TOWN OF WARREN

ADMINISTRATIVE REVIEW
BOUNDARY LINE
ADJUSTMENT
#2016-10-SD.AR.BLA, Donald Jr & Nancy Jones, and John & Emily Yozell as Trustees requesting a boundary Line Adjustment of 1,650 ft.²

The applicants **Donald Jr & Nancy Jones, and John & Emily Yozell as Trustees,** request a boundary line adjustment of 1,650 ft.². In equal portions on their individual lots... The revised Boundary Line Adjustment will move a portion of the western boundary and correspondingly the same area on the norther portion will be transferred to Yozell The lot area of 137 Old Roxbury Mountain Road (Parcel Id., 001-008-800,) will remain 11.7± acres :and the adjacent 353 Old Roxbury Mountain Road (Parcel Id. 001009-200) of Donald Jr & Nancy Jones.) will remain 4.0 ± acres.

The purpose of this request is to move a portion of the Northwesterly boundary of the property approximately 25': The purpose of this project is to adjust the property lines to meet setback requirements for a deck expansion

The subject parcels are in the Rural Residential District (minimum lot size 1 acre); and were created prior to current subdivision regulations and no new development is requested in the area being transferred with this application.

This approval meets requirements found under Sec. 9.8 Municipal Administrative Requirements, (F) Administrative Review 1) (d). As such, all abutting land owners were given written notice with proof of mailing on March 17th,, 2016. On the same date, notice was published in the Valley
Reporter and posted in three public places in the municipality, including posting of the notice within view of the public right(s)-of-way nearest to the subject property.

The Administrative Officer (AO) found the following:

> The applicant submitted a proposed Boundary Line Adjustment Plan prepared by Keith Rain Iderstine, PLS 179, and McCain Consulting, Inc.

> The reconfigured lots conform to the standards of the Rural Residential District (Article 2, Table 2.2 of the W L U & DR) and no new lots will be created by this action.

> The boundary line adjustment will not create any non-conforming lots

> - There is no development proposed for this area of property or related to this transaction

Notice of Decision:

Based on the above findings, the AO hereby approves based on the above findings, the application for a boundary line adjustment of 1650 ft.². is approved.

In accordance with Sec. 9.8 Municipal Administrative Requirements, (F) Administrative Review (1) (d) of the Warren Land Use and Development Regulations, the Administrative Officer hereby approves, based on the above findings, the application for the boundary line adjustment as proposed in application #2016-10-SD.AR.BLA subject to the requirement that a revised deed be filed with the Warren Town Clerk prior to or at the same time as the filing of the mylar.

TOWN OF WARREN

ADMINISTRATIVE REVIEW, (BOUNDARY LINE ADJUSTMENT)
#2016-01-SD.AR.BLA:
Donald Jr and Nancy Jones to
John & Emily Yozell as Tustees.

In Accordance with Section 6.5 and the Act[§ 4416], within 180 days of the receipt of Administrative Approval, under Section 6.4 (C), the applicant shall file 4 copies of the final subdivision plat, consisting of 1 mylar copy and 3 paper copies, for recording with the town in conformance with the requirements of 27 V.S.A., Chapter 117. Approval of subdivision plats not filed and recorded within this 180-day period shall expire. Prior to plat recording, the plat must be signed by the Administrative Officer.

Administrative Officer

Miron C. Malboeuf, Zoning Administrator   h,
Date: April 2nd, 2016

NOTICES:

In accordance with 24 V.S.A. §4449(e), the applicant is hereby notified that state permits also may be required prior to land subdivision or construction. The applicant should contact the DEC Permit Specialist for District #5 (802-476-0195) to determine whether state permits are required.

TOWN OF WARREN, VT
Received for Record _H/27_ 20_16_
at _3852_ o'clock _P_ M and Received in
Vol _239_ Page _138_-_139_
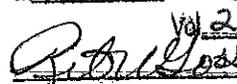
TOWN CLERK

VT Property Transfer Tax Return #_____