

Town of Warren  
Development Review Board  
Findings of Fact and Notice of Decision  
Conditional Use Review – Setback Waiver  
#2024-10-CU Drake

Application #2024-10-CU submitted by Fred & Paula Drake requested Conditional Use approval for a setback waiver to accommodate an addition to their home at 1268 Golf Course Road, parcel id# 053000-800 in the Rural Residential District.

A duly warned hearing was held on Monday October 21, 2024 and attended by DRB members Bob Kaufmann, Megan Moffroid, Chris Noone and Jeff Schoellkopf. Others in attendance were Stefanie LaRock, Ted LaRock, George McCain, Lily Pigue, Willis Schenk, Andrew Volansky, Ruth Robbins (ZA) and Carol Chamberlin (Recording Secretary).

A site visit had been held by the DRB members individually prior to the meeting . The area showing the intrusion into the setback had been flagged.

**Findings of Fact and Conclusions of Law:**

- 1) The applicant submitted a complete application and worksheet, site plan by Volansky Studio, notice to abutters and proof of mailing.
- 2) Mr. Volansky told the Board that the existing home is of a unique shape and configuration, and the owners would like to expand the kitchen area and allow more light into the space as well as provide access to the outside. Due to the unique siting, the proposed area is the only ideal location for expansion, and the five foot addition intrusion into the setback, with an overhang, will require a waiver of slightly less than the 30% allowed.
- 3) The Board found that the General Standards of Section 5.3 (A) 1 – 5 are either satisfied by the application materials presented or not applicable.
- 4) The Board found that the application does not require review by the DRB of any specific standards as outlined in Section 5.3(B) of the Regulations.

**Notice of Decision:**

The Development Review Board approves **up to a seven-foot waiver** to the side setback, as outlined in Application 2024-10-CU, subject to the following:

1. The project is to be constructed as per the plans and specifications submitted to and reviewed and approved by the DRB.

*TOWN OF WARREN VERMONT*  
 Documents received for record on  
 11-6-2024 at 3:55 PM  
 M. Recorded in Volume 286  
 Page 154-155 of the Warren Land Records.  
 Attest: [Signature] Town Clerk  
 VPTTR # \_\_\_\_\_

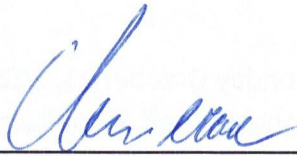
Development Review Board

\_\_\_\_\_  
Jeff Schoellkopf

Date

\_\_\_\_\_  
Chris Noone

Date

 10/4/24

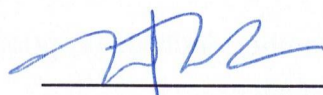
\_\_\_\_\_  
Bob Kaufmann

Date

\_\_\_\_\_  
Megan Moffroid

Date

 11/6/24

 11/4/24

*Approval shall become effective when this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. The applicant or any other interested person who has participated in a regulatory proceeding of the Development Review Board may appeal a decision rendered by the Board within 30 days of such decision to the Vermont Environmental Court, in accordance with the Act [§4471].*