

**Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2018-18-CU Berkowitz**

Application #2018-18-CU, submitted by Arthur Berkowitz, is requesting a Conditional Use Approval for the construction of an Accessory Dwelling with an attached garage. The property is located at 1287 Brook Road in the Rural Residential District [RR] and is listed as parcel id # 001002-900 in the Warren Grand List.

A duly warned hearing was held on Monday October 29, 2018 and attended by DRB members Peter Monte, Virginia Roth and Tom Boyle. Others in attendance were Bill Moore, Ruth Robbins, and Amy Scharges.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, worksheet, site plan prepared by Bannon Engineering, floor plan, building elevation, notice to abutters and proof of mailing.
2. The project consists of a 1,100 sq. ft. structure [guest house] with a 600 sq. ft. garage attached to the dwelling.
3. The State requires 2 bedroom minimum for leach field design, even though the applicant is only applying for a one bedroom.
4. There is level parking to the right of the proposed garage, all setbacks have been satisfied and a retaining wall is being utilized behind the structure due to regrading.
5. The Board found that the requirements of Section 4.1(A) are satisfied for Accessory Dwellings.
6. The Board found that the requirements of the General Standards for Conditional Use Sec. 5.3 (A) 1-5 are satisfied.
7. The Board found the erosion control plan submitted subsequent to the hearing to be satisfactory and meets the standards under Sec. 3.4 (B) (1).

Notice of Decision:

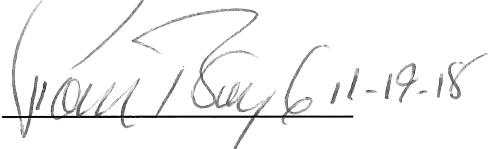
Having found that the application satisfies the standards of the Warren Land Use and Development Regulations the DRB approves the request to build an Accessory Dwelling subject to:

- 1) The project is to be constructed as presented in the plans submitted to the Board
- 2) The receipt of an approved wastewater permit from the state

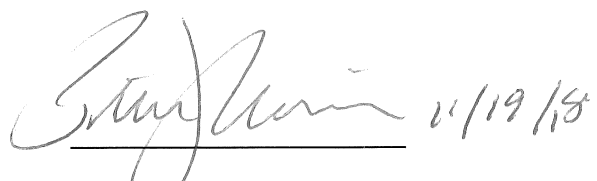
NOTE:

This dwelling is an accessory structure to the single family residence and shall be retained in common ownership. An Accessory dwelling may only be subdivided and/or converted for sale or as single use as a single or duplex dwelling if it meets all current local and state regulations applying to such dwellings, including all density, dimensional and other requirements for the district in which it is located. A separate zoning permit shall be required prior to sale and/or conversion.

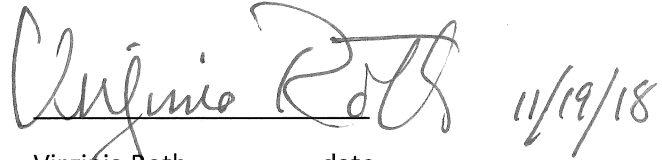
Development Review Board




Tom Boyle date



Peter Monte date



Virginia Roth date

TOWN OF WARREN, VT
Received for Record 318 2019
at 8:30 o'clock A M and Received in
Vol. 255 Page 473


TOWN CLERK
VT Property Transfer Tax Return # _____

