



APPLICATION OVERVIEW
PRELIMINARY SUBDIVISION REVIEW (§ 7.5)
& FINAL SUBDIVISION REVIEW (§ 7.6)

DRB DOCKET #:	DRB-19-09
APPLICANT(S):	Keith & Tara Carter
CONSULTANT(S):	Valley Land Services – Carroll Peters
PROPERTY ADDRESS (PARCEL ID CODE):	39 Hobart Hill Road (HB039)
ZONING DISTRICT(S):	Rural Residential and Soil & Water Conservation
INITIAL FILING DATE:	September 12, 2019
APPLICATION COMPLETION DATE:	September 12, 2019
SCHEDULED HEARING DATE:	October 7, 2019

PROJECT DESCRIPTION:	The Applicants are seeking to subdivide their lot at 39 Hobart Hill Road (HB039) into two separate lots.
MOST RELEVANT ULUDR SECTIONS:	§ 3.2 (Access); § 3.7 (Lot, Yard & Setback Requirements); § 7.5 (Preliminary Subdivision Review); § 7.6 (Final Subdivision Review); and Appendix A (<i>Underhill Road, Driveway & Trail Ordinance</i>).
REASON FOR SUBDIVISION REVIEW:	Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. A combined Preliminary Subdivision Review & Final Subdivision Review requires a formal hearing that allows the public to provide comments. Should the Board require additional information during their review, the option to continue the hearing to a date and time certain is available.
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended thru December 18, 2018 APPLIES .
STATE PERMIT INFORMATION:	<ul style="list-style-type: none"> • The Applicants are proposing a “wood lot,” and therefore, is opting to defer State permitting to a later date.
COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none"> • The Applicants wish to forgo the more in-depth review process by designating the vacant lot as a “wood lot.” • The Board will need to ensure that access to the vacant lot (“wood lot”) exists during the preliminary/final subdivision review process. <ul style="list-style-type: none"> ○ See Staff Report regarding Road Ordinance-related comments. • The Applicants have asked the Board to waive: <ul style="list-style-type: none"> ○ Preliminary Subdivision Review, and ○ The frontage requirement for both lots.