



# APPLICATION OVERVIEW

## CONDITIONAL USE REVIEW (§ 5.4) & SITE PLAN REVIEW (§ 5.3)

<b>DRB DOCKET #:</b>	DRB-19-12
<b>APPLICANT(S):</b>	Michael Diffenderffer
<b>CONSULTANT(S):</b>	Unknown
<b>PROPERTY ADDRESS (PARCEL ID CODE):</b>	15 Pleasant Valley Road (PV015)
<b>ZONING DISTRICT(S):</b>	Underhill Center Village
<b>INITIAL FILING DATE:</b>	September 6, 2019
<b>APPLICATION COMPLETION DATE:</b>	September 6, 2019
<b>SCHEDULED HEARING DATE:</b>	October 21, 2019
<b>PROJECT DESCRIPTION:</b>	The Applicant is seeking to convert a multi-family dwelling to a mixed-use structure containing: multiple dwelling units (multi-family dwelling), restaurant space and office space, as well as to construct a covered porch within the Crane Brook riparian buffer.
<b>MOST RELEVANT ULUDR SECTIONS:</b>	§ 3.19 (Surface Waters & Wetlands); § 5.3 (Site Plan Review); § 5.4 (Conditional Use Review; and § 5.5 (Waivers & Variances)
<b>REASON FOR CONDITIONAL USE REVIEW:</b>	<ul style="list-style-type: none"> <li>• The construction of a structure within a riparian buffer necessitates either a dimensional waiver (§ 5.5.B) or a variance (§ 5.5.C).</li> <li>• The conversion of a multi-family dwelling to a mixed-use structure requires conditional use review (§ 5.4)</li> </ul>
<b>APPLICABILITY OF ROAD ORDINANCE:</b>	The 2015 Road Ordinance, as amended December 18, 2018 <b>APPLIES</b> . <ul style="list-style-type: none"> <li>• An Access Permit is required.</li> </ul>
<b>STATE PERMIT INFORMATION:</b>	<ul style="list-style-type: none"> <li>• A Wastewater System &amp; Potable Water Supply Permit is required.</li> </ul>
<b>COMMENTS/NOTABLE ISSUES:</b>	<ul style="list-style-type: none"> <li>• More information relating to parking is required (see § 3.13 and Appendix A of the Staff Report).</li> <li>• If a sign is envisioned, more information relating to the sign will be required (§ 3.16).</li> <li>• If the covered porch was shortened, and not built to the entire length of the existing structure, the covered porch could satisfy the riparian buffer setback requirements.</li> </ul>