

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT & NOTICE OF DECISION
VARIANCE AND CONDITIONAL USE REVIEW
#2007-10-CU/VA SCHAEFER

The applicants, George and Susanne Schaefer, seek Conditional Use approval for the construction of an accessory structure and addition to their primary dwelling which is located in the Forest Reserve District at 2135 Roxbury Mountain Road, parcel id # 001013-500. As a pre-existing, non-conforming lot, the Schaefer's are also requesting a variance since they do not conform to the 150 foot required setback for the Forest Reserve District.

A duly warned hearing was held on Wednesday July 18, 2007 and attended by the following members: David Markolf, Bob Kaufmann, Virginia Roth, Jeff Schoellkopf, Lenord Robinson and Peter Monte (arr. 7:38). A site visit was held the same day and attended by David Markolf, Peter Monte, Mr. Malboeuf and the applicants, Mr. and Mrs. Schaefer.

Findings of Fact & Conclusions of Law:

1. The applicants submitted a completed conditional Use Review Worksheet, sketches of the proposed development, site plan and notice to abutters and proof of mailing.
2. This lot was pre-existing to the zoning regulations thus the lot is smaller than currently required for the district and the dwelling does not conform to the current setback standards.
3. In addition to the home addition and the new garage, the applicants also plan to cover the existing siding with hardy plank in an earth tone color and replace the red roof with one in a bronze, mat finish.
4. It was noted that there already exists a one car attached garage and that the applicants were requesting a second bay.
5. The Board found that the applicants request for a variance met the standards under § 9.6 Variance (A) items (1) through (5).
6. One of the two abutters attended the hearing and stating he also had a proxy from the other abutter, they endorsed the plans presented by the applicants.
7. The applicants intend on becoming full-time residents.

Notice of Decision:

The Board, having found that the applicant has met the criteria under Section 9.6 Variances, and also the standards of Section 5.3 Conditional Use Review Standards, hereby approves the variance request and the Conditional Use request to build an addition, a new garage and add an accessory structure [storage shed] in the Forest Reserve District with the following conditions:

- 1) The project shall be constructed and used only in accordance with the terms, plans, procedures and specifications stated in the application and all exhibits furnished by the applicant.
- 2) The roof be of a earth tone color with a matt or flat finish
- 3) The old structure and any new structures, will have siding of a earth-tone color as will any trim
- 4) No tree cutting south or west of any approved structures
- 5) Any new glass facing south or west must have year-round exterior screening or anti-glare glass
- 6) Any existing glass that faces west must have year-round exterior screening to reduce glare.

DEVELOPMENT REVIEW BOARD

Peter Monte date

David Markolf 11-8-07
David Markolf date

Lenord Robinson Aug 8-07
Lenord Robinson date

Jeff Schoellkopf date

Virginia Roth 8/8/07
Virginia Roth date

Bob Kaufmann 8/8/07
Bob Kaufmann date

TOWN OF WARREN, VT

Received for Record 8/9 20 07

at 11:10 o'clock A M and Received in

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R. [Signature]
TOWN CLERK