

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2013-68-CU/ZP AVERY

The applicant, Richard J. Avery has requested to change the use of his single family dwelling at 5208 VT Rte 100 to a duplex as allowed under Article 2, Table 2.2 ,(C) Duplex dwelling (12). The property is 1 ± acres and is located in the Rural Residential District, parcel id # 100007-100.

A duly warned hearing was held on November 4, 2013 and attended by the following DRB members: Lenord Robinson, Jeff Schoellkopf, Tom Boyle and Virginia Roth. Others also in attendance were: Richard Avery, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, site plan and VT State Wastewater permit # WW-5-6408, notice to abutters and proof of mailing.
- 2) The Board found that the subject property is bordered on three sides by US forest land and VT Rte 100 and the Mad River on the remaining side.
- 3) The Board found that converting the dwelling from a single family to a duplex will not create an adverse impact and complies with the standards under Conditional Use General Standards Sec. 5.3. Additionally, they found that the standards under Sec 5.3 Specific Standards were not applicable for this application.

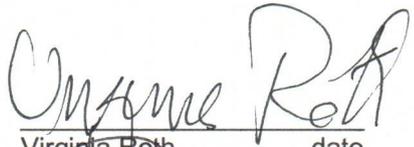
Notice of Decision:

Having found that the application has met the standards for Conditional Use approval, the Development Review Board gives permission for the applicant to change the use of his property from a single family dwelling to a duplex consisting of a one bedroom unit and a two bedroom unit, as per the specifications submitted with the application.

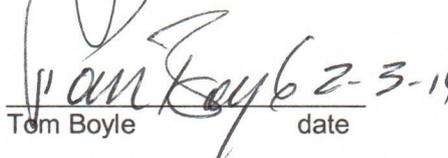
The applicant is advised to submit a zoning application [if they haven't already] for the construction of this project within 30 days of the execution of this approval.

Development Review Board

 2/17/14
Jeff Schoellkopf date

 2-17-14
Virginia Roth date

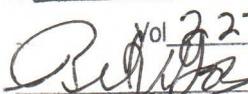
 2/3/14
Lenord Robinson date

 2-3-14
Tom Boyle date

TOWN OF WARREN, VT

Received for Record 2/18 2014

at 12:30 o'clock P M and Received in

Vol 227 Page 295-297


TOWN CLERK