

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2022-14-CU Sadie Dog LLC**

Application #2022-14-CU submitted by Sadie Dog Properties, LLC, is requesting Conditional Use approval for a change of use at the residential property at 43 Flat Iron Rd from an existing 3 bedroom home to two guest suites for the Pitcher Inn. The main house will be a 3-bedroom suite and the upstairs of the existing garage is proposed to be a 1-bedroom suite. The home is owned by the applicant who also owns the Pitcher Inn. Currently the home has been used for staff housing. The property is parcel id # 004002-200 on the Warren grand list and is in the Warren Village Commercial District

A duly warned hearing was held on **Monday August 29, 2022** and the DRB members in attendance were Chris Behn, Megan Moffroid, Peter Monte (Chair) recused himself from this hearing, Chris Noone and Jeff Schoellkopf (Vice Chair). Others in attendance were David Frothingham, Ellen Strauss, Ruth Robbins (ZA) and Carol Chamberlin (Recording Secretary).

Findings of Fact and Conclusions of Law

- 1) The applicant submitted a complete application, project narrative, site plans, structure plans, notice to abutters and proof of mailing.
- 2) There will be no change to the building's footprint created by the change in use from residential to lodging. The upper level of the garage will become a one-bedroom suite and the main part of the house a three-bedroom suite. The area between the two units, currently a covered walkway, is proposed to become an enclosed porch. The garage will continue to provide two parking spaces, and there are two parking spaces on the graveled area along the building. There is currently a five-bedroom wastewater allocation associated with the house, and there is an existing well on the property.
- 3) There will be no change to the width of the drive, there are no plans to remove any street trees, no signage is proposed, and no lighting changes in terms of either configuration or brightness are proposed (all lights are currently downcast).
- 4) It was confirmed that there is adequate employee parking for the inn elsewhere, and this lot is not required for that purpose.
- 5) The Board found that based on the testimony provided, the Pitcher Inn is not dependent on the subject property for any of its currently permitted functioning. As such, the Flat Iron Road parcel is a separate property and should be considered based upon its own merits and boundaries.
- 6) The Board found that this application is seeking permission to operate an inn on the subject site, which is to be reviewed as a Conditional Use.
- 7) The Board found that the existing nonconformity regarding stream setback distances from Freeman Book will not be exacerbated by this development.
- 8) The Board found that the standards of Article 5, Sec. 5.3 Conditional Use Review Standards. (A), items (1) – (5) have been satisfied by the application. None of the Board members indicated a need to address the standards of Section 5.3 B.

Notice of Decision

The Development Review Board having found that the standards of the Land Use and Development Regulations have been met hereby approve the Conditional Use requested subject to the following:

- The plans presented must be followed by the applicants, and any proposed changes to construction or use would need to be reviewed by the Board.

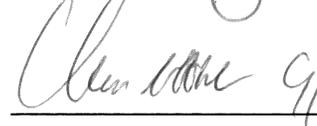
NOTE: This Conditional Use approval is NOT a permit, but rather additional approval for the Administrative Officer to issue a Zoning Permit. The applicant is advised to submit a Zoning Application for the construction of this project within 60 days of the execution of this approval unless already submitted.

Development Review Board

 9/19/22
Peter Monte, Chair Date

 9/19/22
Jeff Schoellkopf Date

 09/19/22
Chris Behn Date

 9/19/22
Chris Noone Date

TOWN OF WARREN, VT
Received for Record 9/20 2022
at 1 o'clock P M and Received in
Vol. 277 Page 538-539

TOWN CLERK
VT Property Transfer Tax Return # _____