Permit Application No. 2014-65-CU Parcel ID 100.005-600
#

Application Requirements: The applicant shall submit to the Administrative Officer, at least 15 days prior to a regularly scheduled Development Review Board meeting, a **Conditional Use** Application, and associated fee. The application shall include, with the required fee, 1 original and 5 copies of a **Conditional Use** application, and 1 original and 5 copies of the proposed sketch plan, if required, that include the information for CU applications specified in Table 5.1. Copies of the proposed sketch plan, if required, shall be 11" X 17" or smaller. Applicants are strongly urged to review the Town of Warren Land Use & Development Regulations Articles 5, *Development Review* before submitting an application.

1. Name of Landowner(s): The Estate of John Olsen

   Address: 4322 VT RT 100, Warren VT 05674 Telephone: 802-496-3333

2. Applicant(s), if other than Landowner: Kirsten Johannesen

   Address: 4322 VT RT 100, Warren VT 05674 Telephone: 802-461-5453

3. Property Locations: 4322 VT RT 100, Warren VT 05674

   Zoning District: Rural Residential

4. Does the proposed development contain Steep Slopes as outline in Article 3, §3.4, *Erosion Control & Development on Steep Slopes*? Yes (No)
   Is the proposed development within the Meadowland District? Yes (No)
   Is the proposed development within the Flood Hazard District? Yes (No)

5. Project or Development sought under **Conditional Use:** Olsen Family Inn and Hostel with management living quarters and Joe's Workshop for production and sale of locally made wood products

7. Attached evidence of written notification to all adjacent property owners, together with a copy of the documentation sent to adjoiners to explain the project (see Section 9.8).

8. Attach a narrative describing the proposed **Conditional Use** (see Articles 5).

9. Attach a complete sketch plan (see Table 5.1) of the project.

10. To facilitate the subdivision, **Conditional Use** approval process, the applicant should consult the any related Town of Warren Departments, if required, before the meeting with the Development Review Board.

Signature(s) of Landowner(s) of Record

DJohn

Signature(s) of Applicant(s) Kristin [illegible]

Date Application Received:

Fee Received:

TOWN OF WARREN
CONDITIONAL USE COMMERCIAL
PERMIT APPLICATION

REV 03/26/09

Fee Schedule - **COMMERCIAL**

CONDITIONAL USE:	
ORIGINAL OR AMENDED	$500/EA.
VARIANCE	$500/EA
CHANGE OF USE	$500
APPEAL OF ZONING ADMINISTRATOR'S DECISION (NOT APPEAL OF VIOLATION)	$250
Publishing Fees:	
CU-Commercial	$125. Ea insertion

TOWN OF WARREN
PO BOX 337
WARREN, VT 05674
PHONE (802) 496-2709
FAX (802) 496-2418

CONDITIONAL USE REVIEW – WORKSHEET

Parcel #:

Permit #: 2014-65-CU/ZP

Date Received:

(To be completed by Town of Warren staff)

Applicant: Kirsten Johannesen

Address: 4322 VT RT 100, Warren VT 05674

Phone: 802-461-5453

Landowner: The Estate of John Olsen

Address: 4322 VT RT 100, Warren VT 05674

Phone: 802-496-3333

Contact Person: Kirsten Johannesen

Address: 4322 VT RT 100, Warren VT 05674

Phone: 802-461-5453

Brief description of the proposed development: For forty years the property was

heavily used as a winter and summer retreat for friends and family and as permanent residence for the owners. The proposed use includes using the existing seven bedrooms as a Inn and Hostel with existing living quarters for management housing. Developments include renovations of existing management living quarters include a galley kitchen and completing the entrance to manager's apartment by adding stairs and a small deck to existing entrance. Also plan to renovate the garage to include a check-in area and Joe's Workshop gallery for sale of wood products made on site. Future plans to employ two staff members.

Please respond to the following criteria and sub-criteria. Please attach additional pages if the space provided below is insufficient. For clarification of the following criteria, please refer to the WARREN LAND USE & DEVELOPMENT REGULATIONS, Article 5, Section 5.3 – *Conditional Use Review Standards.*

Section 5.3 (A) – *General Standards.* How does the proposed development affect the following:

(1) The capacity of existing or planned community facilities or services.

No impact.

(2) Character of the neighborhood or area affected.

No impact due to no increase in capacity.

(3) Traffic on roads and highways in the vicinity.

No impact due to no increase in capacity of lodging.

(4) Bylaws now in effect.

N/A

(5) The utilization of renewable energy resources.

No impact.

5.3 (B) – *Specific Standards.* Briefly address each of the following standards as they apply to the proposed development:

(1) Building Design. N/A, using existing structure

(2) Traffic Circulation & Access. (See Section 3.1) Utilizing existing driveway and curb cut, wide enough to accomodate vehicles exiting and entering at the same time.

(3) Bicycle & Pedestrian Access. N/A

(4) Parking & Service Areas. (See Section 3.10) Parking will be within compliance with minimum requirement of nine 9'x22' parking spots.

(5) Outdoor Storage & Display. Trash, recycling and equipment will be stored within the garage. 10' tall kiosk with 8'wide small roof overhang with two downcast lights located at top of walkway to house. Sign 8.5' post with 7' cross bar with 2'x4' sign for "Olsen Family Hostel" and 4'x1.5' sign for Joe's Workshop hanging from the cross bar which will included two downward facing lights on each side. The sign will be set back 15' from RT 100.

(6) Landscaping & Screening. Existing landscaping will be maintained.

(7) Protection of Natural Resources. (See Section 7.4) No plans to modify existing structures that would impact natural resources.

(8) Erosion Control. (See Sections 3.4 & 7.5) Existing structure with no modifications planned that would impact erosion.

(9) Surface Water Protection. (See Section 3.13) Existing structure with no modifications

planned that would impact surface water.

(10) Lighting. (See Section 3.9) Only modification to lighting will be lighting for proposed signage.

(11) Performance Standards. (See Section 3.11) N/A

(C) District Standards. In addition to the above standards, please attach separate pages to respond to the following standards for proposed projects with in the specified districts. For clarification of the following criteria, please refer to the WARREN LAND USE & DEVELOPMENT REGULATIONS, Article 2 – *Zoning Districts & District Standards* and Article 5, Section 5.3 (C) – *District Standards.*

(1) Lincoln Peak Growth Center. (Conditional uses within the Sugarbush Village Commercial (SVC), Sugarbush Village Residential (SVR) and German Flats Commercial (GFC) Districts)

(2) Warren Village. (Conditional uses within the Warren Village Commercial (WVC) and Warren Village Historic Residential (WVR) Districts)

(3) Meadowland Overlay District. (Uses within the Meadowland Overlay (MO) District)

(4) Forest Reserve District. (Uses within the Forest Reserve (FR) District)

(D) Flood Hazard Overlay District Standards. (Uses within the Flood Hazard Overlay (FHO) District)

TOWN OF WARREN
Office of Planning, Zoning & *911*
PO BOX 337
WARREN, VT 05674-0337
(802) 496-2709, Ext 24 FAX (802) 496-2418, Email: zoning@warrenvt.org

APPLICATION NO. 2014-65-CU/2P GRAND LIST NO. 1.00 005-600

1. APPLICANT: NAME Kirsten Johannesen

ADDRESS 4322 VT RT 100, Warren VT 05674

TELEPHONE 802-461-5453

2. LAND OWNER: (If different from Applicant)

NAME The Estate of John Olsen

ADDRESS 4322 VT RT 100, Warren VT 05674

TELEPHONE 802-496-3333

3. LOCATION OF PROPERTY: 4322 VT RT 100, Warren VT 05674

4. ZONING DISTRICT: Rural Residential

INSTRUCTIONS:

Please provide all of the information requested in this application (items 1-19 and sketch plan). Read the Land Use & Development Regulations and familiarize yourself with requirements for building and development in the Town of Warren. Failure to provide all required information will delay the processing of this application. Projects other than a 1 or 2 family residences or agricultural uses require additional information in addition to that requested here. Consult the regulations for application requirements. Submit one copy of this application and a check made out to the "Town of Warren" according to the fee schedule attached herein. 50% of the fee is refundable if the application is withdrawn prior to issuance of the permit.

The undersigned hereby applies for a Zoning Permit for the use described in pages 1-4 of this application, to be issued on the basis of the representations made herein, all of which the applicant swears to be true. ALL PROPERTY OWNERS MUST SIGN THIS APPLICATION.

PLEASE NOTE THE FOLLOWING REGARDING THIS PERMIT APPLICATION:

****

This application cannot be processed until all requested information is submitted in clear and readable form. You may attach addition sheets to this application.

If a permit is granted on the basis of this application;

1) An interested person may appeal any decision made by the Zoning Administrator within 15 days of the date of issuance.
2) The permit shall not take effect until the appeal period has passed.

A permit granted on the basis of this application will be voided in the event of misrepresentations of the information contained herein, or if construction is not substantially complete within two (2) years from the date of issuance.

An extension for a permit may be requested prior to the expiration date of the issued permit.

If information contained in an issued permit changes (e.g. size of proposed structure) an amended application must be submitted with in 15 days of the change to the Zoning Administrator.

SKETCH PLAN

Please include 2 copies of the sketch of your project, drawn to scale, indicating all listed information. You may use the space provided bellow or attach a separate sheet no smaller than 8½" x 11"

- Location of existing and proposed structures
- Dimensions of all structures (including roof overhangs)
- Property lines and dimensions
- Existing and proposed structures setbacks
- Easements and/or right-of-way
- Names of abutting properties
- Existing & proposed curb cuts & driveways
- Existing & proposed streets, sidewalks, curb cuts
- Signs, fences, stonewalls
- Other important information relevant to the application
- Septic tank location
- Leach field location
- Location of water source
- Indicate wooded or open areas
- Location of utilities
- Locations of rives & streams
- Outside storage areas
- Location of dumpster
- Lighting plan & fixture sheet

Permit Number#_____ Parcel ID

Please complete all applicable fee(s) calculations and enclose a check for the total amount upon submission of completed applications. Make checks payable to: Town of Warren

BUILDING PERMITS - ZONING ADMINISTRATION FEES

Note: # of Finished Floors may also be calculated as total finished square footage, which include all livable space, basement garages, finished basements, finished attics, etc.

RESIDENTIAL CONSTRUCTION

(Initial or addition), mobile home, single/two, or multi-family dwelling and garages

Under 2001 ft²

_____ ft². X _____ # FINISHED FLOORS ÷ 100 X $15.00 = _____ + $150.
=_____

OVER 2001 ft²

_____ ft². X _____ # FINISHED FLOORS ÷ 100 X $ 25.00 = _____ + $250
= _____

DECKS AND SMALL PORCHES, UNDER 101 ft² $50 (EACH)
=_____

DECKS AND SMALL PORCHES, 101 ft² AND UP
225 SQ' ÷ 100 X $10.00 = $ 22.50 + $100
=$122.50

OUTBUILDING: BARNS, SHEDS

(LESS THAN 200 ft² $75
=_____

(GREATER THAN 200 SQ'):

_____ ft². X _____ # Floors ÷ 100 X $10.00 = _____ + $150
=_____

RE-ISSUE OF PERMIT WITH NO CHANGE $75
=_____

Permit Number#_____

Please complete all applicable fee(s) calculations and enclose a check for the total amount upon submission of completed applications. Make checks payable to: Town of Warren,

ADOPTED JANUARY 2011

Please complete all applicable fee(s) calculations and enclose a check for the total amount upon submission of completed applications. Make checks payable to: Town of Warren

BUILDING PERMITS - ZONING ADMINISTRATION FEES

Note: # of Finished Floors may also be calculated as total finished square footage, which would include all usable space, garages (attached & unattached), finished basements, finished attics, etc.

RESIDENTIAL CONSTRUCTION FT^2 new construction, additions, mobile home, single/two, or multi-family dwelling and garages

(To establish fee base under 2001ft^2 or over 2001ft^2 Include Existing Structure & Additional ft^2, insert new ft^2 in the space below: A or B)

Under 2001 ft^2

A._____ ft^2. X _____ # FINISHED FLOORS ÷ 100 X $ 20.00 = _____ + $ **150.**
=_____

OVER 2001 ft^2

B._____ ft^2. X _____ # FINISHED FLOORS ÷ 100 X $ 30.00 = _____ + $ **250.**
= _____

DECKS AND SMALL PORCHES, UNDER 101 ft^2 $75 (EACH)
=_____

DECKS AND SMALL PORCHES, 101 ft^2 AND UP
_____ SQ' ÷ 100 X $10.00 = _____ + $ **100**
=_____

OUTBUILDING: BARNS, SHEDS(NO FOUNDATION)
(LESS THAN 200 ft^2 $ **75**
=_____

(GREATER THAN 200 SQ'):
_____ ft^2. X _____ # Floors ÷ 100 X $15.00 = _____ + $**200**
=_____

RE-ISSUE OF PERMIT WITH NO CHANGE $75
=_____

POOL OR POND OR OTHER $100 OR VALUE WHICHEVER IS GREATER)
1.50/ $1,000.00 OFVALUE: ÷100.00
=_____

RENOVATION:

MINOR- LESS THAN 500 ft^2.OR LESS THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)
1.50/ $1,000.00 OF VALUE: ÷100.00 _____

=_____

OR ft^2. _____X _____ # FINISHED FLOORS ÷ 100 X $15.00 = _____ + $100 =_____

MAJOR - GREATER THAN 500 ft^2. OR GREATER THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)

2.00/ $1000.00 OF VALUE, _____ + 350 =_____

OR _____ ft^2 X _____ # FINISHED FLOORS ÷ 100 X $30.00 = _____ + $350 = _____

HOME OCCUPATION $75 =_____

LETTER OF PERMIT STATUS OR CERTIFICATE OF ZONING COMPLIANCE $ 75 =_____

CHANGE OF USE OR ADDITION OF USE $150 =_____

LATE FEE (CONSTRUCTION BEFORE PERMIT) 150% ADDITIONAL TO ABOVE =_____

COMMERCIAL CONSTRUCTION

New construction or additions, hotel, motel, lodge, club, time-share, condominium, restaurant, nightclub, etc.

_____ ft^2 X _____ # FINISHED FLOORS ÷ 100 X $ 40.00 = _____ + $500
= _____

OUTBUILDINGS, PRIMATIVE GARAGE, RECREATIONAL BUILDING(UNHEATED), DECK

_____ ft^2 X _____ # FINISHED FLOORS ÷ 100 X $30.00 = _____ + $300
= _____

OUTDOOR FACILITY

TENNIS COURT, POOL, REG. GOLF COURSE, POND $300 / UNIT OR HOLE
= _____

OTHER: 300 EA. OR VALUE WHICHEVER IS GREATER) 5.00/ $1000.00 OF VALUE,
_____ + $300
= _____

RE-ISSUE WITH NO CHANGE $200 OR HALF THE ORGINAL FEE, WHICH EVER IS RATER = _____

AMENDMENT:

CHANGE IN ft^2

_____ ft^2 X _____ # FINISHED FLOORS ÷ 100 X $40.00 + $500
= _____

OTHER PROJECTS & RENOVATIONS:

MINOR- LESS THAN 500 ft^2.OR LESS THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)

3.00/ $1,000.00 OF VALUE : _____ + $ 100
= _____

OR ft^2. _____X _____ # FINISHED FLOORS ÷ 100 X $15.00 = _____+ $ 200 = _____

MAJOR - GREATER THAN 500 ft^2. OR GREATER THAN 10K (USE SF OR VALUE WHICHEVER IS GREATER)

5.00/ $1000.00 OF VALUE, _____ + $400
= _____

OR _____ ft^2 X _____ # FINISHED FLOORS ÷ 100 X $40.00 = _____ + $500 = _____

SIGNS $100
= _____

RENEWAL OF COMMERCIAL CONSTRUCTION PERMIT (NO CHANGE) $300
=_____

LATE FEE (CONSTRUCTION BEFORE PERMIT) 150% OF TOTAL FEE ADDED TO ABOVE
=_____

ADMINISTRATIVEF:
CERTIFICATE OF ZONING (SPECIFIC PERMIT) COMPLIANCE
$75 =_____

CERTIFICATE OF ZONING COMPLIANCE (GENERAL CONDITION, NO INSPECTION): $75
=_____

CERTIFICATE SUBDIVISION COMPLIANCE INSPECTION $100.00 / LOT, # OF LOTS___ =_____

ROAD CUT PERMIT $100
=_____

RE-ISSUE OF LOST PERMIT $ 100
=_____

ADMINISTRATIVE REVIEW (by Administrative Officer):
Residential Fee – 250.00 Plus Warning Fee 60.00 & 10.00/ Abutter Notification by Staff
=_____

Commercial Fee – 500.00 Plus Warning Fee 100.00 & 20.00/ Abutter Notification by Staff
=_____

DEVELOPMENT REVIEW BOARD FEES

PUD (PRD) REVIEW * $800

LOT LINE ADJUSTMENT (NO DRB REVIEW) $300

SUBDIVISION - MINOR $400/LOT

SUBDIVISION – MAJOR $800/LOT

REVISION/ AMENDMENT TO AN APPROVED PLAT 50%, ½ Base Fee

REVISION TO PRD/PUD $500

AMENDED APPLICATION (PRIOR TO PLAT FILING) 50% OF REGULAR FEE

ROAD SIGNS AS REQUIRED FOR SUBDIVISION ROADS $130.00/SIGN

CONDITIONAL USE & VARIANCE, RESIDENTIAL - ORIGINAL OR AMENDED $250/EA.

CONDITIONAL USE & VARIANCE, COMMERCIAL - ORIGINAL OR AMENDED $500/EA

CHANGE OF USE $200

APPEAL OF ZONING ADMINISTRATOR'S DECISION 150.00

APPEAL OF ZONING ADMINISTRATOR'S OF NOTICE OF VIOLATION 100.00

PLUS LEGAL NOTICE (SEE BELOW)

STAY OF ENFORCEMENT: NO CHARGE

LATE FEE (USE BEFORE DRB APPROVAL) 200% ADDITIONAL TO ABOVE

LEGAL NOTICES:

MINOR SUBDIVISIONS & RESIDENTIAL CU'S $100.00 EA.

WARNING

MAJOR SUBDIVISIONS & COMMERCIAL CU'S $125.00 EA.

WARNING

RESEARCH AND DOCUMENT PRODUCTION FEES **$75/HR PLUS COPIES**
LEGAL FEES SEE APPENDIX A COPIES OF TOWN REGULATIONS
LAND USE & DEVELOPMENT REGULATIONS
$25 _____

TOWN PLAN $25

_____

TOTAL FEES DUE $747.50

TOTAL FEES RECEIVED

_____

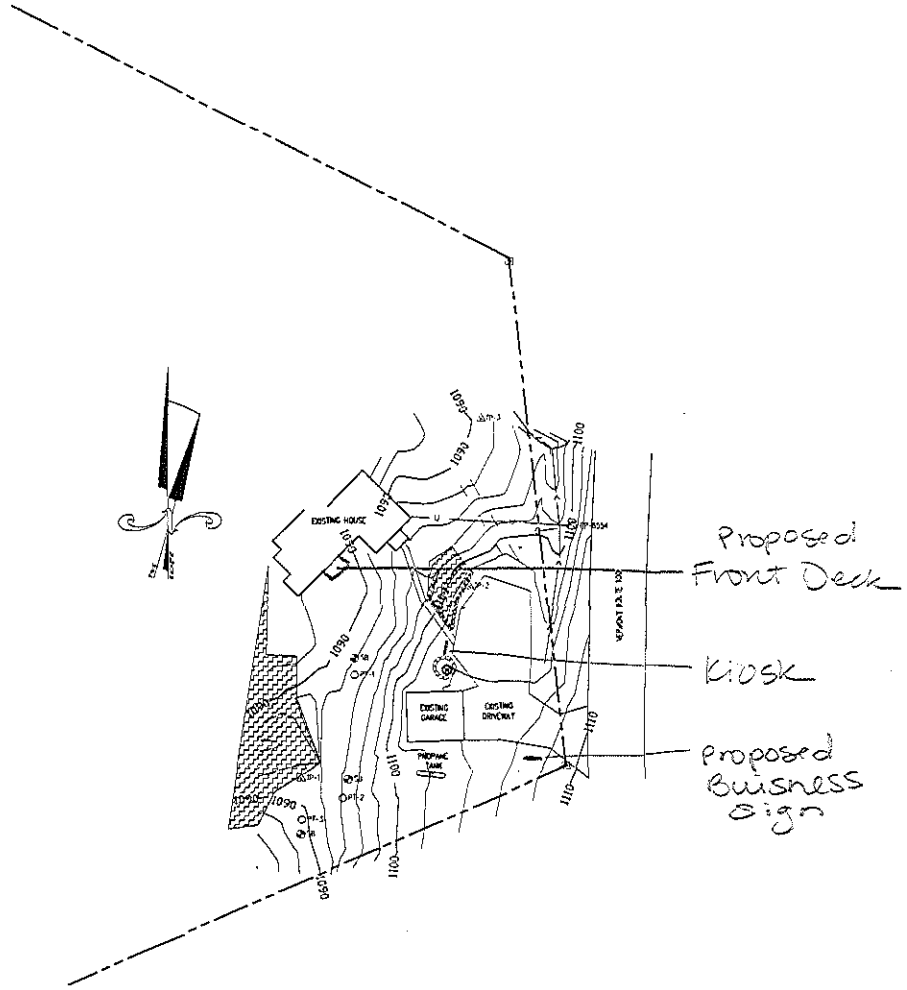
ALL TOWN OF WARREN MUNICIPAL AND SCHOOL PROJECTS ARE EXEMPT FROM FEES.

APPLICATION FOR ZONING PERMIT

Setbacks:

The following are general setback distances that must be met unless otherwise authorized by the permitting authority and/or the consultant. This list does not necessarily include all required setback distances and the listed setback distances may not apply to all sites:

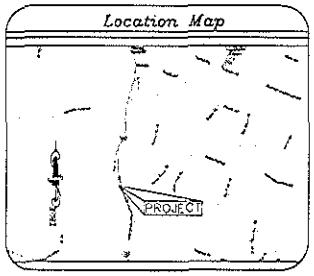
ITEM	LEACHFIELD	SEPTIC TANK	SEWER
DRILLED WELL	SEE PLAN	50	50
SPRING	SEE PLAN	75	75
LAKES, PONDS, IMPOUNDMENTS	50	75	75
RIVERS, STREAMS	50	75	10
PROPERTY LINE	25	10	10
ROADWAY, DRIVEWAY, PARKING LOTS	10	5	SEE PLAN
TREES	10	10	10
SERVICE WATER LINE	25	25	SEE PLAN



LEGEND

- TP-1 Traverse point
- SB-1 Test pit
- PT-1 Percolation test
- PP Utility pole
- Concrete monument found
- Guy wire
- Stone wall
- 100 10' contours
- 2' contours
- Property line
- U Underground power
- Exposed rock
- Trail

Location Map



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Topography by Total Station
Contour Interval 2'
Approximate USGS Datum
Based on Hand Held GPS Unit

THE CONTRACTOR SHALL REVIEW ALL CONSTRUCTION ACTIVITIES, COMPONENT LOCATIONS, SPECIFICATIONS, AND DETAILS PRIOR TO COMMENCEMENT OF SITE WORK AND SHALL NOTIFY McCAIN CONSULTING OF ANY ISSUES OR DISCREPANCIES THAT ARISE FROM THAT REVIEW.

THIS IS NOT A SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA SEC. 1403 FOR THE FILING OF SURVEY PLATS.

PRELIMINARY
NOT FOR CONSTRUCTION

ENGINEER:
PETER C. LAZORCHAK, P.E.
VT P.E. #8700

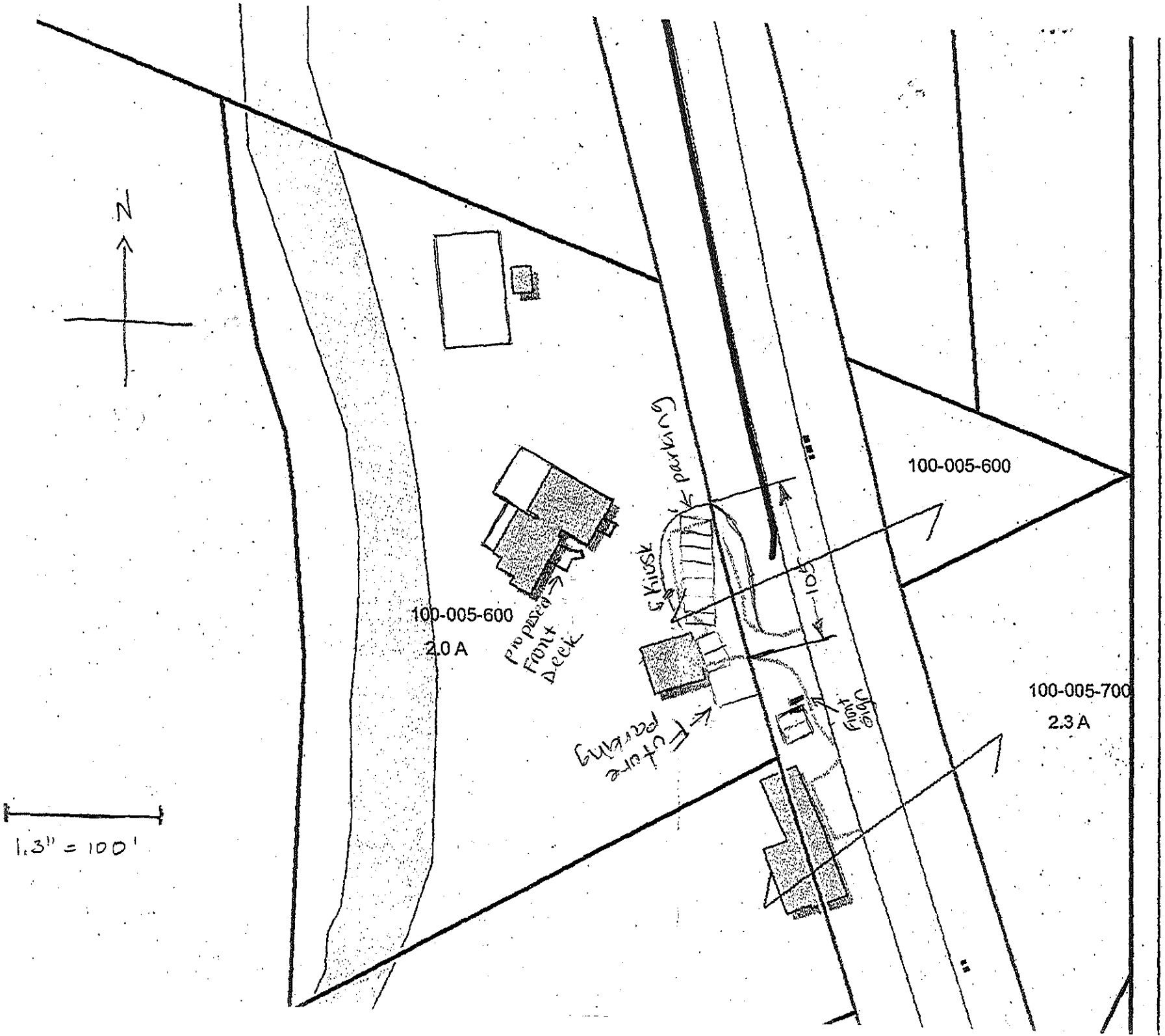
SITE PLAN
JOHN OLSON ESTATE

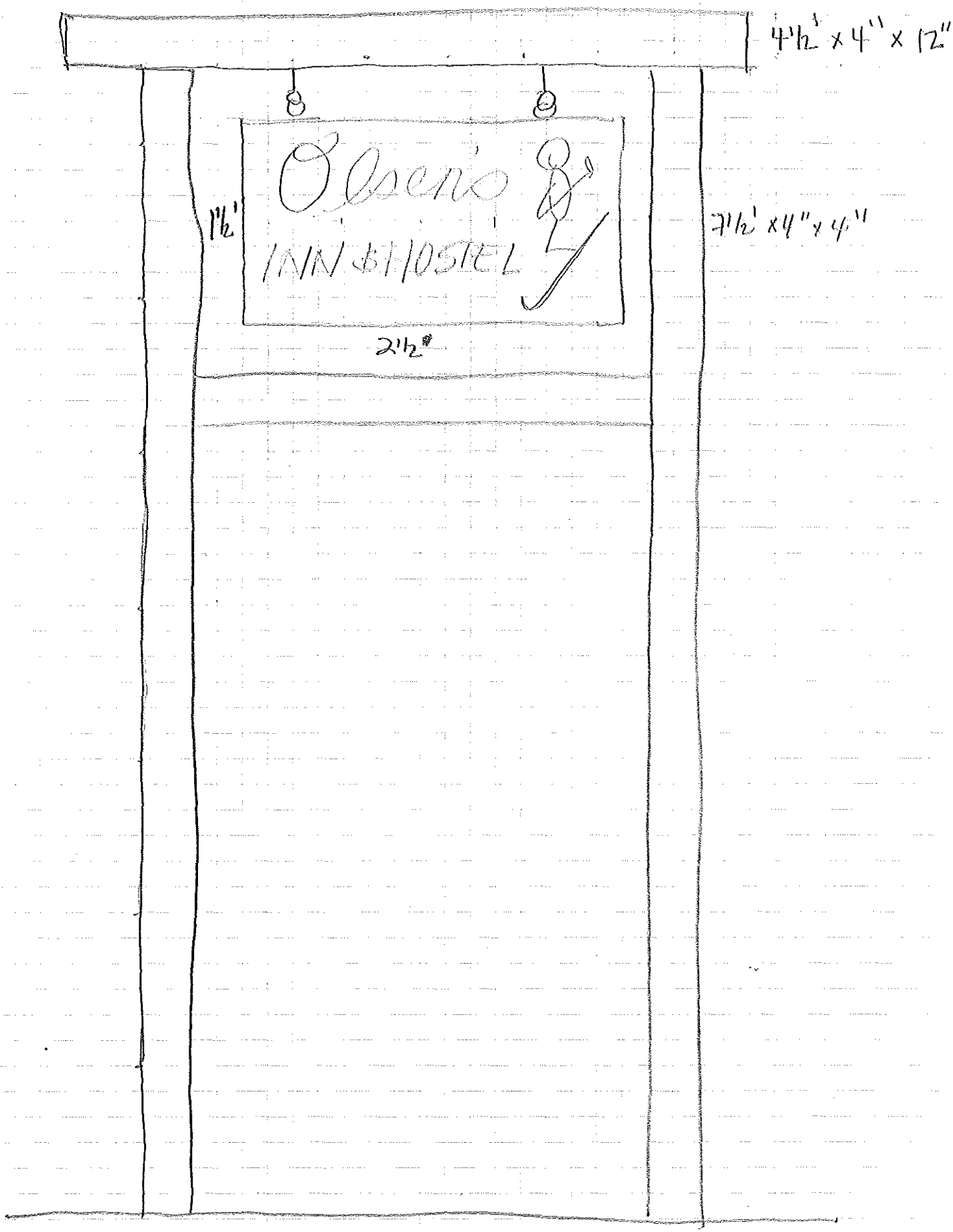
VERMONT ROUTE 100 — WARREN, VT

SCALE : 1" = 30'
DESIGNED BY: PCL
DRAWN BY: MDG
CHECKED BY: PCL
PROJECT #34062

McCAIN CONSULTING, INC.
93 SOUTH MAIN STREET
WATERBURY, VERMONT 05676

DATE: SEPTEMBER 5, 2014 — SHEET 1 OF 1


N
100-005-600
2.0 A
proposed front deck
Kiosk
parking
100-005-600
100-005-700
2.3 A
future parking
front sign
1.3" = 100'


4½' x 4" x 12"
Osero
INN & HOSTEL
1½'
7½' x 4" x 4"
2½'

RESIDENTIAL PROPERTY RECORD CARD

Date Printed 12/11/12

Owner Information

Parcel 1000056
Owner OLSEN JOHN R

4322 VT RTE 100
WARREN, VT 05674
Location 4322 VT RTE 100
Descr: 2 ACRES & DWL:

Parcel Information

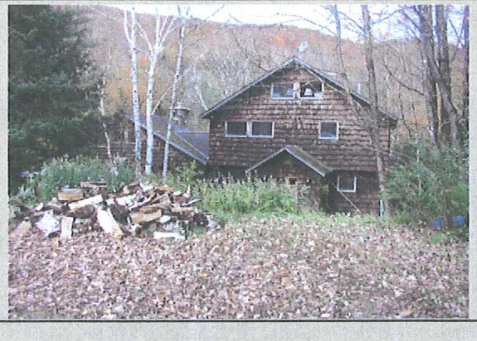
Tax Map #	08	NBHD	9
Span	690-219-12180	Acres	2.00
Status	A - Active	Last Update	10/22/12

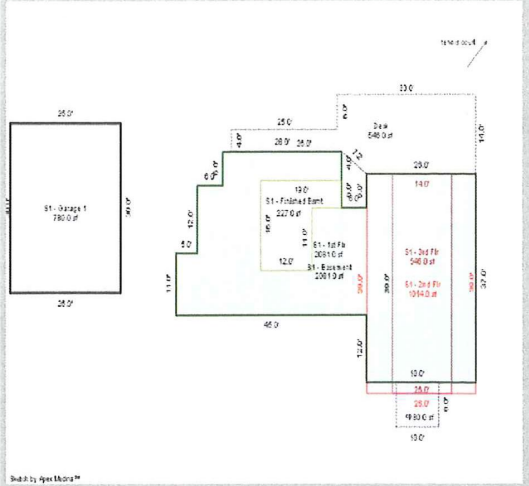
Sales Information

Book	34	Sale Date	/ /
Page	304	Sale Price	0

Parcel Value Information

Land Value	108,000	Homestead	484,000
Dwelling Value	338,000	Housesite	484,000
Site Imprvmnt	16,000		
Outbuildings	22,000		
Misc. Adj.	0		
Total	484,000		





Sketch Updated: 02/13/08

BUILDING										
	Total Rooms	10	Year Built	1972	Building SF	3641	Energy Adj	Average	Roughins	1
	Bedrooms	6	Effect Age	0	Quality	4.00	Bsmt Wall	Conc 8"	Plumb Fixt	13
	Full Baths	3	Condition	Good	Style	2 Story	Bsmt SF	2081.00	Fireplaces	2
	Half Baths	1	Phys Depr	15	Design	No Data	Bsmt Fin	Minimal	Porch	626
	Kitchens	1	Funct Depr	0	Bldg Type	Single	Bsmt Fin SF	227	Gar/Shed	0
			Econ Depr	0					% Complete:	100

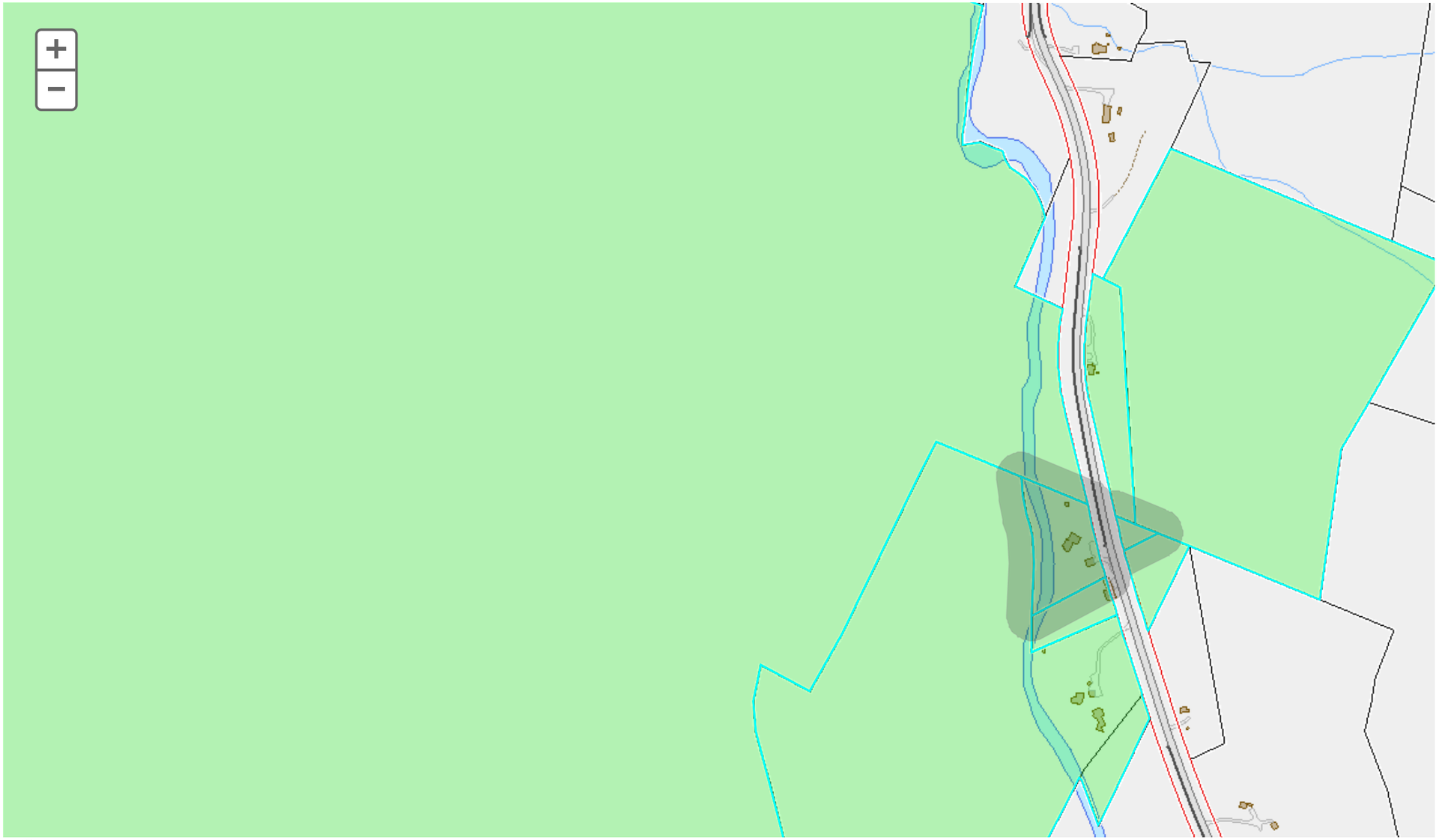
LAND										
	CALC	Site	LAND	Bldg Lot	AREA	2.00	GRADE	1.20	FRONTAGE	0.00

NOTES

2 ACRES & DWL: DWL BUILT IN 1971 1ST ADDITION COMPLETED 1993. ADDITION HAS HIGH CEILINGS A FIREPLACE WITH A STOVE HEARTH. OPEN FIREPLACE IN 2STY AREA, 2 BEDROOMS ON 3rd FLR

MicroSolve CAMA 2000

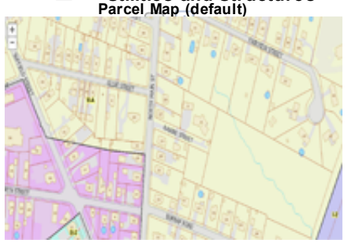
-58.782918, 46.893662



LAYERS

Utilities and Structures

Parcel Map (default)



Zoning Map

Catamount Trail

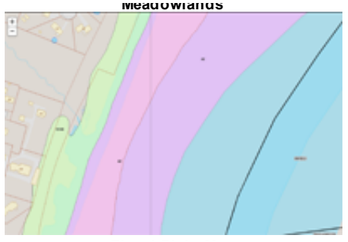
Lot Line

Landbase Map

Parcels with Orthos

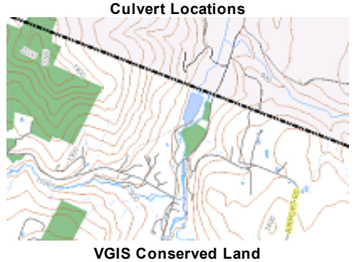
Meadowlands

Meadowlands



Flood Plain Map

Culvert Locations



VGIS Conserved Land

Share this map

olsen

Clear Zoom to Export

Clear Zoom to selection Export

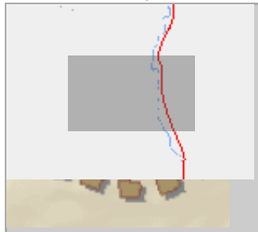
Parcel ID ▲	Address ▲	Owner ▲

Mailing Labels
Download CSV

Type in the text and click on map
Select a shape then draw on map to add graphic
click on a parcel, enter a buffer distance, select desired units and click the 'Buffer' button

Add Feet Buffer

- Default Parcel Search
- Parcel by Owner
- Parcel by Address
- Parcel by Street Name
- Parcel by Parcel ID
- Street by Street Name



Basemap Plan

Basemap Topo

Basemap Aerial