Town of Warren
Development Review Board
Findings of Fact and Notice of Decision
Conditional Use Review
#2014-65-CU Estate of John R. Olsen

The applicant, the Estate of John R. Olsen , Debra Johannesen Trustee, requests a change of use for a single family dwelling located at 4322 VT RTE 100. The proposal is for seven guest rooms to be operated as an inn/hostel with existing living quarters for management housing. Changes that the applicant is proposing include a galley kitchen in the permanent residence space along with a small deck and stairs that connect the residence to the guest space. The dwelling had been used as a permanent residence for the owners with the seven additional bedrooms used as a winter and summer retreat for friends and family. The property is located in the Rural Residential District, ID # 100005-600.

A duly warned hearing was held on Monday September 29, 2014 and attended by DRB members Peter Monte, Tom Boyle and Jeff Schoellkopf. Others in attendance were: Deb Johannesen, Joe Ronci, Gary Johannesen, Kirsten Johannesen, Dave Olenick, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a complete application, site plan, conditional use review worksheet, notice to abutters and proof of mailing.
2. The applicant submitted a copy of the "meeting record" produced by the VT Division of Fire Safety from the fire marshal's September 2nd site visit. This meeting record includes identified code issues.
3. Zoning Administrator informed the Board and the applicant that he recently became aware of a new State requirement involving VTrans approval whenever there is a change of use located on a state road. The applicant said they would take care of contacting VTrans.
4. The garage will be partially used as a "check-in" area for guests. The check-in space in the garage will not preclude the parking of vehicles which was included in the overall parking space count which totaled ten (10) parking spaces.
5. The State Division of Fire Safety requirement of an exterior fire escape from the second level of the house would be constructed on the northeast side of the house – away from the road – incurring no setback issues.
6. The Board finds that the application satisfies the requirements under Article 5, Conditional Use Review, Sec. 5.3 (A) General Standards, items (1) through (5).
7. The Board finds that Sec. 5.3 (B) Specific Standards are either satisfied or not applicable.

Notice of Decision:

The DRB approves the change of use to a seven bedroom inn/hostel but <u>not</u> the request for a commercial woodworking enterprise. This approval is subject to the findings and conditions voted on by the Board and the usual standard conditions including that the project must be built and completed in accordance with the plans and specifications submitted. The Applicant is also required to be in compliance with the Life Safety Code (NFPA 101) Chapter 29, existing hotels and the fire sprinkler

requirements of Chapter 28, new hotels, except where they have received a variance in writing from the State Division of Fire Safety.

Development Review Board

11/17/14

Peter Monte date

11/17/14

Jeff Schoellkopf date

11-18-14

Tom Boyle date

TOWN OF WARREN, VT
Received for Record 11/18 2014
at 11:52 o'clock A M and Received in
Vol 231 Page 49-50
TOWN CLERK
VT Propery Transfer Tax Return # —