



Granting of a Special Exception

The granting of a special exception relates only to the specific piece of property which is the subject of the application. It will not change the zoning classification of the square or lot. In granting a special exception, the Board simply allows the owner to do something that has been pre-deemed compatible with the Zoning Regulations provided conditions are met to avoid any adverse impacts of the approval.

Thus, a special exception is a conditioned approval and often, the approval order may contain specific conditions that must be met in order to be in compliance with the order and to obtain building permits and certificates of occupancy.



I am applying for special exception to the current zoning codes.

The home has been 2 units since the purchase in 1975 by James H. Shelton, Jr. and then passed on to James H. Shelton, III. At that time only our family lived there and we were not in the market to rent it out. The zoning at that time allowed 2 family rental in the area. In 2008 the area was rezoned to R2 which restricts the home to single family rental. The home has always had 2 entrances and 2 electrical meters. No additional construction needs to be made.

We are currently interested in renting it as a (2) family flat.