement and installing the asphalt driveway on Lot 2.

The Petitioners have an adult daughter and a special needs son. The Petitioners desire to construct a two-family dwelling on Lot 2 so that their adult daughter can have her own residence for her future family while at the same time providing a separate residence for their special needs son and his caretaker. The Petitioners' have tried all available avenues for placement of their special needs son in a separate facility without avail. This two-family dwelling will allow the Petitioners to be able to meet the housing needs for their adult daughter and the unique housing needs for their special needs son on Lot 2 so as to enable them to more frequently visit and support both of their children.

The Specific Criteria for a two-family dwelling in Section 131.0.N.54 is (a) any new structures or additions will be designed to be compatible in scale and character with the surrounding residential neighborhood; (b) the two-family dwelling is on an individual lot, with only one two-family dwelling permitted on one lot; and (c) the lot is an existing recorded lot at the time of the Conditional Use application. The proposed two-family dwelling will be designed to be compatible in scale and character with the surrounding Centennial Reserve neighborhood. The proposed two-family dwelling is on an individual lot (Map 30, Parcel 6, Lot 2). The applicant's proposal is to construct only one two-family dwelling permitted on the Lot. Map 30, Parcel 6, Lot 2 is an existing recorded lot at the time of the Conditional Use application.