

## **PROJECT DESCRIPTION**

PROPOSED PROJECT IS A 4-BEDROOM DWELLING WITH A 1-BEDROOM ACCESSORY APARTMENT ON EXISTING 0.85 +/- ACRES IN SUGARBUSH VILLAGE. PREVIOUS DWELLING BURNED DOWN.

PROJECT TO BE SERVED BY RESORT WATER AND SEWER SYSTEM. USE 4-BR @ 140-GPD + 1-BR @ 70-GPD = 630-GPD PROJECT ALLOCATION 630-GPD (NOTE: IF SUGARBUSH TOTAL WATER/SEWER SYSTEM ALLOCATION IS GREATER THAN 50,000-GPD THEN THE VANR RULES ALLOCATION CAN BE REDUCED TO 210-GPD/UNIT = 420-GPD.)

## **WARREN DRB INFORMATION:**

BASIS OF DESIGN: *TOWN OF WARREN LAND USE & DEVELOPMENT REGULATIONS EFFECTIVE APRIL 15, 2008.*

### **ZONING REQUIREMENTS:**

DISTRICT: SUGARBUSH VILLAGE RESIDENTIAL DISTRICT (SVT)  
FLOOD HAZARD AREA = NO  
MIN.. LOT AREA = 7,000-SF (PROVIDED = 37,120)  
MAX.. DENSITY = 6 UNIT/1-ACRES = 6 (PROVIDED = 2.35-UNITS/ACRE)  
MIN.. FRONT SETBACK = 25-FT (PROVIDED ON BOTH FRONTAGE ROADS)  
MIN. SIDE YARD = 20-FT  
MIN.. REAR YARD = 20-FT (PROVIDED = NON-APPLICABLE)  
MIN. LOT FRONTAGE = NONE  
MAX.. BLDG.. HEIGHT = 50-FT

PROJECT REQUESTS DRB APPROVAL OF THE FOLLOWING ALONG WITH ANY UNDERLYING ASSUMPTIONS AND METHODOLOGY:

1. APPROVAL FOR SINGLE-FAMILY DWELLING AND AN ACCESSORY DWELLING PER TABLE 2.4.
2. APPROVAL TO DEVELOP VERY STEEP SLOPES GREATER THAN 25% THAT ARE ASSUMED TO HAVE BEEN CREATED BY PREVIOUS DEVELOPMENT OF THE SITE. THEREFORE, THE SLOPES DO NOT MEET CRITERIA AS "NATURAL GRADIENTS OF 25% OR MORE" PER SECTION 3.4.(B)2.
3. APPROVAL FOR DEVELOPMENT ON STEEP SLOPES GREATER THAN 15% GRADE. NATURAL GRADE ACROSS SLOPE ESTIMATED TO BE 20% (SEE CALC.) THEREFORE THE ENTIRE PROJECT IS CONDITIONAL USE UNDER SECTION 3.4(B)1.
4. THE DEED FOR THE PROPERTY DOES NOT SPECIFICALLY RECOGNIZE THE WEST DRIVE RIGHT OF WAY. A DEED MODIFICATION AGREEMENT IS BEING NEGOTIATED BETWEEN LAND OWNER AND RESORT. AN ASSUMPTION WAS MADE THAT A 50-FT WIDE RIGHT OF WAY WILL BE ESTABLISHED FOR WEST DRIVE IN ITS CURRENT CONFIGURATION. THEREFORE SETBACKS WERE MEASURED FROM THE WEST DRIVE CENTERLINE.
5. SETBACKS ALONG UPPER VILLAGE ROAD BASED ON EXISTING CENTERLINE AND ASSUMED 50-FT ROW FROM SAID EXISTING CENTERLINE.
6. SEWER AND WATER EASEMENTS WERE NOT CONSIDERED IN DETERMINING ZONING SETBACKS.

