000382

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE RVIEW
#2011-12-CU BEAUDOIN

The applicants, Richard W & Laura Anne **Beaudoin** request permission to construct a screened porch and deck as an addition to their single family dwelling. The applicants also request the maximum setback relief fro the South-western boundary of the property. The property is described as a 26.2 ± acre parcel located at 1682 Roxbury Mtn. Rd in the Forest Reserve District (FR) (parcel Id# 001012-900).

A duly warned hearing was held on Monday September 19, 2011 and attended by DRB members Peter Monte, Bob Kaufmann, Jeff Schoellkopf, Lenord Robinson and Don Swain. Others in attendance were: Russ Bennett [representing the applicants/landowners], Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1) The applicant submitted a complete application, site plan, elevation drawings of proposed addition, notice to abutters and proof of mailing.

2) The existing house pre-exists zoning and thus is a non-conforming structure as it does not meet the current setback requirement of 150 feet for the Forest Reserve District.

3) The proposed addition would not increase the linear degree of non-conformity.

4) There is not a current survey on file to be able to confirm the actual distance from the boundary line.

5) The applicant's intention is to keep the addition's appearance consistent with the main house.

6) The neighborhood consists of several other homes that are just as close if not closer to the road, thus also being pre-existing non-conforming structures.

Notice of Decision:

The Warren Development Review Board approves the applicant's request for setback relief subject to the following conditions:

1. The new structure, including the roof, to have an exterior appearance consistent with the existing home with no glazed exterior surfaces included with these additions unless any West or South facing windows are either (a) non-reflective glass, or (b) are covered completely by exterior, year-round, insect screening.

2. No point of the new addition may be closer to the applicants' southerly boundary line than is determined by the shorter of the following distances: either A) the shortest distance of the existing structure from that boundary, or B) 105' (which implements the Board's granting of the 30% relief [i.e., 45'] from the otherwise required setback of 150').

3. Before commencement of construction the applicant is required to survey the southerly boundary from which the setback has been calculated and file a copy of the survey with the Zoning Administrator and record it in the Town of Warren Land records. The survey must include not only the boundary line but also show the existing structure, the proposed addition and the calculation of the shortest distance from both the existing structure and the proposed addition to the boundary line.

TOWN OF WARREN, VT
Received for Record 11/7 2011
at 10:41 o'clock A M and Received in
Vol 213 Page 382-383
TOWN CLERK

4. The proposed addition shall not exceed 16 feet by 30 feet with the longer dimension being the north/south dimension, and exclusive of the access stairs.

The applicant is advised to submit a zoning application [if they haven't already] for the construction of this project within 30 days of the execution of this approval.

DEVELOPMENT REVIEW BOARD

Peter Monte 11/7/11 date

Jeff Schoellkopf 11/7/11 date

Lenord Robinson 11/7/11 date

Don Swain date

Bob Kaufmann date