This application seeks to acquire a Special use Permit, pursuant to Section 24.2-407(b)(2) of the York County Zoning Ordinance, to authorize an accessory apartment in a detached structure in conjunction with an existing single-family detached home on .4272-acre parcel of land located at 104 Freemans Trace.

The property was purchased by Nicole C Stewart in May 2007. The detached structure does not exceed 800 square feet and is less than 35% of the main house structure. The first floor contains a full bathroom, closet and open efficiency style room with kitchen. The space will be used for a family member or guests. The property would not be rented separate from the principal dwelling. The existing driveway and attached garage and driveway should more than adequately accommodate parking for both the principal dwelling and the accessory apartment.

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