

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

Application #2005-24-CU submitted by James "B'fer" Roth and Dana Jenkins for a Conditional Use request for a reduction of the side yard setback for a proposed detached garage. The property is located at 124 Vickery Hill Road, parcel ID # 003003-200 in the Rural Residential District. This request requires review under Article 5.3 Conditional Use Review

A duly warned hearing took place on Wednesday June 8, 2005. Members in attendance were: David Markolf, Lenord Robinson, Chris Behn, Eric Brattstrom and Jeff Schoellkopf who recused himself from this hearing as he was assisting the applicant. Others in attendance were: James Roth, William Robinson, Miron Malboeuf, and Ruth Robbins.

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

1. The applicant submitted a completed application, proof of abutter notification and a sketch plan.
2. The proposed garage is located as close to the main dwelling as possible putting the back corner of the garage at 17'6" from the property line, maximizing the 30% reduction allowed in the set back requirement.
3. The measurement will be made form the edge of the overhang, not the foundation.
4. The garage will be consistent in design and color with the main dwelling.
5. The garage will be wired for electricity but will have no plumbing
6. The proposed site is where a preexisting shed stood, in an area with a slope less than 15% and no clearing will be required.

NOTICE OF DECISION:

Based on the forgoing Findings of Fact and Conclusions of Law, application # 2005-24-CU submitted by James "B'fer" Roth and Dana Jenkins requesting a reduction in the side yard setback requirements in compliance with the Conditional Use Standards is hereby approved with the following conditions:

1. The drip edge will be at or within the 17' 6" mark.
2. The color and finishing of the garage will be consistent with the main dwelling.
3. Any lighting used will be in conformance with the Town lighting ordinance.

TOWN OF WARREN, VT
 Received for Record June 24 20 05
 at 2:30 o'clock P M and Received in
 Vol 174 Page 799 - 800
Elaine E. Fuller
 assistant TOWN CLERK

TOWN OF WARREN
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FINDINGS OF FACT & NOTICE OF DECISION
CONDITIONAL USE - ROTH #2005-24-CU

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

 6/22/05

David Markolf date

Chris Behn date

 2/2/05

Eric Brattstrom date

 2/6/05

Lenord Robinson date