



# ***APPLICATION OVERVIEW***

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

<b>DRB DOCKET #:</b>	DRB-19-05
<b>APPLICANT(S):</b>	Chris Wells & Heidi McLaughlin
<b>CONSULTANT(S):</b>	Self
<b>PROPERTY ADDRESS (PARCEL ID CODE):</b>	28 Range Road (RA028)
<b>ZONING DISTRICT(S):</b>	Rural Residential
<b>INITIAL FILING DATE:</b>	April 29, 2019
<b>APPLICATION COMPLETION DATE:</b>	May 20, 2019
<b>SCHEDULED HEARING DATE:</b>	June 3, 2019
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<b>PROJECT DESCRIPTION:</b>	The applicants are seeking to construct a deck and utility room onto the principal dwelling, which is proposed to be within the property's setback.
<b>MOST RELEVANT ULUDR SECTIONS:</b>	§ 5.3 (Site Plan Review); § 5.4 (Conditional Use Review; and § 5.5 (Waivers & Variances)
<b>REASON FOR CONDITIONAL USE REVIEW:</b>	The construction of a structure within the property's setback requirements necessitates either a dimensional waiver (§ 5.5.B) or a variance (§ 5.5.C). See Exhibit M for a depiction of the proposed structure within the setback requirements.
<b>APPLICABILITY OF ROAD ORDINANCE:</b>	The 2015 Road Ordinance, as amended December 18, 2018 <b>DOES NOT APPLY.</b>
<b>STATE PERMIT INFORMATION:</b>	A wastewater permit was obtained (WW-4-5222).
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<b>COMMENTS/NOTABLE ISSUES:</b>	<ul style="list-style-type: none"> <li>The Board should evaluate if reasonable alternatives exist (§§ 3.8 &amp; 5.5.B.4.a).</li> </ul>