



***APPLICATION OVERVIEW***

***REVISIONS TO AN APPROVED  
SUBDIVISION (§ 7.8)***

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<b>DRB DOCKET #:</b>	DRB-20-05
<b>APPLICANT(S):</b>	Tijan 2019 Family Trust
<b>CONSULTANT(S):</b>	N/A
<b>PROPERTY ADDRESS (PARCEL ID CODE):</b>	26 Westman Road (WS026)
<b>ZONING DISTRICT(S):</b>	Mt. Mansfield Scenic Preservation
<b>INITIAL FILING DATE:</b>	May 28, 2020
<b>APPLICATION COMPLETION DATE:</b>	May 28, 2020
<b>SCHEDULED HEARING DATE:</b>	July 6, 2020

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<b>PROJECT DESCRIPTION:</b>	The Applicants are seeking to amend their previously approved subdivision (see 2005 Planning Commission Decision and DRB-16-02) – a Planned Residential Development, and are specifically seeking to revise the existing building envelope.
<b>MOST RELEVANT ULUDR SECTIONS:</b>	§ 7.8 (Revisions to An Approved Subdivision); § 8.2.G (Building Envelopes)
<b>REASON FOR SUBDIVISION AMENDMENT:</b>	The Board’s previous decision is silent as to whether the Zoning Administrator has the authority to administratively amend the building envelope. Since no delegation of authority provision was incorporated into the decision, and since the Board specifically reviewed the building envelope in 2016, Staff referred the application to the Board.
<b>APPLICABILITY OF ROAD ORDINANCE:</b>	The 2015 Road Ordinance, as amended December 18, 2018 does not <b>APPLY</b> .
<b>STATE PERMIT INFORMATION:</b>	N/A

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<b>COMMENTS/NOTABLE ISSUES:</b>	<ul style="list-style-type: none"> <li>• Should the Board determine that the building envelope should avoid areas of steep slope (should they exist as observed during the site visit), the Board could request the Applicant to modify the proposed envelope to exclude those areas.</li> <li>• The subdivision at issue is a Planned Residential Development, which allows for the relaxation of Town standards and regulation.</li> </ul>
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