

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
CONDITIONAL USE REVIEW – BURN - #2006-11-CU

000027

Application # 2006-11-CU, Kathryn Burn, seeks to build an Accessory Structure [garage] within the 25-foot setback from her side yard boundary line. Located at 2322 Brook Road on 1.1 acres the property is in the Rural Residential and Meadowland Overlay Districts parcel ID # 001007-600.

A duly warned hearing was held on Wednesday July 19, 2006 and attended by the following members: Chris Behn, Bob Kaufmann, Virginia Roth and Lenord Robinson. Others in attendance were: Steve Dollmeyer, Mark Flinn, Kate Burn, Miron Malboeuf and Ruth Robbins. A site visit was also held the morning of July 17, 2006 and attended by: Chris Behn, Virginia Roth, Lenord Robinson and Miron Malboeuf.

Findings of Fact and Conclusions of Law:

1. In addition to a completed application and conditional use worksheet the applicant also submitted an abutter's letter, proof of mailing and a site plan.
2. To place the proposed garage to comply with the 25-foot setback, the applicant's wellhead would be in the middle of the entry into the garage.
3. The garage would be one and half stories with double doors and clapboard siding, all in keeping with the house and neighborhood.
4. Though part of the parcel owned by the applicant is in the Meadowland Overlay District, the Board stated that the building area, the current house and the proposed garage, are exempt from Meadowland Overlay review.
5. The applicant told the Board that putting in the garage would necessitate the removal of two trees.

Notice of Decision:

In conformance with the standards of *Article 5 Development Review § 5.3 Conditional Use Review Standards and Article 3 General Regulations § 3.6 Height & Setback Requirements* the DRB approves the location and construction of an Accessory Structure [garage] within the 25-foot setback from the side yard property line not to exceed 17 and ½ feet from that boundary line.

In addition the project shall be constructed and used only in accordance with the terms, plans, procedures and specifications stated:

- In the application
- All exhibits furnished by the applicant, and
- All findings of fact and conclusions stated above in this decision.

TOWN OF WARREN, VT
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at 10 o'clock A M and Received in
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TOWN CLERK

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Approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning the effective dated of the decision, there is a 30-day period during which parties may appeal this decision to the Vermont Environmental Court.

Development Review Board

Lenord Robinson 8/9/06
Lenord Robinson date

Bob Kaufmann 8-22-06
Bob Kaufmann date

Chris Behn date

Virginia Roth 8/9/06
Virginia Roth date