



***APPLICATION OVERVIEW
APPEAL REQUEST (§ 10.5)***

DRB DOCKET #:	DRB-19-02
APPLICANT(S):	Jared & Dana LeBlanc
CONSULTANT(S):	N/A
PROPERTY ADDRESS (PARCEL ID CODE):	407 Poker Hill Road (PH407)
ZONING DISTRICT(S):	Rural Residential
INITIAL FILING DATE:	January 31, 2019
APPLICATION COMPLETION DATE:	February 20, 2019
SCHEDULED HEARING DATE:	March 18, 2019

PROJECT DESCRIPTION:	The applicants have appealed the Zoning Administrator’s decision to categorize the basement area as a separate dwelling unit – an accessory dwelling.
MOST RELEVANT ULUDR SECTIONS:	§ 10.5 (Appeals); Article XI – Dwelling Unit Definition
REASON FOR CONDITIONAL USE REVIEW:	Should a person disagree with a Zoning Administrator’s decision, he or she has the right to appeal that decision to the Development Review Board, who can either uphold the Zoning Administrator’s decision or overturn the Zoning Administrator’s decision.
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended December 18, 2018 would not apply as a part of this review, as the hearing pertains to whether the basement area is a separate dwelling unit.
STATE PERMIT INFORMATION:	A wastewater permit is not required as part of this appeal request hearing.
COMMENTS/NOTABLE ISSUES:	<p>The Board is reviewing whether the basement area should be considered a separate dwelling unit. Dwelling Unit is defined in Article XI as:</p> <p>“A building, or portion thereof, designed, constructed, or used as separate living quarters for one (1) family, including any domestic employees employed on the premises, which includes food preparation, sleeping and sanitary facilities. This definition specifically excludes boarding or rooming houses, residential care facilities, inns and hotels.”</p>