

Town of Newfane
PO Box 296
Newfane, VT 05345
(802) 365 7772

Development Review Board

August 22, 2017

Subject:

Decision of Appeal; application #17-1024 dated July 20, 2017

Appellants:

Randye L. Wolf and David J. Lucido
25 West Street
PO Box 384
Newfane, VT 05345

DRB Members Present:

Rick Wilson, Al Weisbrich, Kevin Keppler (alternate), Samantha Harlow (alternate), Gary Delius, Walter Dadik, David Cotton

Others Present:

Merle Tessier, Zoning Administrator; Mary and Colin Billings, abutters to applicant's parcel; David Lucido, applicant

Application for variance

Applicant requests a variance to side yard setback to allow replacement of an existing, non-conforming garage with a larger one.

Findings

Tax Map # 00B041. 25 West Street. Subject property is located in the Village District.

A site visit was held at approximately 6:00 pm on August 16, 2017. Copies of site plan (exhibit A) and, applicant's narrative (exhibit B) were distributed. Setbacks were witnessed and applicant explained the design of the proposed structure as well as reasons for locating it on the footprint of the existing building. The proposed structure would have the same non-conforming side setback as the existing garage-storage building; however, it would be approximately 9 feet longer. This would make its non-conforming area about 81 square feet larger than that of the existing building. It was noted that the, aside from the setback issue, the proposed structure would comply with the Newfane zoning bylaw.

A hearing chaired by Rick Wilson was held at 6:30 pm on August 16, 2017 at the Newfane Town Offices. David Cotton recused himself because the applicants are his clients.

The applicant and abutters present were sworn-in and gave testimony. The applicant summarized material in the application and discussions held during the site visit including his intent that the entire project be in keeping with the character with the village district.

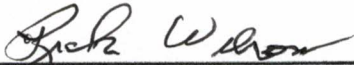
The abutters in attendance said they had no objection to the requested variance as long as its approval did not constitute blanket approval of future variances. They were assured that each proposed variance is vetted separately and is subject to the full application and review process.

After a brief discussion among DRB members, DRB member Delius made a motion to grant the variance. The motion was seconded by DRB member Weisbrich.

Voting was unanimous in favor of the motion.

Decision

The Development Review Board, Town of Newfane; Newfane, Vermont, after review of the facts and evidence, has concluded that the application 17-1024 requesting a variance is **granted**.



Rick Wilson, Vice Chairman, Development Review Board

Attached

Exhibit A: Site Plan

Exhibit B: Applicant's narrative