



# APPLICATION OVERVIEW

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

<b>DRB DOCKET #:</b>	DRB-19-04
<b>APPLICANT(S):</b>	Robert & Paige Manning
<b>CONSULTANT(S):</b>	Dan Westover
<b>PROPERTY ADDRESS (PARCEL ID CODE):</b>	421 Vermont Route 15 (VT421)
<b>ZONING DISTRICT(S):</b>	Underhill Flats Village Center District
<b>INITIAL FILING DATE:</b>	March 27, 2019
<b>APPLICATION COMPLETION DATE:</b>	April 17, 2019
<b>SCHEDULED HEARING DATE:</b>	May 6, 2019

<b>PROJECT DESCRIPTION:</b>	The applicants are seeking to construct a deck onto the accessory structure/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 K 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 as part of the conversion of use permitting (CL-18-09) process (WW-4-5151).

<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> <li>• The applicants are not in conformance with the current bylaws in effect (§ 5.4.B.4), as the accessory dwelling is being utilized without a Certificate of Occupancy Permit.</li> <li>• The variance regulations do not appear to apply; however, should they need to, the variance criteria under Section 5.5.C shall be applied.</li> </ul>
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