

TOWN OF UNDERHILL, VT
Planning & Zoning Administrator

P.O. Box 32, Underhill Center, VT 05490

E-mail: smcshane@underhillvt.gov

Phone: (802) 899-4434, x106

Fax: (802) 899-2137

MEMORANDUM

To: DRB, SB, UJFD, UCC
From: Sarah McShane, PZA
Date: November 17, 2014
Re: Agenda and Information for 11/17/2014 Meeting

**Development Review Board
NOTICE OF PUBLIC MEETING**

AGENDA

Monday, November 17, 2014

Public Hearing at 6:30 PM

Underhill Town Hall, 12 Pleasant Valley Rd. Underhill, VT

- 6:30 pm: Public Comment
- 6:35 pm: Conditional Use Review for Setback Waiver & Variance
Docket # DRB 14-13
Applicant: Marceau
Location: 59 Harvey Road, Underhill, VT
- 7:00 pm: Conditional Use Review for Accessory Dwelling
Docket # DRB 14-14
Applicant: Varley/Lubitz
Location: 25 Waughbrook Lane, Underhill, VT
- 7:30 pm: Old Business
Review 9/15/2014, 10/6/14, 10/20/2014 Minutes
Sign Documents
- 7:45 pm: Adjourn
-
-

DRB 14-13 (HA059) Contents:

- a) Conditional Use Review Hearing Request (dated 8-21-14);
- b) Conditional Use Review Standards Findings Checklist;
- c) Copy of site plan (tax map) indicating location of proposed dwelling and setbacks;

Scott Marceau
Conditional Use Review
November 17, 2014

- d) Design Plans for ‘The Carleton’;
- e) A copy of the letter mailed to abutters (dated 10-28-2014);
- f) A copy of the public hearing notice posted in 3 public places and in Burlington Free Press;
- g) A copy of the tax map for HA059;
- h) A copy of the zoning map;
- i) A copy of the Boundary Line Adjustment Survey of Lands of the University of Vermont and State Agricultural College and Luther Martin, recorded in the Underhill Land Records, hanging file #243B.
- j) A copy of the procedure checklist for this meeting; and
- k) This Memo.

Hearing on the Application of Scott Marceau for Conditional Use Review to Construct a Single Family Dwelling and Future Garage within Side Setback

Applicant(s): Marceau
Consultant(s): N/A
Property Location(s): 59 Harvey Road (HA059)
Acreage: ±10.09 Acres
Zoning District(s): Mt. Mansfield Scenic Preservation/ Soil & Water Conservation

Mt. Mansfield Scenic Preservation:

10 acres
 400 ft road frontage
 Setbacks:
Principal

- Front – 30 ft
- Side & Rear – 75 ft

Accessory Structures

- Front – 30 ft
- Side & Rear - 20 ft

 Max. Bldg. Coverage: 10%
 Max. Lot Coverage: 15%
 Max. Building Height: 35 ft

Soil & Water Conservation:

15 acres
 400 ft road frontage
 Setbacks:
Principal

- Front – 30 ft
- Side & Rear – 75 ft

Accessory Structures

- Front – 30 ft
- Side & Rear - 20 ft

 Max. Bldg. Coverage: 7%
 Max. Lot Coverage: 10%
 Max. Building Height: 35 ft

Relevant Regulations: 2012 Underhill Unified Land Use & Development Regulations

- Article II, Table 2.5 – Mt. Mansfield Scenic Preservation District
- Article II, Table 2.6 – Soil & Water Conservation District
- Section 3.7 – Lot, Yard & Setback Requirements
- Section 3.8 – Nonconforming Lots
- Section 3.9 – Nonconforming Structures

- Section 3.17 Source Protection Areas
- Section 3.19 – Surface Waters & Wetlands
- Section 3.22 – Water Supply & Wastewater Systems
- Section 5.4 – Conditional Use Review
- Section 5.5 – Waivers & Variances

Comments/Questions

- The applicant is proposing to demolish the existing non-conforming structure and replace it with a new nonconforming structure (single family home and future garage). The applicant has immediate construction plans for the single family dwelling and future plans for a garage which he is also seeking approval for. If the future garage is attached it would also need to meet the required 75' side setbacks. If detached, the garage would only need to meet the 20' side setback requirement for accessory structures.
- The lot encompasses two zoning districts, but development is only proposed for the Mt. Mansfield Scenic Preservation district.
- The width of the lot is approximately 129 ft along Harvey Road according to the BLA survey included in the packet. The required side setbacks are 75' for each side.
- The current structure doesn't meet the required 75' side setback requirement. A variance was issued by the Zoning Board of Adjustment in 1976 to build an addition within the side setback. As described in the 1976 ZBA hearing notice *"the addition would be too close to the neighbor's property lines."*
- The applicant is proposing to build a new 61' 8" x 33' 8" single family home and reserve space for a future garage. The applicant is seeking approval for both structures.
- Per Sec.5.5(C), the applicant is requesting a variance of 60' on the western boundary line (to construct no closer than 15ft from property line). Per Section 5.5(B) the Applicant is requesting a 37.5' waiver on the eastern boundary line. This is the maximum allowed length for a side setback waiver in this zoning district. Requesting more than 50% of the required setback requires variance approval.
- If the proposed waiver and variance are approved, it will leave the applicant approximately 76.5 feet (width) to construct the two structures.
- Single family dwellings and garages are both permitted uses in all zoning districts.
- Section 3.7(E) states *"District dimensional requirements may be reduced by the Development Review Board, after notice and public hearing, only for the following: 1. To allow for limited additions to or enlargements of nonconforming structures, or structures on nonconforming lots (see Sections 3.8, 3.9 and 5.5)."*
- The lot and proposed development is within a groundwater source protection area. Section 3.17 (B) exempts single family dwellings from the requirements of the section.
- No development is proposed within the wetland or riparian buffer per Section 3.19. There is an unnamed stream approximately 375 ft north of the proposed construction area.

- Per Section 3.22 the Applicant will be required to demonstrate adequate septic capacity during the building permit process.
- Review Section 5.4 – Conditional Use Review
- Review Section 5.5 – Waivers & Variances

Underhill DRB Rules of Procedure
Hearing Checklist
Conditional Use Hearing
Application of Scott Marceau
11-17-2014

State the following:

1. “This is a conditional use review hearing on the application of Scott Marceau for approval to construct a single family home and future garage within the side setback on property located at 59 Harvey Rd. in Underhill, VT.

Conditional use review is intended to ensure compliance with standards addressing the potential impacts of development on adjoining properties, the neighborhood, and/or zoning district in which the development is located, and the community at large. Typically, land uses are subject to conditional use review because their scale, intensity and potential for off-site impacts warrant more careful scrutiny by the Development Review Board. Standards and conditions relate to the identification, avoidance and/or mitigation of potential impacts.

This application is subject to review under the 2012 Unified Land Use and Development Regulations.”

2. Copies of the Rules of Procedure that the Board follows are available for review from the Zoning & Planning Administrator.
3. The order of speakers tonight will be:
 - a. We will hear from and ask questions of the Applicant(s), Scott Marceau;
 - b. Then we will hear and ask questions of the Zoning & Planning Administrator, Sarah McShane;
 - c. Then we will give other persons in the room a chance to speak. Under our Rules of Procedure each speaker is limited to five minutes; however, that time can be extended upon request to and majority consent of the Board; then
 - d. The Applicant will have an opportunity to respond; then
 - e. Final comments will be solicited from all parties.

- f. All speakers should address their comments to the Board, not to other parties present at the hearing.
 - g. Board Members may feel free to ask questions of any speaker.
4. Are any State or municipal representatives present?
 5. An Interested Parties Info Sheet has been provided to all attendees. Please review it for further information.

Then state:

"Only those interested persons who have participated, either orally or through written statements in a DRB proceeding may appeal a decision rendered in that proceeding to the Environmental Division of Superior Court.

6. If you are an applicant, or an interested party who wants to participate in the hearing, we will have you come up to the witness chair and clearly state your name, residential address, and mailing address if it differs.
7. I am now going to swear in all those present who wish to speak tonight. All individuals who plan to testify must take the following oath by responding "**I do**" at the end: ***"Do you hereby swear that the evidence you give in the cause under consideration shall be the whole truth and nothing but the truth under pains and penalties of perjury?"***
8. Are there any conflicts of interest or have there been any ex parte communications on the part of the Board Members?
9. At this point I am going to enter into the record the information package that was sent by the Zoning & Planning Administrator prior to the hearing. The information included in this package relevant to this hearing is:
 - a) Conditional Use Review Hearing Request (dated 8-21-14);
 - b) Conditional Use Review Standards Findings Checklist;
 - c) Copy of site plan (tax map) indicating location of proposed dwelling and setbacks;
 - d) Design Plans for 'The Carleton';
 - e) A copy of the letter mailed to abutters (dated 10-28-2014);
 - f) A copy of the public hearing notice posted in 3 public places and in Burlington Free Press;
 - g) A copy of the tax map for HA059;
 - h) A copy of the zoning map;
 - i) A copy of the Boundary Line Adjustment Survey of Lands of the University of Vermont and State Agricultural College and Luther Martin, recorded in the Underhill Land Records, hanging file #243B.

- j) A copy of the procedure checklist for this meeting; and
- k) This Memo.

10. We'll begin testimony, and hear from Scott Marceau.

11. Next we will hear from the Zoning & Planning Administrator.

12. Are there members of the public who would like to speak? Please indicate your name and address for the record.

13. Any final comments from anyone?

14. Does the Board feel that they have enough information at this time to make a decision on the application?

- a. *If more information is needed to make a decision on the application, continue the hearing to a date and time certain, and outline for the Applicant(s) what is required at that continued hearing; or*
- b. *If, by consensus, enough information has been presented to make a decision on the application, announce that the evidentiary portion of the hearing is closed.*

15. Does the Board wish to discuss the application in open or closed session? (After the ruling, continue with the info below.)

“Within 45 days from this hearing, the Zoning & Planning Administrator, on behalf of the DRB, will send a copy of the decision and letter to the Applicant(s) and those who have participated in tonight’s hearing. A 30-day appeal period will begin on the date the decision is signed.

If there are no other comments or questions we will close [this portion of] the meeting.”

Paid check # 534
Jul \$150 DRP Hearing fee

TOWN OF UNDERHILL

P.O. Box 32
Underhill Center, VT 05490

Phone: (802) 899-4434 x106 Fax: (802) 899-2137
Email: underhillzoning@comcast.net

CONDITIONAL USE HEARING REQUEST

ZONING DISTRICT(S): PROPERTY CODE: HA-059

FEES: \$150 + Certified Mail costs + recording fees

- Residential
- Rural Residential
- Water Conservation
- Scenic Preservation
- Soil & Water Conservation

| | |
|--|--|
| APPLICANT: <u>SCOTT MARCEAU</u> | MAILING ADDRESS: <u>59 HARVEY RD UNDERHILL VT 05489</u> |
| PHONE: <u>802-735-3269</u> | E-MAIL: <u>SMARCEAU@GMAIL.COM</u> |
| SUBJECT PROPERTY ADDRESS: <u>59 HARVEY RD UNDERHILL VT 05489</u> | |
| DESCRIPTION OF PROPOSED CONDITIONAL USE: <u>NEW HOUSE. OLD HOUSE SHOULD BE CONDEMNED. FLOORS ARE ROTTEN OUT AND POST AND CRAWL SPACE ARE FALLING APART. ROOF IS ROTTED AND LEAKING. I HAD FONTAINE CONSTRUCTION CHECK OUT THE HOUSE AND WAS TOLD IT WOULD COST MORE TO TO SAVE THAN REBUILD. I WOULD LIKE TO TEAR DOWN THE OLD HOUSE AND PUT A NEW ONE UP IN ITS PLACE. NEW HOUSE 61'8" X 33'8"</u> | |
| APPLICANT SIGNATURE  | DATE <u>8-21-14</u> |
| HEARING DATE (to be determined by the Zoning Administrator) <u>November 17, 2014</u> <u>SITE VISIT NOV. 15, 2014</u> | |
| SIGNATURE OF ZONING ADMINISTRATOR  | DATE <u>10-28-14</u> |

Please submit a completed application to the Zoning Administrator. A Hearing before the Development Review Board will be scheduled upon receipt of a complete application. For assistance with this application, please contact the Zoning Administrator at 899-4434, x106 or underhillzoning@comcast.net.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.4 – Conditional Use Review Standards Findings Checklist

Docket #: DRB 14-13 Property ID: HA059 Hearing Date: 11-17-14
Applicant/Consultant: S. Marcean

Check the zoning district(s) in which the proposed use will occur:

- Underhill Flats Village Center Rural Residential Water Conservation
 Scenic Preservation Soil & Water Conservation

The following standards are excerpted from Article V, Section 5.4 of the Unified Land Use and Development Regulations. For full standards, refer to the complete regulations document.

Applicant(s) shall submit proposed findings of fact for each of the relevant standards below as part of the application for conditional use review. Proposed findings shall address how the proposed development relates to each portion of the standard.

| <u>Required</u> | <u>Submitted</u> | <u>Section 5.4(B) General Standards</u> |
|-----------------|------------------|---|
|-----------------|------------------|---|

(1) Capacity of existing or planned community services or facilities.

Indicate how the proposed conditional use affects the demand for community services and facilities.

THIS NEW HOUSE SHOULD HAVE LESS OF A DEMAND ON COMMUNITY SERVICES DUE TO THE FACT THAT IT WILL MEET OR EXCEED ALL STATE OF VERMONT CODES.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.4 – Conditional Use Review Standards Findings Checklist



Required

Submitted

Section 5.4(B) General Standards Cont'd

(2) Character of the area affected.

Indicate how the proposed conditional use relates to the character of the area in terms of location, scale, type, density, and intensity. Include any mitigation measures that will be utilized to avoid undue adverse impacts to the character of the area.

TEARING DOWN OLD HOUSE REPLACING W/T A NEW ONE .

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

Specify the projected impact of traffic resulting from the proposed conditional use. Include the impacts to the condition, capacity, safety, efficiency and use of existing and planned roads, bridges, intersections and associated highway infrastructure in the vicinity.

N/A
NEW HOUSE ON EXISTING LOT

HA058X

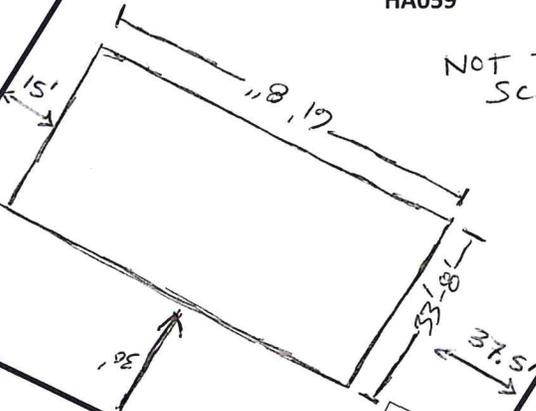
HA059

HA063

HA058X

HA058X

NOT TO
SCALE



1 inch = 50 feet

For Planning Purposes Only.
Scale and feature locations are approximate.
Map created 10-3-2014

Proctor Maple Research Rd

Harvey Rd

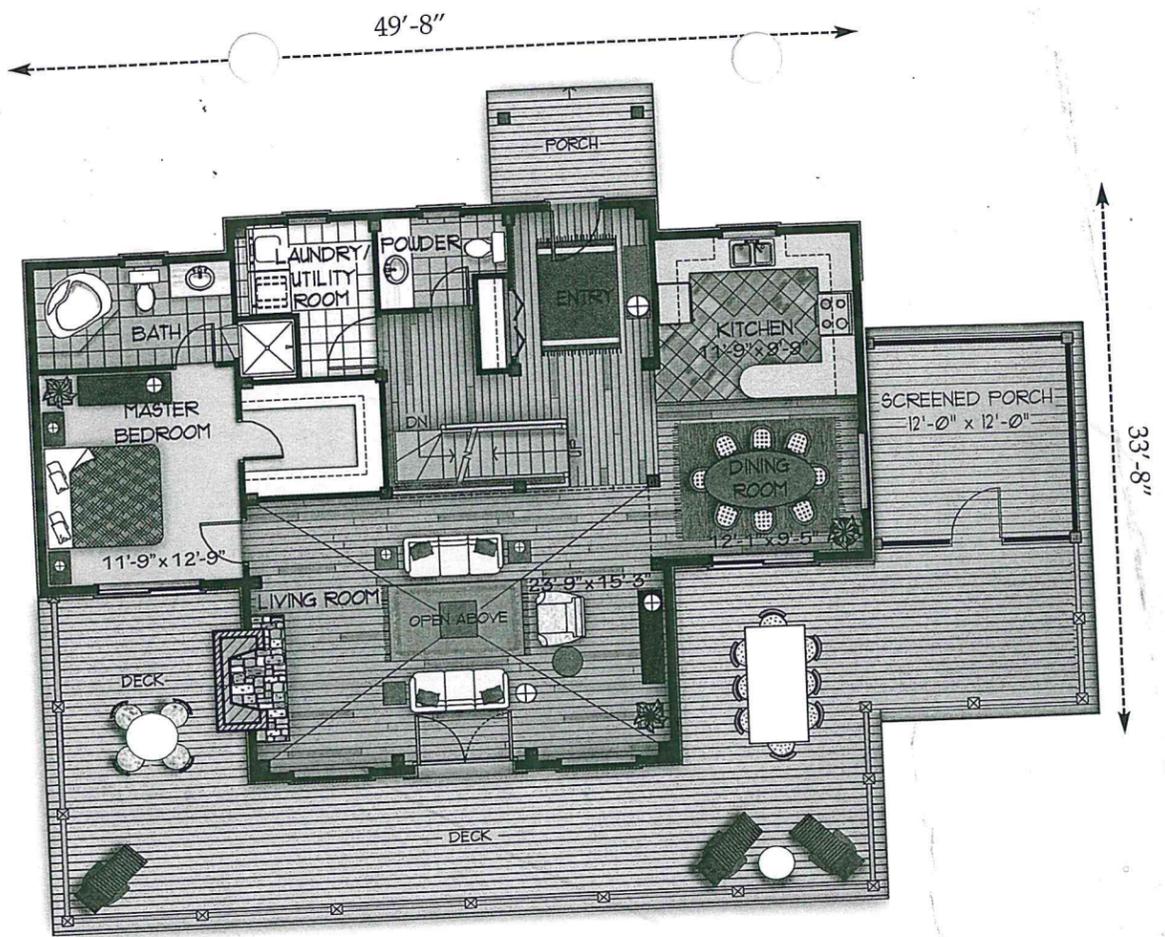


THE CARLETON 3115

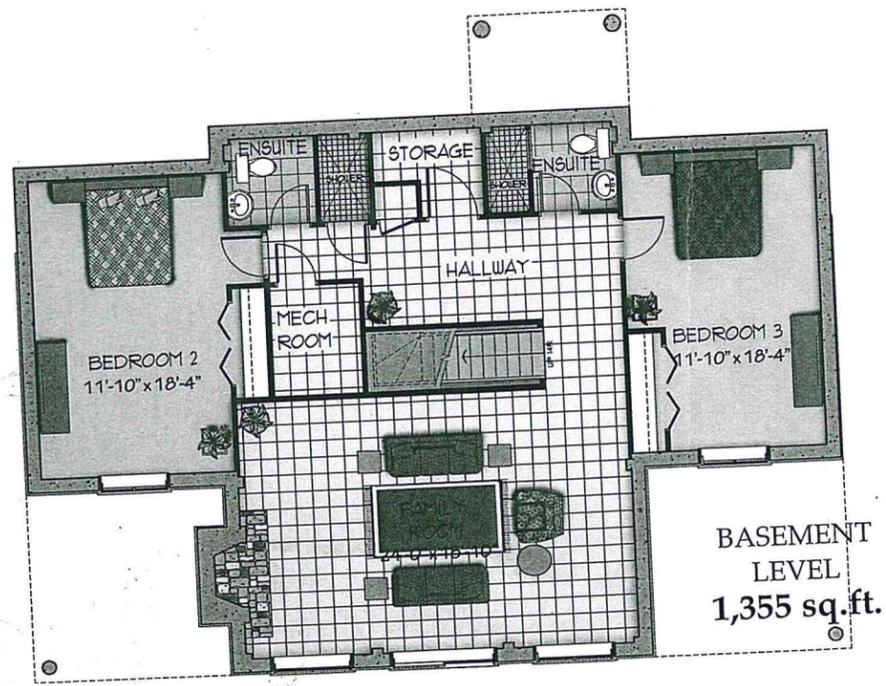
1,808 sq.ft. living area above basement
 Approximate footprint: 49'-8" x 33'-8"

- Timber frame Combination house
- Timber frame entry porch
- Colorado overhang
- Exterior timber truss detailing
- Shed dormers
- Wrap around deck
- Timber frame cathedral ceiling great room
- Timber frame screened porch
- Main floor master suite with walkout
- Loft offers private bedroom suite with sitting area

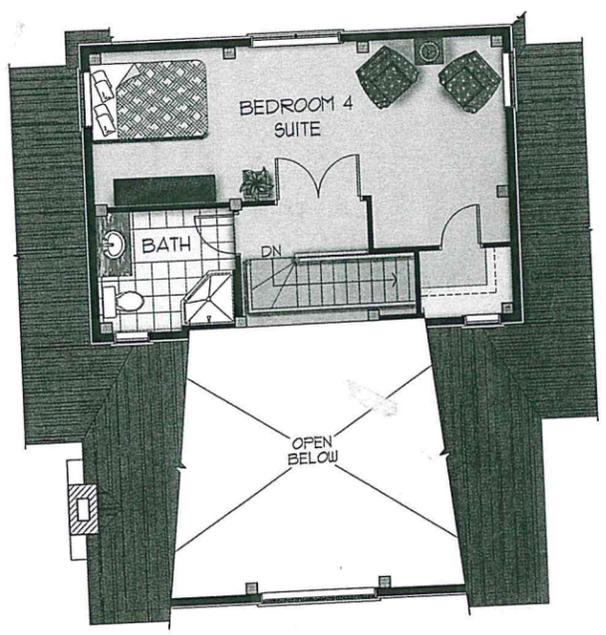
Optional walkout basement level offers additional 1,355 sq.ft. living space including 2 additional bedrooms, 2 baths, family room and storage.



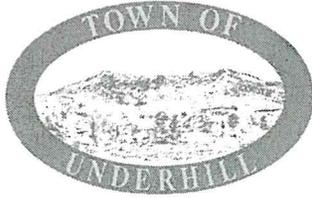
FIRST FLOOR
1,355 sq.ft.



BASEMENT LEVEL
1,355 sq.ft.



SECOND FLOOR
453 sq.ft.



Town of Underhill

P.O. Box 32, Underhill Center, VT 05490
www.underhillvt.gov

Phone: (802) 899-4434, x106
Fax: (802) 899-2137

NOTICE OF PUBLIC MEETING

Town of Underhill Development Review Board (DRB) Hearing
Monday, November 17, 2014 at 6:30 PM
At the Underhill Town Hall, 12 Pleasant Valley Rd. Underhill, VT

The DRB will hold a Conditional Use Review hearing on the application of Scott Marceau for a waiver and variance to construct a single family home and future garage within the side setback on property located at 59 Harvey Road (HA059) in Underhill, VT. The property is located in the Mt. Mansfield Scenic Preservation zoning district. The public hearing will begin at Town Hall at 6:35 PM. A site visit will be held on the property on Saturday, November 15th at 9:15 AM.

The DRB will also hold a Conditional Use Review hearing on the application of Lynn & Thomas Varley for approval to construct an accessory dwelling property owned by Nicole Lubitz located at 25 Waughbrook Lane (WB025) in Underhill, VT. The property is located in the Mt. Mansfield Scenic Preservation and Soil & Water Conservation zoning districts. The public meeting will begin at Town Hall at 7:00 PM. A site visit will be held on the property on Saturday, November 15th at 8:30 AM.

Additional information for this hearing may be obtained at the Underhill Town Hall. The hearing is open to the public. Pursuant to 24 VSA §§4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. If you cannot attend the hearings, comments may be made in writing prior to the meeting and mailed to: Zoning & Planning Administrator, P.O. Box 32, Underhill Center, VT 05490 or to smcshane@underhillvt.gov

TOWN OF UNDERHILL, VT
Planning & Zoning Administrator

P.O. Box 32, Underhill Center, VT05490
E-mail: smcshane@underhillvt.gov

Phone: (802) 899-4434, x106
Fax: (802) 899-2137

October 28, 2014

Scott Marceau
59 Harvey Road
Underhill, VT 05489

Dear Neighbor:

This letter is to notify you, as an adjoining property owner, of a Conditional Use Review hearing before the Development Review Board on **Monday, November 17, 2014** on the application of Scott Marceau for a waiver and variance to construct a single family home and future garage within the side setback on property he owns at 59 Harvey Road (HA059) in Underhill, VT. The property is located within the Mt. Mansfield Scenic Preservation zoning district. The hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 6:35 PM. A site visit will be held on the property on Saturday, November 15th at 9:15 AM.

The hearing is open to the public, and as an abutting neighbor, you have the right to provide comments. Additional information related to this application is available at the Town Hall Planning & Zoning Administrator's Office. If you cannot attend the hearing but would still like to exercise your right to be heard, comments may be made in writing prior to the hearing and mailed or emailed to me at the information above.

Pursuant to 24 VSA §§4464(a) (1) (C) and 4471(a), participation in this hearing is a prerequisite to the right to take any subsequent appeal. If you have any questions, I can be reached at the addresses or phone number listed above.

Sincerely,



Sarah McShane
Planning & Zoning Administrator

cc: File



HA058X

HA059

HA063

Harvey Rd

Proctor Maple Research Rd

HA073

HA058X

HA072

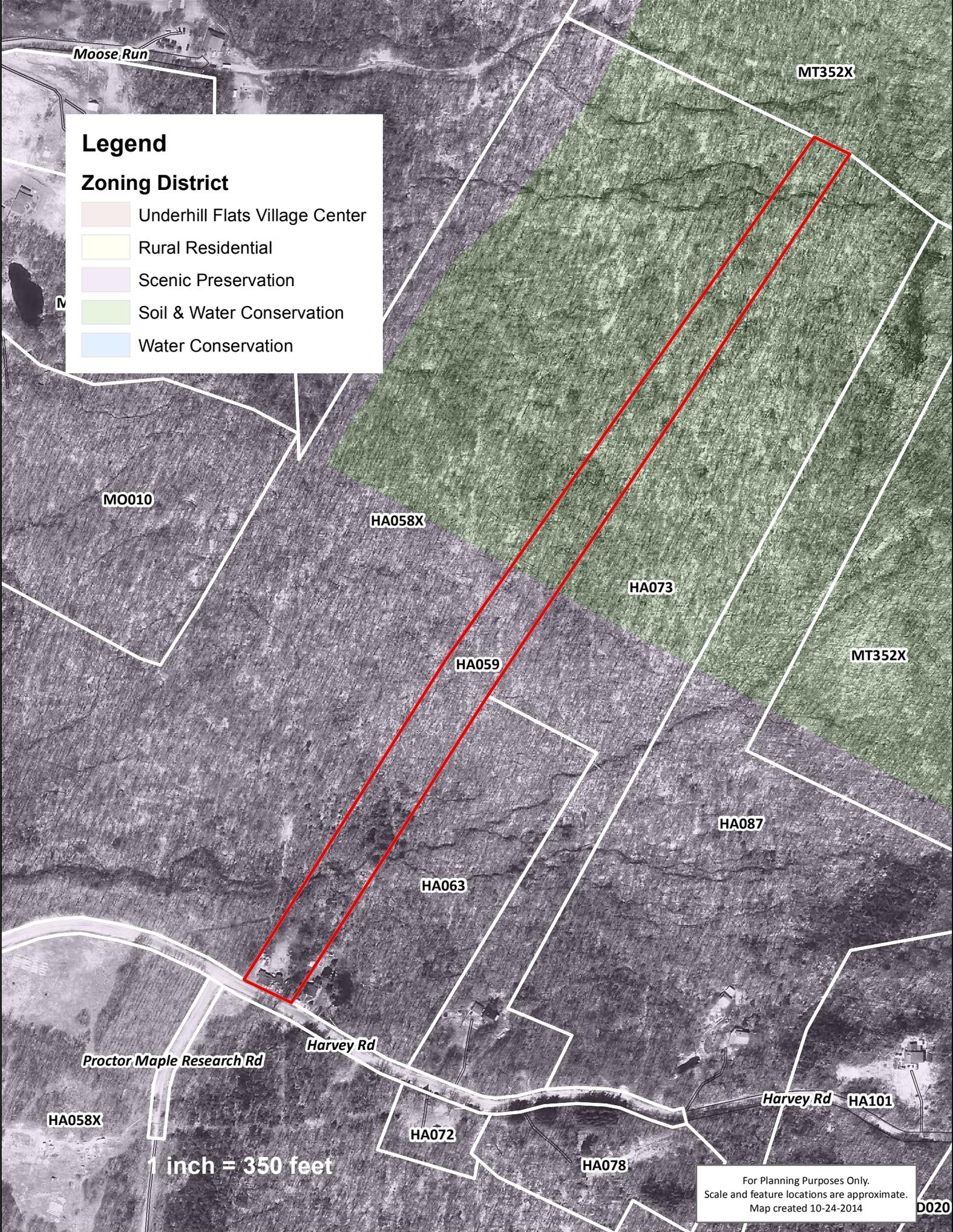
1 inch = 100 feet

For Planning Purposes Only.
Scale and feature locations are approximate.
Map created 10-24-2014

Legend

Zoning District

- Underhill Flats Village Center
- Rural Residential
- Scenic Preservation
- Soil & Water Conservation
- Water Conservation



Moose Run

MT352X

MO010

HA058X

HA073

MT352X

HA059

HA087

HA063

Proctor Maple Research Rd

Harvey Rd

HA058X

HA072

Harvey Rd

HA101

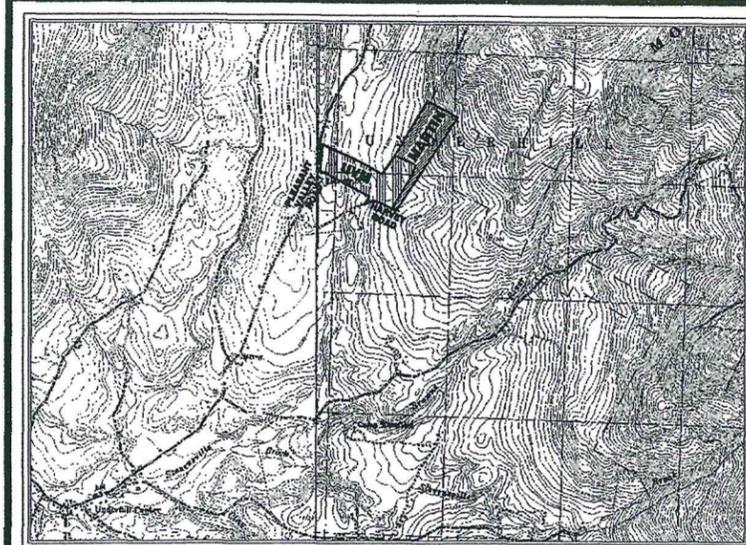
1 inch = 350 feet

HA078

For Planning Purposes Only.
Scale and feature locations are approximate.
Map created 10-24-2014

D020

S243B



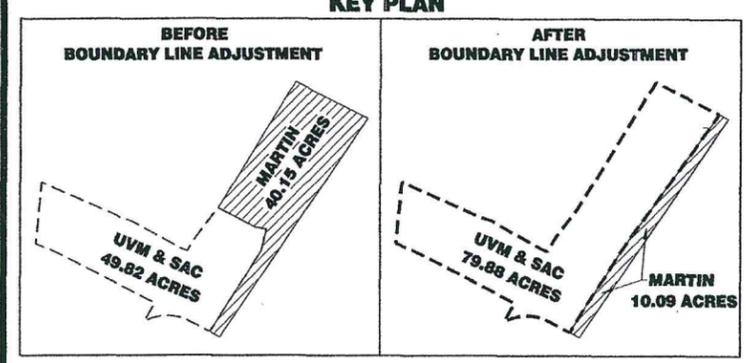
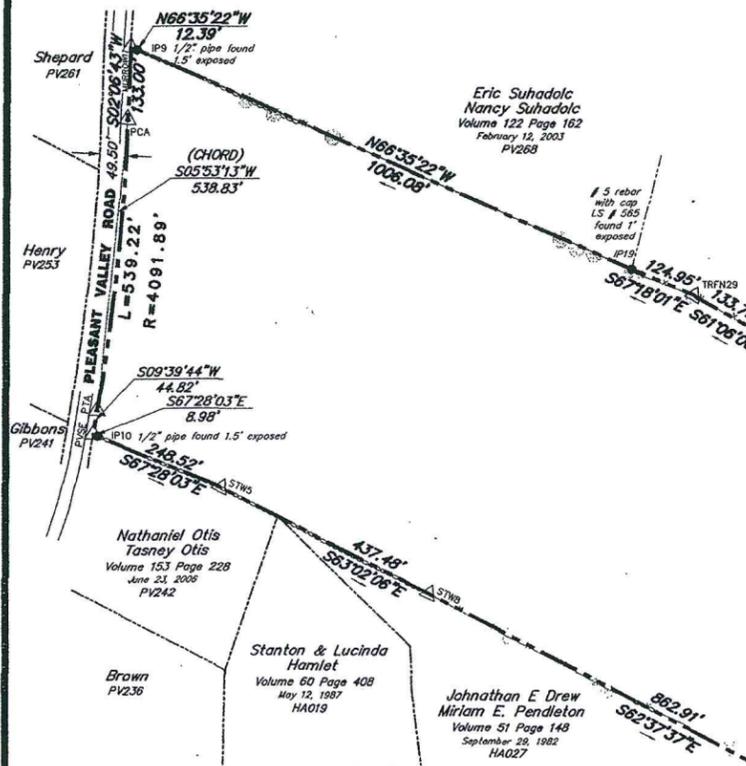
Location Map
1" = 3000'

Boundary and Survey Notes

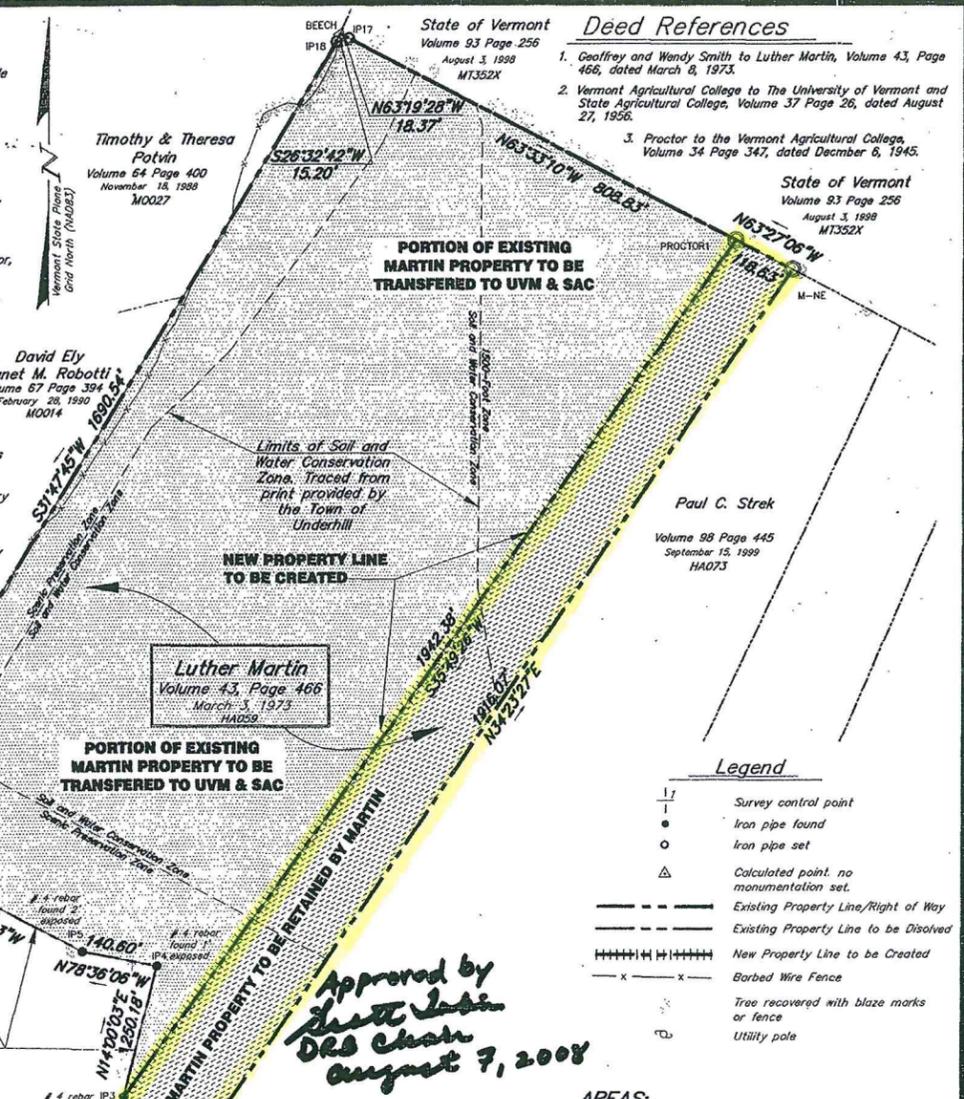
- The description controlling the location of the boundaries of the land surveyed and the physical evidence located and existing on the ground were compared and analyzed to provide boundary locations that are most indicative of the original intent of the deeds and in agreement with existing monumentation.
- This survey plat depicts the boundary location of lands under the title of University of Vermont and State Agricultural College and Luther Martin, the limits of easements and/or other servitudes and rights that may encumber or benefit the surveyed premises are not defined or shown on this survey. The purpose of this survey is to define the limits of the boundary line adjustment between the University of Vermont and State Agricultural College and Luther Martin. The Martin property benefits from spring rights not shown. The University of Vermont and State Agricultural College apparently has a structure (sugar shack) that encroaches on the Drew & Pendleton property that is not shown on this survey.
- Monuments have been set as shown on this survey plat where, in the opinion of the surveyor, it was necessary to perpetuate a corner not otherwise monumented.
- Any boundary line location, based on deeds or documents recorded in the public records by which title or rights were conveyed to University of Vermont and State Agricultural College and Luther Martin, is subject to the accuracy and legality of those deeds or documents. Where those deeds or documents are improperly executed as a matter of law or contain errors or omissions in fact, or are based upon erroneous conclusions of law, then the depicted boundary locations may not be valid.
- The boundary line locations shown are also subject to accuracy and legality or lack of authority of any grantor or grantees who professed the right or ability to convey, receive or condemn property or rights in the surveyed property.
- Any depiction on this survey plat of boundary lines or structures, exclusive of boundary lines for University of Vermont and State Agricultural College and Luther Martin, were located by tachymetry. The location and depiction of boundary lines other than those of University of Vermont and State Agricultural College and Luther Martin, are not warranted and all boundary lines are subject to the accuracy and completeness of the public record.
- This survey plat is for the sole use of University of Vermont and State Agricultural College and Luther Martin, and the use by other property owners, private or municipal, is specifically unauthorized.
- In addition to this survey plat, a survey abstract was prepared. This survey abstract includes the chronological chain of title for the lands of University of Vermont and State Agricultural College and Luther Martin, the chronological chains of title for abutting properties and other documents and deeds related to easements and other rights. This survey abstract is effective through March 2008.
- Bearings are referenced to Vermont State Plane Coordinate Grid North.
- A closed traverse was completed March of 2008 using a Sokkia total station.
- The existing fence on the common boundary with Potvin and Ely/Robotti crosses the calculated property line. No warranty is given regarding ownership and/or prescriptive rights in the areas between the fence and the calculated property line. Conversely rights held by Martin may exist west of the calculated property line and the fence located west of this line. No warranty is given to any such rights.
- No layout information was recovered for Pleasant Valley Road or for Harvey Road. The right of way limits for both of these roads were assumed to be 49.50' wide. The alignment of the right of way limits were taken from the existing roadway and monumentation recovered.

Deed References

- Geoffrey and Wendy Smith to Luther Martin, Volume 43, Page 466, dated March 8, 1973.
- Vermont Agricultural College to The University of Vermont and State Agricultural College, Volume 37, Page 26, dated August 27, 1956.
- Proctor to the Vermont Agricultural College, Volume 34, Page 347, dated December 6, 1945.



The University of Vermont and State Agricultural College
Volume 37, Page 26
August 27, 1956
HA058X
ALSO SEE
Volume 34, Page 347
December 6, 1945
FOR ORIGINAL SALE FROM PROCTOR



AREAS:

| Property | UVM & SAC Parcel | Luther Martin Parcel |
|-------------------|------------------|----------------------|
| Existing Lot Area | 49.82 acres | 40.15 acres |
| Revised Lot Area | 79.88 acres | 10.09 acres |



Map References

- Plan entitled "Plat of Survey for Thomas & Kathy Kantos, Underhill, VT." by John A. Marsh dated April 2, 1984 with Revision date of November 20, 1985, Book 2 page 49
- Plan entitled "Final Plat Minor Subdivision Property of Eric and Nancy Suhadolc, 268 Pleasant Valley Road, Underhill, VT." by Stuart J. Marrow dated November 2003, Map Slide 207B
- Plan entitled "Plat of Survey for C.F. Molure & Natalie H. Molure, in the Town of Underhill, VT." by John A. Marsh, dated July 28, 1982, Map Slide 59A

Certification

This survey is based on physical evidence found in the field and information abstracted from deeds and other pertinent records and this survey is consistent with that evidence. This plat conforms to 27 V.S.A. section 1403.

Ian A. Jewkes, L.L.S. #639



BOUNDARY LINE ADJUSTMENT
Lands of
The University of Vermont and State Agricultural College and Luther Martin
UNDERHILL VERMONT

Revised June 30, 2006, Zoning Info.
Survey IAJ
Drawn IAJ
Checked IAJ
Scale 1" = 200'
Date April 11, 2008
Project 08103

KREBS & LANSING Consulting Engineers, Inc.
164 Main Street, Colchester, Vermont 05446
PH. 802-878-0375 FAX 802-878-9518

Rephotographs of New England, Winoski, VT hereby certifies that this map was reproduced by the fixed line photographic process.
C.F. Japel

Received for record this 20th day of August 2008
ATTEST: [Signature] Town Clerk

1 C. **Site Plan Review Standards.** In addition to the general standards set forth in Section C
2 above, the Development Review DRB shall also apply all applicable site plan review
3 standards set forth in Section 5.3. Compliance with such standards shall be a requirement of
4 conditional use approval.

5
6 D. **Specific Standards.** The DRB also may consider the following standards and impose
7 conditions as necessary to reduce or mitigate any identified adverse impacts of a proposed
8 development:

9
10 1. **Conformance with the Town Plan.** The proposed development shall conform to specific
11 policies and objectives of the Underhill Town Plan as most recently amended.

12
13 2. **Zoning District & Use Standards.** All proposed development shall comply with
14 dimensional, density and associated standards for the district(s) in which the use or
15 development is located as specified in Article II, except as waived under Section 5.5, as
16 modified for planned residential or planned unit developments under Article IX, or as
17 otherwise required for a specific use. The DRB may also require increased setbacks and
18 buffers, or reduced lot coverage or densities of development as necessary to avoid or
19 mitigate adverse impacts to adjoining properties or significant natural, historic or scenic
20 resources in the vicinity of the development.

21
22 3. **Performance Standards.** The proposed use shall comply with all performance standards
23 set forth in Section 3.14. In determining compliance, the DRB may consult with state
24 officials and consider accepted industry standards. To ensure compliance, the DRB may
25 as conditions of approval:

- 26
27 a. Require documentation that proposed uses, processes, or equipment will comply
28 with applicable performance standards.
29 b. Require increased setback distances and buffers from property lines.
30 c. Reasonably limit hours of operation.

31
32 4. **Legal Documentation.** Legal documentation shall be provided as necessary to ensure
33 that that all required improvements, rights-of-way and easements, and other common
34 lands or facilities will be installed and adequately maintained either by the applicant, an
35 owners association, or through other legal means acceptable to the DRB, in accordance
36 with Section 10.7.

37
38 **Section 5.5 Waivers & Variances**

39
40 A. **Applications & Review Standards.** The DRB may waive application requirements, and
41 site plan or conditional use review standards under Section 5.3 and 5.4, that it determines
42 are not relevant to a particular application.

43
44 B. **Dimensional Waivers.** The DRB, in association with site plan or conditional use review,
45 or on appeal of a Zoning Administrator's determination, may reduce minimum district

- 1 setback requirements (under Tables 2.2 – 2.7) or minimum surface water and wetland
2 setbacks (under Section 3.19) in accordance with the Act [§4414] and the following
3 requirements.
4
- 5 1. A waiver request, including information regarding the specific circumstances, need and
6 justification for the waiver shall be submitted in writing with the application for site plan
7 or conditional use review.
8
 - 9 2. A waiver under this section may be granted by the DRB only as necessary to:
10
 - 11 a. Allow for the reasonable development and use of a pre-existing nonconforming lot
12 under Section 3.8.
 - 13 b. Allow for additions or improvements to a pre-existing nonconforming structure
14 under Section 3.9.
 - 15 c. Comply with federal or state public health, safety, access and disability standards.
 - 16 d. Allow for the siting of renewable energy structures.
 - 17
 - 18 3. The minimum required setback distance shall be reduced by no more than 50% under
19 this provision. Variance approval under Subsection C shall be required for any further
20 reduction in dimensional requirements.
21
 - 22 4. In granting a waiver under this section, the DRB shall find, based upon clear and
23 convincing evidence of a specific need and circumstances that:
24
 - 25 a. No reasonable alternative exists for siting the structure, addition or improvement
26 outside of the required setback area.
 - 27
 - 28 b. The reduced setback is not contrary to public health, safety and welfare, stated
29 objectives and policies of the Underhill Town Plan, or the intent of these
30 regulations.
 - 31
 - 32 c. The waiver represents the minimum setback reduction necessary to allow for the
33 proposed development.
 - 34
 - 35 d. Any potential adverse impacts resulting from reduced setbacks on adjoining
36 properties, surface waters or wetlands shall be mitigated through site design,
37 landscaping and screening, or other accepted mitigation measures.
38
 - 39 C. **Variations.** In accordance with the Act [§4469], a variance from the provisions of these
40 regulations may be granted by the DRB for a structure only if literal enforcement of these
41 regulations results in undue hardship to the appellant that precludes any reasonable use of
42 the property.
43

variances

Article V. Development Review

Adopted 3-1-11, Amended 3-6-12

- 1 1. The DRB shall hear and decide requests for variances in accordance with the appeal
2 procedures under Section 10.5. Variance requests also may be considered concurrently
3 with site plan or conditional use review. The request for a variance shall include:
4
 - 5 a. Information required under Section 10.5 and the Act [§4466] for a notice of appeal,
6 including:
 - 7 i. a copy of the application, or brief description of the property in question for
8 which a variance is being requested,
 - 9 ii. a reference to the regulatory provisions from which a variance is requested,
 - 10 iii. a description of the relief requested, and
 - 11 iv. the grounds why the requested relief is proper, under the circumstances.
 - 12 b. Information necessary to make findings under each of the variance criteria specified
13 below.
- 14
15
16 2. The DRB shall grant a variance, and render a decision in favor of the applicant or
17 appellant, only if *all* of the following facts are found, and the findings are specified in its
18 written decision:
 - 19
20 a. There are unique physical circumstances or conditions, including irregularity,
21 narrowness, or shallowness of lot size or shape, or exceptional topographical or
22 other physical conditions peculiar to the particular property, and that unnecessary
23 hardship is due to these conditions and not the circumstances or conditions
24 generally created by the provisions of these regulations in the neighborhood or
25 district in which the property is located.
 - 26
27 b. Because of such physical circumstances and conditions, there is no possibility that
28 the property can be developed in strict conformity with the provisions of these
29 regulations and that the authorization of a variance is necessary to enable the
30 reasonable use of the property.
 - 31
32 c. The unnecessary hardship has not been created by the applicant or appellant.
 - 33
34 d. The variance, if authorized, will not alter the essential character of the
35 neighborhood or district in which the property is located, substantially or
36 permanently impair the appropriate use or development of adjacent property,
37 reduce access to renewable energy resources, or be detrimental to the public
38 welfare.
 - 39
40 e. The variance, if authorized, will represent the minimum that will afford relief and
41 will represent the least deviation possible from these regulations and from the plan.
- 42
43 3. **Renewable Energy Structures.** Where a variance is requested for a structure that is
44 primarily a renewable energy resource structure (solar structure, wind generator, and

TOWN OF UNDERHILL, VT
Planning & Zoning Administrator

P.O. Box 32, Underhill Center, VT 05490
E-mail: smcshane@underhillvt.gov

Phone: (802) 899-4434, x106
Fax: (802) 899-2137

MEMORANDUM

To: DRB, SB, UJFD, UCC
From: Sarah McShane, PZA
Date: November 17, 2014
Re: Agenda and Information for 11/17/2014 Meeting

**Development Review Board
NOTICE OF PUBLIC MEETING**

AGENDA

Monday, November 17, 2014
Public Hearing at 6:30 PM
Underhill Town Hall, 12 Pleasant Valley Rd. Underhill, VT

- 6:30 pm: Public Comment
- 6:35 pm: Conditional Use Review for Setback Waiver & Variance
Docket # DRB 14-13
Applicant: Marceau
Location: 59 Harvey Road, Underhill, VT
- 7:00 pm: Conditional Use Review for Accessory Dwelling
Docket # DRB 14-14
Applicant: Varley/Lubitz
Location: 25 Waughbrook Lane, Underhill, VT
- 7:30 pm: Old Business
Review 9/15/2014, 10/6/14, 10/20/2014 Minutes
Sign Documents
- 7:45 pm: Adjourn
-
-

DRB 14-14 (WB025)Contents:

- a) Conditional Use Review Hearing Request (dated 10-20-14);
- b) Conditional Use Review Standards Findings Checklist;
- c) Copy of aerial image indicating location of proposed accessory dwelling;

Varley
Conditional Use Review
November 17, 2014

- d) A copy of the letter mailed to abutters (dated 10-28-2014)
- e) A copy of the public hearing notice posted in Burlington Free Press;
- f) A copy of the zoning map for WB025;
- g) A copy of ANR map indicating slopes;
- h) A copy of the Listers' Card indicating existing house and habitable floor space;
- i) A copy of the procedure checklist for this meeting; and
- j) This Memo.

Hearing on the Application of Lynn & Thomas Varley for Conditional Use Review to Construct an Accessory Dwelling

Applicant(s): Varley
Consultant(s): N/A
Property Location(s): 25 Waughbrook Lane (WB025)
Acreage: ±3.06 Acres
Zoning District(s): Mt. Mansfield Scenic Preservation/Soil & Water Conservation

Mt. Mansfield Scenic Preservation*:

10 acres
 400 ft road frontage
 Setbacks:
Principal

- Front – 30 ft
- Side & Rear – 75 ft

Accessory Structures

- Front – 30 ft
- Side & Rear - 20 ft

 Max. Bldg. Coverage: 10%
 Max. Lot Coverage: 15%
 Max. Building Height: 35 ft

Soil & Water Conservation:

15 acres
 400 ft road frontage
 Setbacks:
Principal

- Front – 30 ft
- Side & Rear – 75 ft

Accessory Structures

- Front – 30 ft
- Side & Rear - 20 ft

 Max. Bldg. Coverage: 7%
 Max. Lot Coverage: 10%
 Max. Building Height: 35 ft

*Development proposed within the Mt. Mansfield Scenic Preservation district

Relevant Regulations: 2012 Underhill Unified Land Use & Development Regulations;

- Article II, Table 2.5 – Mt. Mansfield Scenic Preservation District
- Article II, Table 2.6 – Soil and Water Conservation District
- Section 3.7 - Lot, Yard, & Setback
- Section 3.18 – Steep Slopes
- Section 3.22 – Water Supply & Wastewater Systems
- Section 4.2 – Accessory Dwelling
- Section 5.4 – Conditional Use Review

Comments/Questions

- As indicated on the sketch map, the proposed accessory dwelling appears to meet required setbacks. The applicant has not requested any waivers.
- See ANR slopes map. Although the applicant hasn't submitted actual building plans, DRB approval should limit the location of the proposed accessory dwelling to outside the areas indicated as steep slopes. An additional conditional use review hearing would be required in order to develop on steep slopes. The area indicated on the map, does not appear to be within the steep slopes area. See Section 3.18 – Steep Slopes.
- During the building permit review process the applicant will be required to demonstrate that they have adequate septic capacity by submitting a wastewater and potable water supply permit issued by the state. This permit must be recorded in the town land records.
- Review Section 4.2 – Accessory Dwelling. The applicant is requesting approval to construct a new detached accessory dwelling which requires Conditional Use Review by the DRB. New accessory dwellings must be clearly subordinate to the primary dwelling and shall not exceed 50% of the total habitable floor area. Shared driveway access and one additional onsite parking must be provided.
- The existing building and lot coverages are well within the allowable limit (1.9% & 3.7% respectively). According to the Listers' card the existing house has approximately 2479 sf of finished living space.
- Can the applicant receive approval with the condition that "the building plans shall meet the requirements of Section 4.2" so that if their building plans change (i.e. change in square footage, location etc.) they are able to receive administrative approval and not be required to amended their DRB approval.
- For discussion- can an accessory dwelling be rented? Will there be any driveway improvements to serve the accessory dwelling?
- Review Section 5.4 – Conditional Use Review

Underhill DRB Rules of Procedure
Hearing Checklist
Conditional Use Hearing
Application of Lynn & Thomas Varley
11-17-2014

State the following:

1. "This is a conditional use review hearing on the application of Lynn & Thomas Varley for approval to construct an accessory dwelling on property located at 25 Waughbrook Lane in Underhill, VT.

Conditional use review is intended to ensure compliance with standards addressing the potential impacts of development on adjoining properties, the neighborhood, and/or zoning

district in which the development is located, and the community at large. Typically, land uses are subject to conditional use review because their scale, intensity and potential for off-site impacts warrant more careful scrutiny by the Development Review Board. Standards and conditions relate to the identification, avoidance and/or mitigation of potential impacts.

This application is subject to review under the 2012 Unified Land Use and Development Regulations.”

2. Copies of the Rules of Procedure that the Board follows are available for review from the Zoning & Planning Administrator.
3. The order of speakers tonight will be:
 - a. We will hear from and ask questions of the Applicant(s), Lynn & Thomas Varley;
 - b. Then we will hear and ask questions of the Zoning & Planning Administrator, Sarah McShane;
 - c. Then we will give other persons in the room a chance to speak. Under our Rules of Procedure each speaker is limited to five minutes; however, that time can be extended upon request to and majority consent of the Board; then
 - d. The Applicant will have an opportunity to respond; then
 - e. Final comments will be solicited from all parties.
 - f. All speakers should address their comments to the Board, not to other parties present at the hearing.
 - g. Board Members may feel free to ask questions of any speaker.
4. Are any State or municipal representatives present?
5. An Interested Parties Info Sheet has been provided to all attendees. Please review it for further information.

Then state:

"Only those interested persons who have participated, either orally or through written statements in a DRB proceeding may appeal a decision rendered in that proceeding to the Environmental Division of Superior Court.

6. If you are an applicant, or an interested party who wants to participate in the hearing, we will have you come up to the witness chair and clearly state your name, residential address, and mailing address if it differs.
7. I am now going to swear in all those present who wish to speak tonight. All individuals who plan to testify must take the following oath by responding "**I do**" at the end: "**Do you**

hereby swear that the evidence you give in the cause under consideration shall be the whole truth and nothing but the truth under pains and penalties of perjury?"

8. Are there any conflicts of interest or have there been any ex parte communications on the part of the Board Members?
9. At this point I am going to enter into the record the information package that was sent by the Zoning & Planning Administrator prior to the hearing. The information included in this package relevant to this hearing is:
 - a) Conditional Use Review Hearing Request (dated 10-20-14);
 - b) Conditional Use Review Standards Findings Checklist;
 - c) Copy of aerial image indicating location of proposed accessory dwelling;
 - d) A copy of the letter mailed to abutters (dated 10-28-2014)
 - e) A copy of the public hearing notice posted in Burlington Free Press;
 - f) A copy of the zoning map for WB025;
 - g) A copy of ANR map indicating slopes;
 - h) A copy of the Listers' Card indicating existing house and habitable floor space;
 - i) A copy of the procedure checklist for this meeting; and
 - j) This Memo.
10. We'll begin testimony, and hear from Lynn & Thomas Varley.
11. Next we will hear from the Zoning & Planning Administrator.
12. Are there members of the public who would like to speak? Please indicate your name and address for the record.
13. Any final comments from anyone?
14. Does the Board feel that they have enough information at this time to make a decision on the application?
 - a. *If more information is needed to make a decision on the application, continue the hearing to a date and time certain, and outline for the Applicant(s) what is required at that continued hearing; or*
 - b. *If, by consensus, enough information has been presented to make a decision on the application, announce that the evidentiary portion of the hearing is closed.*
15. Does the Board wish to discuss the application in open or closed session? (After the ruling, continue with the info below.)

“Within 45 days from this hearing, the Zoning & Planning Administrator, on behalf of the DRB, will send a copy of the decision and letter to the Applicant(s) and those who have participated in tonight’s hearing. A 30-day appeal period will begin on the date the decision is signed.

If there are no other comments or questions we will close [this portion of] the meeting.”

paid check
\$150 -
on

10-28-14
532

TOWN OF UNDERHILL
 P.O. Box 32
 Underhill Center, VT 05490
 Phone: (802) 899-4434 x106 Fax: (802) 899-2137
 Email: underhillzoning@comcast.net

CONDITIONAL USE HEARING REQUEST

ZONING DISTRICT(S): _____ PROPERTY CODE: WB02S

FEES: \$150 + Certified Mail costs + recording fees

- Residential
 Rural Residential
 Water Conservation
 Scenic Preservation
 Soil & Water Conservation

| | |
|--|--|
| APPLICANT: <u>Lynn Thomas Vorley (Buyers)</u> current owner: <u>Nicole Bourassa</u> | MAILING ADDRESS: <u>of Buyers</u> <u>118 Locust Hill Rd, Shelburne VT 05482</u> |
| PHONE: <u>860-729-7100 (cell)</u> | E-MAIL: <u>vorleylynn@yahoo.com</u> |
| SUBJECT PROPERTY ADDRESS: <u>25 Waughbrook Lane, Underhill</u> | |
| DESCRIPTION OF PROPOSED CONDITIONAL USE: <u>Requesting to build an accessory building, about 800 sq feet, to serve as an in-law apartment. Soil testing has been completed and waste water license is processing now.</u> | |
| APPLICANT SIGNATURE <u>Lynn Vorley</u> | DATE <u>10/20/14</u> |
| HEARING DATE (to be determined by the Zoning Administrator) <u>November 17, 2014</u> | |
| SIGNATURE OF ZONING ADMINISTRATOR <u>Snah Motron</u> | DATE <u>10-28-14</u> |

Please submit a completed application to the Zoning Administrator. A Hearing before the Development Review Board will be scheduled upon receipt of a complete application. For assistance with this application, please contact the Zoning Administrator at 899-4434, x106 or underhillzoning@comcast.net.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.4 – Conditional Use Review Standards Findings Checklist

Docket #: DRB 14-14 Property ID: WB025 Hearing Date: 11-17-2014

Applicant/Consultant: Lynn + Thomas Varley

Check the zoning district(s) in which the proposed use will occur:

- | | | |
|---|---|---|
| <input type="checkbox"/> Underhill Flats Village Center | <input type="checkbox"/> Rural Residential | <input type="checkbox"/> Water Conservation |
| <input checked="" type="checkbox"/> Scenic Preservation | <input checked="" type="checkbox"/> Soil & Water Conservation | |

The following standards are excerpted from Article V, Section 5.4 of the Unified Land Use and Development Regulations. For full standards, refer to the complete regulations document.

Applicant(s) shall submit proposed findings of fact for each of the relevant standards below as part of the application for conditional use review. Proposed findings shall address how the proposed development relates to each portion of the standard.

| <u>Required</u> | <u>Submitted</u> | <u>Section 5.4(B) General Standards</u> |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | (1) Capacity of existing or planned community services or facilities. |

Indicate how the proposed conditional use affects the demand for community services and facilities.

The proposed conditional use will not significantly impact request for community services, as the structure will serve as a part-time residence. This structure is not on public water or sewer systems.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.4 – Conditional Use Review Standards Findings Checklist

| <u>Required</u> | <u>Submitted</u> | <u>Section 5.4(B) General Standards Cont'd</u> |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | (2) Character of the area affected. |

Indicate how the proposed conditional use relates to the character of the area in terms of location, scale, type, density, and intensity. Include any mitigation measures that will be utilized to avoid undue adverse impacts to the character of the area.

The accessory building will be small and designed to compliment the existing structure. It will be placed in a semi-cleared area on the property, so a minimal amount of trees will be removed. It will also placed behind an existing row of trees for privacy.

| | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | (3) Traffic on roads and highways in the vicinity. |
|--------------------------|--------------------------|--|

Specify the projected impact of traffic resulting from the proposed conditional use. Include the impacts to the condition, capacity, safety, efficiency and use of existing and planned roads, bridges, intersections and associated highway infrastructure in the vicinity.

Traffic on roads will be minimally affected as this is a part time residence with one car.

TOWN OF UNDERHILL, VERMONT

Article V, Section 5.4 – Conditional Use Review Standards Findings Checklist

| <u>Required</u> | <u>Submitted</u> | <u>Section 5.4(B) General Standards Cont'd</u> |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | (4) Bylaws in effect. |

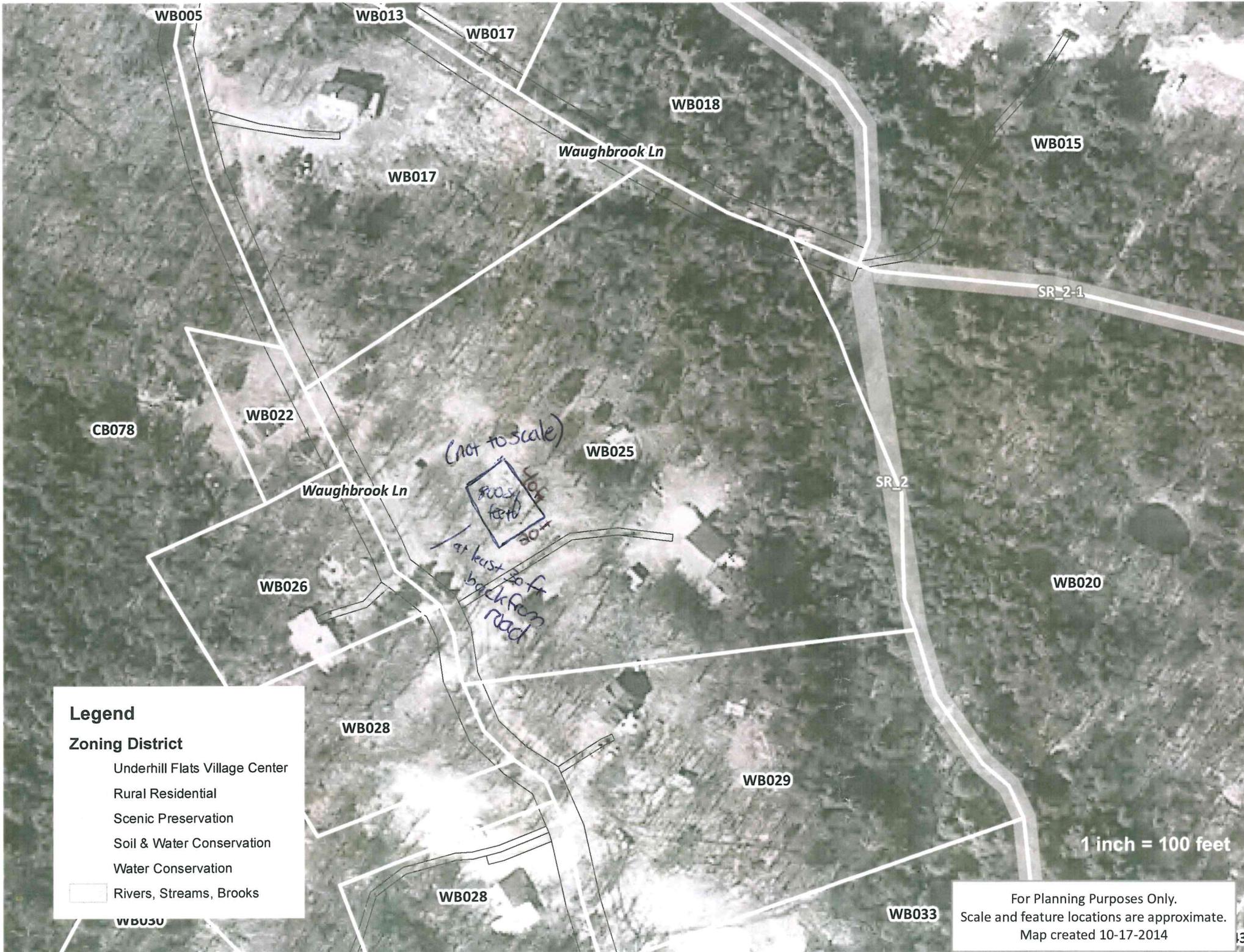
Indicate how the proposed conditional use complies with all municipal bylaws and ordinances.

N/A

| | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | (5) Utilization of renewable energy resources. |
|--------------------------|--------------------------|--|

Demonstrate how the proposed conditional use will not interfere with the sustainable use of renewable energy resources, including access to, or the direct use or future availability of such resources.

N/A



Legend

Zoning District

- Underhill Flats Village Center
- Rural Residential
- Scenic Preservation
- Soil & Water Conservation
- Water Conservation

Rivers, Streams, Brooks

1 inch = 100 feet

For Planning Purposes Only.
 Scale and feature locations are approximate.
 Map created 10-17-2014

TOWN OF UNDERHILL, VT
Planning & Zoning Administrator

P.O. Box 32, Underhill Center, VT05490
E-mail: smcshane@underhillvt.gov

Phone: (802) 899-4434, x106
Fax: (802) 899-2137

October 28, 2014

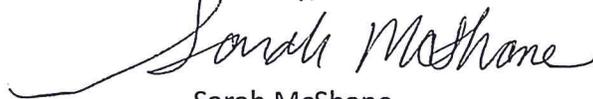
Dear Neighbor:

This letter is to notify you, as an adjoining property owner, of a Conditional Use Review hearing before the Development Review Board on **Monday, November 17, 2014** on the application of Lynn & Thonas Varley for approval to build an accessory dwelling on property owned by Nicole Lubitz at 25 Waughbrook Lane (WB025) in Underhill, VT. The property is located within the Mt. Mansfield Scenic Preservation and Soil & Water Conservation zoning district. The hearing will begin at the Town Hall, 12 Pleasant Valley Rd., at approximately 7:00 PM. A site visit will be held on the property on Saturday, November 15th at 8:30 AM.

The hearing is open to the public, and as an abutting neighbor, you have the right to provide comments. Additional information related to this application is available at the Town Hall Planning & Zoning Administrator's Office. If you cannot attend the hearing but would still like to exercise your right to be heard, comments may be made in writing prior to the hearing and mailed or emailed to me at the information above.

Pursuant to 24 VSA §§4464(a) (1) (C) and 4471(a), participation in this hearing is a prerequisite to the right to take any subsequent appeal. If you have any questions, I can be reached at the addresses or phone number listed above.

Sincerely,



Sarah McShane
Planning & Zoning Administrator

cc: File



Town of Underhill

P.O. Box 32, Underhill Center, VT 05490
www.underhillvt.gov

Phone: (802) 899-4434, x106
Fax: (802) 899-2137

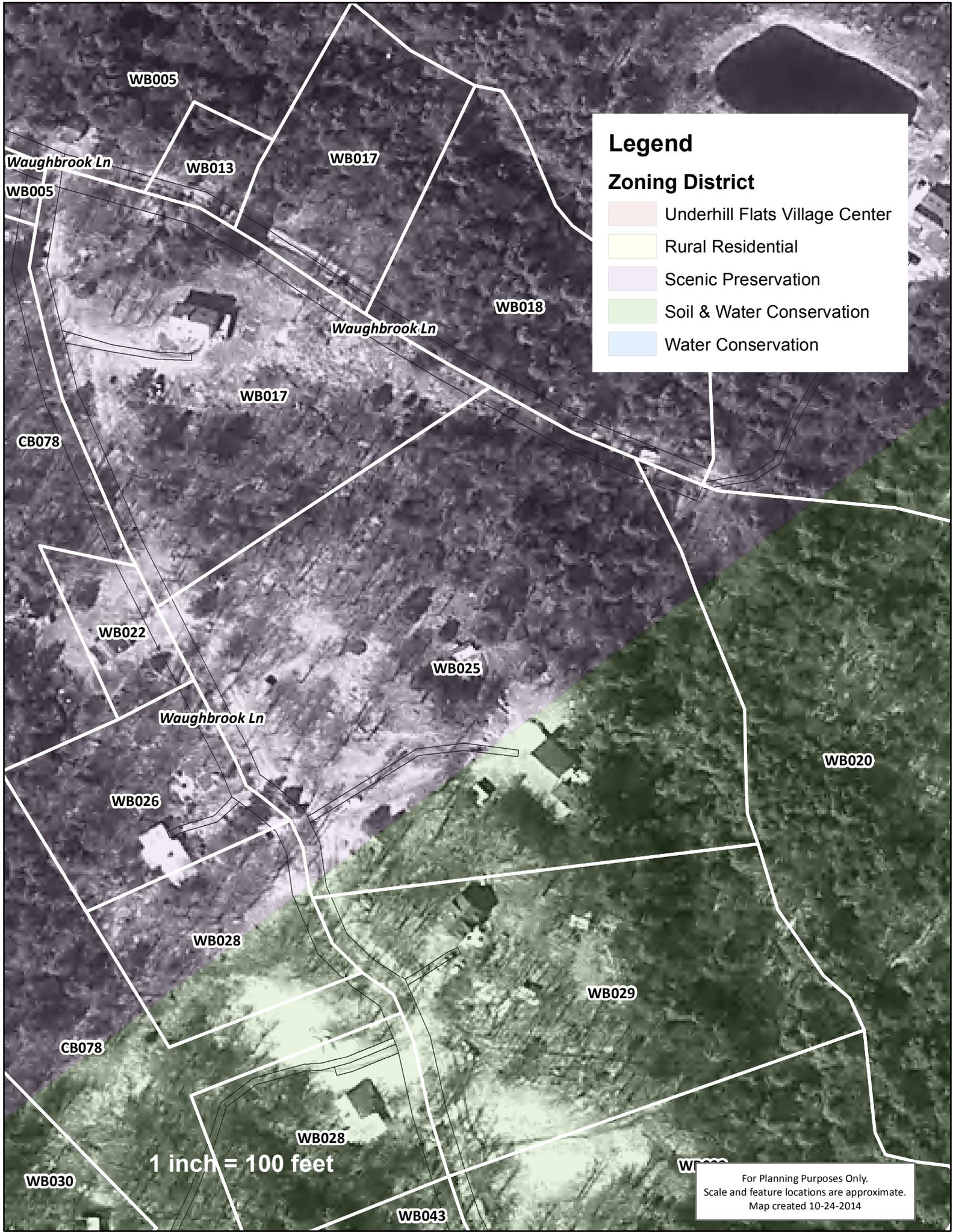
NOTICE OF PUBLIC MEETING

Town of Underhill Development Review Board (DRB) Hearing
Monday, November 17, 2014 at 6:30 PM
At the Underhill Town Hall, 12 Pleasant Valley Rd. Underhill, VT

The DRB will hold a Conditional Use Review hearing on the application of Scott Marceau for a waiver and variance to construct a single family home and future garage within the side setback on property located at 59 Harvey Road (HA059) in Underhill, VT. The property is located in the Mt. Mansfield Scenic Preservation zoning district. The public hearing will begin at Town Hall at 6:35 PM. A site visit will be held on the property on Saturday, November 15th at 9:15 AM.

The DRB will also hold a Conditional Use Review hearing on the application of Lynn & Thomas Varley for approval to construct an accessory dwelling property owned by Nicole Lubitz located at 25 Waughbrook Lane (WB025) in Underhill, VT. The property is located in the Mt. Mansfield Scenic Preservation and Soil & Water Conservation zoning districts. The public meeting will begin at Town Hall at 7:00 PM. A site visit will be held on the property on Saturday, November 15th at 8:30 AM.

Additional information for this hearing may be obtained at the Underhill Town Hall. The hearing is open to the public. Pursuant to 24 VSA §§4464(a)(1)(C) and 4471(a), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal. If you cannot attend the hearings, comments may be made in writing prior to the meeting and mailed to: Zoning & Planning Administrator, P.O. Box 32, Underhill Center, VT 05490 or to smcshane@underhillvt.gov



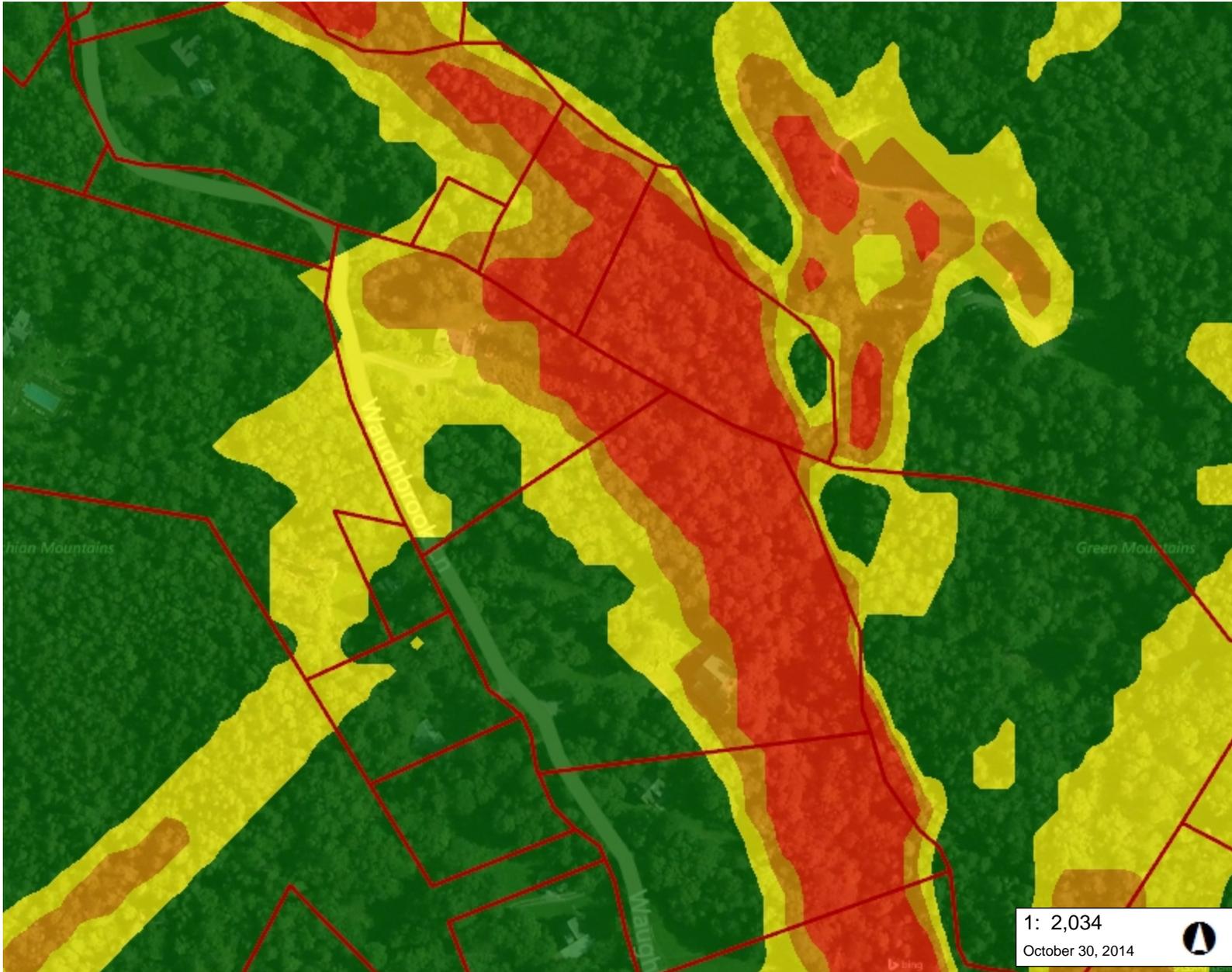
Legend

Zoning District

- Underhill Flats Village Center
- Rural Residential
- Scenic Preservation
- Soil & Water Conservation
- Water Conservation

1 inch = 100 feet

For Planning Purposes Only.
Scale and feature locations are approximate.
Map created 10-24-2014



LEGEND

- Parcels (where available)
- Town Boundary
- Slope**
 - <15%
 - 15-20%
 - 20-25%
 - >25%

1: 2,034
October 30, 2014

NOTES

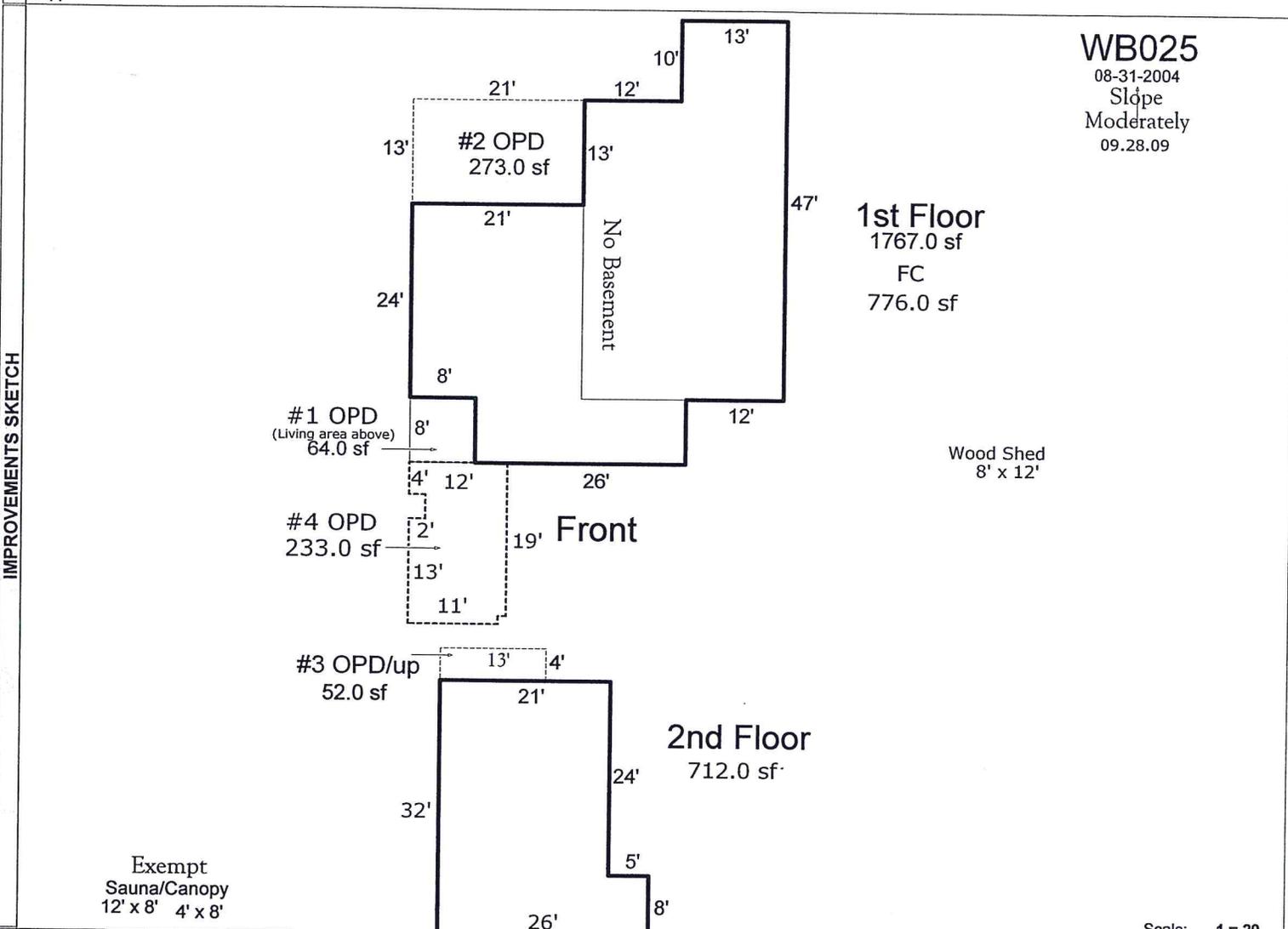
Map created using ANR's Natural Resources Atlas

103.0 0 52.00 103.0 Meters
 WGS_1984_Web_Mercator_Auxiliary_Sphere 1" = 170 Ft. 1cm = 20 Meters
 © Vermont Agency of Natural Resources THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

SKETCH/AREA TABLE ADDENDUM

| | | | |
|---------|------------------|-------|-----|
| SUBJECT | Property Address | | |
| | City | State | Zip |
| | Owner | | |
| | Client | | |
| | Appraiser Name | | |



Scale: 1 = 20

| AREA CALCULATIONS | AREA CALCULATIONS SUMMARY | | | | | Comment Table 1 | | |
|-------------------|---|----------------|-----------------|----------|-----------------|-----------------|--|--|
| | Code | Description | Factor | Net Size | Perimeter | Net Totals | | |
| | 1FL1 | S1 - 1st Floor | 1.00 | 1767.0 | 202.0 | 1767.0 | | |
| | 1FL2 | S1 - 2nd Floor | 1.00 | 712.0 | 116.0 | 712.0 | | |
| | 1BS | FC | 1.00 | 776.0 | 132.0 | 776.0 | | |
| | P/P11 | S1 - Porch 1 | 1.00 | 64.0 | 32.0 | 64.0 | | |
| | P/P12 | S1 - Porch 2 | 1.00 | 273.0 | 68.0 | 273.0 | | |
| | P/P13 | S1 - Porch 3 | 1.00 | 52.0 | 34.0 | 52.0 | | |
| | P/P14 | #4 OPD | 1.00 | 233.0 | 68.0 | 233.0 | | |
| | Net BUILDING Area (rounded w/ factors) | | | | | 2479 | | |
| | | | Comment Table 2 | | Comment Table 3 | | | |