

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2010-14-CU COX

The applicant, Wendy A Cox, requests permission for front yard setback relief of 6 feet from Buck Road for a residential garage. The project location is at 105 Buck Road, on a 1.7 ± acre parcel in the Alpine Village Residential District (Parcel Id# 417042-000).

A duly warned hearing was held on Monday September 20, 2010 and attended by DRB members Peter Monte, Jeff Schoellkopf, Chris Behn, Virginia Roth and Bob Kaufmann. Others also in attendance were: Jack and Anneliese Lindner, David Putter, Morgan Mohrman, Leon Bruno, Anne and David Ozimek, Harley Freedman, Robin Bleier, Seth Brennan, Craig Klofach, Brian Lee, Tim Piper, Win Smith, Margo Wade, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, site plan, notice to abutters and proof of mailing.
- 2) The applicant seeks to build a single car garage 12 feet by 18 feet.
- 3) The required setback is 20 feet and the applicant is requesting relief of 6 feet, the maximum allowed of 30%.
- 4) To move the structure back to conform to the setback would then bring about another issue of development on steep slopes of 15% or greater.
- 5) The residential dwelling, which was built in 1960, does have one corner that encroaches on the setback by one +/- foot.
- 6) The Board found that the construction of a single car garage six feet into the setback would not have an adverse affect on the standards as listed under Sec. 5.3 Conditional Use Standards (A) General Standards items (1) through (5).

Notice of Decision:

The DRB having found that the applicant met the standard for setback relief under the Conditional Use criteria, grants the applicant approval to build a single car garage with a setback distance of 14 feet. This approval is subject to the project being developed as per the plans and specifications as submitted with the application.

DEVELOPMENT REVIEW BOARD

Peter Monte 10/18/2010
Peter Monte date

Jeff Schoellkopf 10/22/10
Jeff Schoellkopf date

Chris Behn
Chris Behn date

Virginia Roth 10/18/2010
Virginia Roth date

Bob Kaufmann
Bob Kaufmann date

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