

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW

Application # **2005-03-CU** submitted by Virginia Roth on behalf of Sandra S. Vickers, Trustee, Sandra S. Vickers Revocable Trust, for a Conditional Use request to convert an existing Accessory Structure to an Accessory Dwelling. The property is located at 368 Old Roxbury Road, parcel ID # **001009-300** in the Rural Residential District. This application requires review under *Article 4. Specific Use Standards, § 4.1 Accessory Dwelling* and *Article 5. Development Review, § 5.3 Conditional Use Review Standards*.

A duly warned hearing was scheduled for Wednesday June 8, 2005 and at the request of the applicant continued until Wednesday June 22, 2005. Members in attendance on June 8, 2005 were: David Markolf, Lenord Robinson, Chris Behn, Eric Brattstrom and Jeff Schoellkopf. Others in attendance were: James B. Roth, William Robinson, Miron Malboeuf and Ruth Robbins. The June 22, 2005 meeting was attended by DRB members: Peter Monte, Eric Brattstrom, Lenord Robinson and David Markolf. Others present at this hearing were Virginia Roth, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

1. The applicant submitted a completed application, Conditional Use Worksheet, site map, abutter notification letter and proof of mailing.
2. The current Accessory Structure is a 504-foot square cottage that has been used as a studio. The primary dwelling is 3,224 square feet and has three bedrooms. The Accessory Structure does not exceed the 40% of the square footage of the primary dwelling.
3. The addition of a fourth bedroom in the Accessory Structure will require re-certification of their Health Permit by the Town of Warren's Sewage Officer to be in compliance.
4. The applicant was informed to investigate what if any State permits might be required for an accessory dwelling and its use.
5. This dwelling is an accessory structure to a single-family residence and shall be retained in common ownership. An accessory dwelling may only be subdivided and/or converted for sale or use as a single or multi-family dwelling if it meets all current local and state regulations applying to such dwellings, including all density, dimensional and other requirements for the district in which it is located. A separate zoning permit shall be required prior to sale and/or conversion.
6. There will be no new construction or alteration to the Accessory Structure.

Notice of Decision:

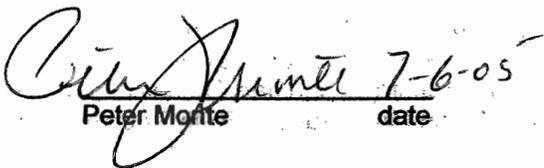
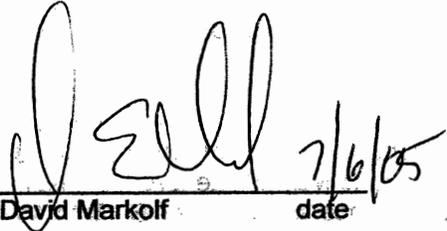
Based on the forgoing Findings of Fact and Conclusions of Law, application # **2005-03-CU** submitted by Virginia Roth on behalf of Sandra S. Vickers, Trustee, Sandra S. Vickers Revocable Trust, for a Conditional Use request to convert an existing Accessory Structure to an Accessory Dwelling is hereby approved with the following conditions:

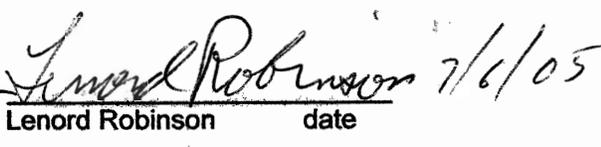
1. The applicant must obtain a health permit from the Town of Warren that allows for a fourth bedroom in the Accessory Dwelling.

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
CONDITIONAL USE REVIEW - VICKERS

Approval shall become effective once this decision has been signed by at least three members of the Warren Development Review Board who participated in the final decision. Beginning the effective date of this decision, there is a 30-day period during which parties may appeal the decision to the Environmental Court.

Development Review Board

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| Peter Monte | David Markolf |
| 7-6-05 | 7/6/05 |
| date | date |

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| Eric Brattstrom | Lenord Robinson |
| 7/6/05 | 7/6/05 |
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TOWN OF WARREN, VT
 Received for Record July 7 20 05
 at 11:15 o'clock A M and Received in
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Elaine E Fuller
 assistant TOWN CLERK