

Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2016-55-CU Swanson

The applicants, Martin and Caroline Swanson, request setback relief of 7.5 ft. from the District Standards for a detached residential garage. The project is located in the Rural Residential District (RR) at 126 Upper Pines Road, and is identified as Warren Parcel Id. # 005003-200.

A duly warned hearing was held on Monday October 3, 2016 and attended by DRB members Jeff Schoellkopf, Bob Kaufmann and Tom Boyle. Others in attendance were Martin and Caroline Swanson, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application with a site plan, notice to abutters and proof of mailing.
2. A letter was submitted by an adjoining neighbor, Mr. Edward M. Joyce, Jr., who lives at 93 Upper Pines Road and dated August 17, 2016 which upon review of Mr. and Mrs. Swanson's plans have no objection with the request for setback relief.
3. The Board agreed that the application has met the criteria under Sec. 3.6 Height and Setback Requirements (C) (1) which allows for setback relief in the amount of 30% of the setback required.
4. The Board found that the applicant has satisfied the standards of Conditional Use under Sec. 5.3 (A) items (1) through (5).

Notice of Decision:

Having found that the application has satisfied the standards allowing for setback relief the Board approves the request and grants the full 30% allowed reducing the setback to 17.5 feet.

The applicant is also advised to submit a Zoning Application for the construction of this project within 30 days of the execution of this approval unless already submitted.

Development Review Board

 10-24-16
Jeff Schoellkopf date

 10-21-16
Tom Boyle date

Bob Kaufmann date

TOWN OF WARREN, VT
Received for Record 10/24/16 at 11:26 o'clock A.M. and Received in
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TOWN CLERK
VT Property Transfer Tax Return # _____