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**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2022-04-CU Hourihan**

Application #2022-04-CU submitted by Meg Hourihan is requesting a Conditional Use approval for a 140sf addition to the first floor northwest corner of a pre-existing/non-conforming residence due to setback requirements. There are also plans for renovations to the existing structure and an energy conservation upgrade. The property is located at 225 Fuller Hill Rd, .5-acre, parcel id # 023001-100 in the Warren Village Historic Residential District [WVR.]

A duly warned hearing was held on Monday March 21, 2022 and the DRB members in attendance were Chris Behn, Peter Monte (Chair), Chris Noone, Megan Moffroid (online), Virginia Roth (online). Ruth Robbins (ZA), Laurent Fromigue (online), Meg Hourihan, Michael Trahan (online), and Carol Chamberlin (Recording Secretary, online). Meg Hourihan and Peter Hourihan. A site visit was held earlier in the day and attended by Chris Noone, Megan Moffroid and Ruth Robbins.

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) The Board found that the setback of the existing building from the rear property line is 10 feet and the proposed addition will not extend any closer than 10 feet from the same boundary. It was also found that the planned addition does not indicate the creation of any new nonconformity.
- 3) The Board concluded that the new addition will not increase the degree of nonconformity of the existing structure.
- 4) The Board noted that the current structure was built before zoning regulations were adopted, so is a legal structure. Section 3.8 (A)(3) of the Regulations allows for expansion of nonconforming structures that does not increase the degree of nonconformance. The Board found that the proposed addition falls within the parameters of Section 3.8(A)(3).
- 5) The Board found that the General Standards of Section 5.3(A) items 1-5, are each satisfied by the application presented.

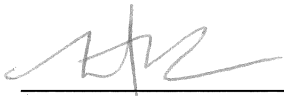
Notice of Decision

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:

1. The project is to be constructed as per the plans and specifications submitted to and reviewed and approved by the DRB.
2. The applicant is also advised to submit an Application for a Zoning Permit for the construction of this project within 30 days of the execution of this approval unless already submitted.

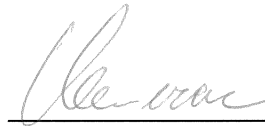
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Conditional Use Review
#2022-04-CU Hourihan

Development Review Board

 4/14/22

Megan Moffroid

Date

 4/18/22

Chris Noone

Date

Virginia Roth

Date

 4/18/22

Peter Monte

Date

Chris Behn

Date

TOWN OF WARREN, VT

Received for Record 4/20 2022
at 9:44 o'clock A M and Received in

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TOWN CLERK

VT Property Transfer Tax Return # _____

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