

# TOWN OF WARREN

## ADMINISTRATIVE REVIEW

**James & Britt S. Bardinelli Revised Building Envelope On Lot #4.  
Minor Amendment, 2012-51-AR ,To Warren Development Review Permit 2005-05-SD/CU**

Pursuant to Article 9, § 9.8 (F) *Administrative Review*, of the Warren Land Use and Development Regulations.

**APPLICATION 2012-51-ZP.AR, Minor Amendment to Permit #2005-05-SD/CU, Lincoln Ridge Subdivision, issued 7/20/2005 and companion revised plat dated August 29, 2006 has been requested by James & Britt S. Bardinelli for the approval of a revised building envelope on Lot #4.**

This application requires review under Article 2, *Zoning Districts & District Standards*, Table 2.2, Rural Residential (RR), Article 6, Sections 6.7. In addition, Article 9, Section 9.8 (F) *Administrative Review*, of the Warren Land Use and Development Regulations approved March 5, 2008 and last amended January 31, 2012.

For this administrative review decision, the Administrative Officer reviewed the following submittal Information:

-	AC1 OVERALL SITE PLAN	McClay Architects
-	AC2 LOT 4 SITE PLAN	McClay Architects
-	AC3 PROPOSED SITE PLAN	McClay Architects
-	1 OF 1 STORMWATER MANAGEMENT PLAN	McClay Architects
-	A 1 .0 BASEMENT FLOOR PLAN	McClay Architects
-	A 1.1 FIRST FLOOR PLAN	McClay Architects
-	A 1.2 SECOND FLOOR PLAN	McClay Architects
-	A 1 .3 GARAGE FLOOR PLANS	McClay Architects
-	A2.1 EXTERIOR ELEVATIONS	McClay Architects
-	A2.2 EXTERIOR ELEVATIONS	McClay Architects
-	A2.3 EXTERIOR ELEVATIONS	McClay Architects
-	DESCRIPTION OF EXTERIOR LIGHTING	McClay Architects
-	STATE APPLICATION 5W-1447, ACT 250 APPLICATION	McCain Consulting

For this administrative review decision, the Administrative Officer finds that:

The applicant submitted along with a completed application exhibits for the revision / realignment of the Building Envelope for lot 4, Lincoln Ridge Subdivision date prepared by McClay Architects based on survey data prepared by Thomas Otterman.

The proposed realignment to lot will not impact any of the storm water or erosion control permits and measures in place.

The revision of the State of Vermont Wastewater permit is not under the purvey of this decision.

The shift of the building envelop to the south on lot 4, will move it away from the southern boundary of lot 5.

The new proposed envelope is 10, 444 SF. and is 933 SF smaller than the approve envelope..

The requested amendment relates only to the building envelope location. All other Findings of Fact and permit conditions detailed in the Warren Development Review Board notice of decision for 2005-15-SD/CU will remain as approved.

A revised plat will have to filed along with two paper copies and electronic cad file for the GIS data base must be filed 180 days from the date of this decision.

Notice of Decision:

Amendment to permit #2011-15-SD/CU/.PUD.

In accordance with Sec. 9.8 Municipal Administrative Requirements, (F) Administrative Review (1) (d) of the Warren Land Use and Development Regulations the Administrative Officer hereby, based on application materials and the above findings, approves the application for the amendment to permit #2012-51-ZP.AR and a minor amendment to permit #2005-05-SD/CU, Lincoln Ridge Subdivision, issued 7/20/2005 and companion revised plat dated August 29, 2006.



**Miron C Malboeuf**  
**Administrative Officer**

**Issued Date: 11/5/2012**  
**Effective Date: 11/21/2012**

**NOTICES:**

- In accordance with 24 V.S.A. §4449(e), the applicant is hereby notified that state permits also may be required prior to land subdivision or construction. The applicant should contact the DEC Permit Specialist for District #5 (802-476-0195) to determine whether state permits are required.