TOWN OF BRANDON DEVELOPMENT REVIEW BOARD APPLICATION FOR VARIANCE FINDINGS AND DECISION

In Re: Landowner/Applicant: Lori Young

Permit Application No. 6165

Introduction and Procedural History

This proceeding involves review of an application for variance submitted by landowner/applicant: Lori Young under the Town of Brandon Zoning Bylaw.

The application was received by the Town of Brandon on November 10, 2021. A copy of the application is available at the Brandon Town Office, 49 Center St., Brandon, VT.

On December 29, 2021 a notice of public hearing was published in "The Rutland Hearld"

On December 27, 2021 a notice of public hearing was posted at the following places:

- a. The bulletin board outside the Town Office, 49 Center St., Brandon.
- b. The bulletin board in the lobby at Lake Sunapee Bank, 2 Park St., Brandon
- c. The bulletin board outside Junction Store & Deli, Forest Dale Road, Brandon.

On December 27, 2021 a copy of the notice of the public hearing was mailed by certified mail to the applicant and sent to the adjoining property owner by regular mail. List is included in the file, located in the Brandon Town Office, 49 Center St., Brandon.

The application was considered by the Development Review Board at a public hearing which was opened and closed on January 12, 2022.

The Development Review Board reviewed the application under the Town of Brandon Zoning Bylaw, as approved May 7, 2012.

Present at the hearing were the following members of the Development Review Board: John Peterson, Ralph Either, Bob Clark, and Jack Schneider.

Others in attendance: Lori Young, Amy Young, Jeff Biasuzzi and Hillary Knapp, Secetary

Lori Young and Jeff Biasuzzi, Zoning Administrator were sworn in.

No interested party status was requested.

FINDINGS

Based on the application, testimony, exhibits, and other evidence the Development Review Board makes the following findings:

The request before the Development Review Board was for a variance request to move the boundary line of 405 and 385 Grove Street.

The applicant seeks a variance to move the boundary line that currently runs through 405 Grove Street's existing porch.

The property is in the High Density Multiple Use Zoning District (Parcels # 20-51-44 & 20-51-45).

The properties are both a pre-zoning non-conforming single-family residence.

The boundary line will be moved to the south making both lots more conforming.

The set back would be required for the shed on 405 Grove Street and the requested boundary line change.

DECISION AND CONDITIONS

Based upon these findings, the Development Review Board voted 4-0 to grant a waiver to the setback requirements to move the boundary line between 405 and 385 Grove Street, Brandon, VT. Waiver requirements for the property include:

- The resulting set-back is no greater than the existing set-back on the property.
- The waiver represents the minimum necessary to move the boundary line to the existing properties to the South.
- The properties are pre-zoning non-conforming structures.

Dated at Brandon, Vermont, this day of 20

John Peterson, Vice-Chair

NOTICE: This decision may be appealed to Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.