



APPLICATION OVERVIEW
SKETCH PLAN REVIEW
ARTICLE 7, SECTION 7.3

DRB DOCKET #:	DRB-19-10
APPLICANT(S):	Marty Baslow
CONSULTANT(S):	Donald L. Hamlin Consulting Engineers, Inc.
PROPERTY ADDRESS (PARCEL ID CODE):	37 Warner Creek (WC037)
ZONING DISTRICT(S):	Rural Residential and Soil & Water Conservation
INITIAL FILING DATE:	Tuesday, July 23, 2019
APPLICATION COMPLETION DATE:	Tuesday, July 23, 2019
SCHEDULED HEARING DATE:	Monday, September 16, 2019

PROJECT DESCRIPTION:	The Applicant is seeking to subdivide his lot at 37 Warner Creek (WC037) into two separate lots.
MOST RELEVANT ULUDR SECTIONS:	§ 3.2 (Access); § 3.7 (Lot, Yard & Setback Requirements); § 7.2 (Sketch Plan Review); and Appendix A (<i>Underhill Road, Driveway & Trail Ordinance</i>).
REASON FOR CONDITIONAL USE REVIEW:	Proposed subdivisions are required to be reviewed by the Development Review Board per Article VII. The Sketch Plan Review Meeting is meant to be an informal process to identify potential issues prior to the Applicant(s) expending a lot of resources on a project.
APPLICABILITY OF ROAD ORDINANCE:	The 2015 Road Ordinance, as amended thru December 18, 2018 will APPLY at a later time.
STATE PERMIT INFORMATION:	<ul style="list-style-type: none"> No State permits have been obtained at this time.
COMMENTS/NOTABLE ISSUES:	<ul style="list-style-type: none"> Parcel A could potentially contain an area of the Soil & Water Conservation zoning district, and if so, the ±11.76 acre lot will be nonconforming, as the required acreage is 15.0 Acres. Based on the subdivision's configuration, Parcel A seemingly has no area where development is feasible due to steep and very steep slopes.