

TOWN OF WARREN
DEVELOPMENT REVIEW BOARD
FINDINGS OF FACT AND NOTICE OF DECISION
CONDITIONAL USE REVIEW
#2010-12-CU BRANDVOLD

The applicants, Katy and Erik Brandvold, own Lot#1 in the Hidden Brook subdivision. The Hidden Brook subdivision has been amended to account for the relocated road, and the Brandvold's are asking for setback relief from that roadway for the front edge of their building envelope.

A duly warned hearing was held on Monday August 16, 2010 and attended by the following members: Lenord Robinson, Peter Monte, Chris Behn and Jeff Schoellkopf. Others in attendance were: Brian Shea, Katy Brandvold, Erik Brandvold, Jim Trihy, Mark Bannon, Miron Malboeuf and Ruth Robbins.

Findings of Fact and Conclusions of Law:

- 1) The applicant submitted a complete application, Sketch Plan prepared by Bannon Engineering dated 7/29/10, an as-built road sketch also prepared by Bannon Engineering dated 6/30/10 and a notice to abutters with proof of mailing.
- 2) The landowners are requesting setback relief in order to maximize the potential views and minimize cutting into an embankment that lies on the backside of their lot.
- 3) The Board found that the lot contains physical characteristics of a steep bank to the northwest and a pond to the southwest that makes a buildable area with an orientation to the most desirable views very limited.
- 4) The land owners were cautioned about making sure no part of the proposed dwelling went beyond the "line", including but not limited to the eaves on the building should setback relief be granted.

Notice of Decision:

As provided under Sec. 3.6 (C) (1) Height & Setback Requirements, the Board grants the 30% set back relief that will result in a new building envelope boundary along the road side of the parcel. A new, final drawing clearly showing the revised building envelope boundaries must be submitted to the Zoning Administrator within 180 days.

DEVELOPMENT REVIEW BOARD

Peter Monte 10/4/2010
Peter Monte date

Jeff Schoellkopf date

Chris Behn 10/5/2010
Chris Behn date

Lenord Robinson Oct 4 2010
Lenord Robinson date

TOWN OF WARREN, VT
Received for Record 10/5 2010
at 12:20 o'clock P M and Received in
Vol 207 Page 675
R. Wilson
TOWN CLERK