

- 2) **The proposed use will not be detrimental to the use and development of adjacent properties, or the general neighborhood not affect adversely the health and safety of residents and workers.**
 - The continued residential use of the property is not expected to be detrimental to adjacent properties or the surrounding neighborhood. A privacy fence provides a visual buffer between the subject property and nearby residential uses. Existing activities associated with the mobile home transport business are limited in scale and are not anticipated to adversely affect the health or safety of residents.
- 3) **The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fumes generation, or type of physical activity.**
 - The continued residential use does not introduce additional impacts related to traffic, noise, or activity. The mobile home transport business operates in a manner where customers do not regularly visit the site, as units are transported by the owner. As such, the use is not expected to create a nuisance or hazard.
- 4) **The proposed use will not be affected adversely by the existing uses; and the proposed use will be placed on a lot of sufficient size to satisfy the space**
 - The proposed Special Exception will allow the continued residential use on a property that also supports limited business activity. The subject property size is being increased, which provides additional separation and buffering from adjacent properties. The use is compatible with existing surrounding uses and reflects conditions already present on the site.
- 5) **The parking and all development standards set forth for each particular use for which a permit may be granted have been met.**
 - The subject property is capable of meeting applicable development standards for a home and a business of the type. Any additional buffering or site design considerations will be addressed during future development review, as applicable.
- 6) **The appropriate governing body may impose or require such additional restriction and standards as may be necessary to protect the health and safety of workers and residents of the community, and to protect the value and use of property in the general neighborhood; and provided that wherever the appropriate governing body shall find, in the case of any permit granted pursuant to the provisions of these regulations that any term, conditions or restrictions upon which such permit was granted are not being complied with, said appropriate governing body shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.**
- 7) **Special Exceptions granted by the appropriate governing body shall be valid for a period of twelve (12) months from date of approval, shall not be transferable except upon written approval of the appropriate governing body, shall be executed within the grant period or become null and void and subject to procedures for resubmission as hereinabove established.**