



Town of Jericho
DEVELOPMENT REVIEW BOARD

67 Route 15
Jericho, VT 05465

VOL: 344 PG 3
INST: 110113

34-35

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JESSICA R. ALEXANDER, TOWN CLERK
JERICHO, VT

Via Certified Mail

April 15, 2019

Brande Smith
54 VT Route 15
Jericho, Vermont 05465

Dear Ms. Smith:

At a meeting of the Jericho Development Review Board held on April 10, 2019 the DRB heard your request for site plan review for a 14' x 14' addition to a non-conforming structure located at 54 VT Route 15 in the Village Center Zoning District.

After review of the application, the Board unanimously voted to **approve** your request with conditions. Listed below are the Findings of Fact and Conditions that are based on the Development Review Board hearing on April 10, 2019:

Findings of Fact

1. The DRB finds the property under consideration is located at 54 Vt Route 15 (.35 acres) in the Village Center Zoning District. A single-family dwelling currently exists on the parcel.
2. The DRB finds that the existing structure is a non-conforming structure and does not meet the front yard setback for the underlying zoning district.
3. The DRB finds that there will be no additional changes to the property beyond the proposed 14' x 14' addition.
4. The DRB finds that the proposed addition will be for living space and no additional bedrooms are proposed.
5. The DRB finds that the siding for the proposed addition will match the existing structure as closely as possible.
6. The DRB finds that the application meets the criteria included in section 10.11.1 & 10.11.2 of the Land Use and Development Regulations.

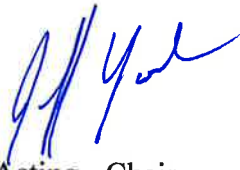
Conditions:

1. That the only changes allowed for the parcel shall be related to the proposed 14' x 14' addition.
2. That the proposed siding for the addition will match the existing siding as closely as possible.
3. That the proposed addition will not encroach any further than the existing structure into the front yard setback presently.
4. Substantial revisions to this plan shall require the review and approval of the Development Review Board at a publicly warned hearing.
5. By acceptance of these conditions without appeal, the applicant confirms and agrees for herself and all successors in interest that the conditions of this permit shall run with the land and shall be binding and enforceable.
6. The project shall be constructed, and shall be subsequently operated consistent with all findings of fact and conditions set forth above and in any other permit obtained by the applicant for this project.

Motion by Phyl Newbeck, to approve the request by Brande Smith for site plan review for a 14' x 14' addition to a non-conforming structure located at 54 VT Route 15, with conditions. Seconded by Joe Flynn. Those in favor: All. Opposed: None. Abstained: None. Absent: King. Motion carried 3-0. The application was approved.

In accordance with 24 V.S.A. §4471 any Interested Person may appeal this decision within 30 days by filing a notice of appeal by certified mail, sent to the State Environmental Court with a copy to the Town of Jericho. Address: *Vermont Superior Court, Environmental Division, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, Vermont 05401*. The current filing fee for an appeal is \$295.00, payable to Vermont Superior Court, and it must be sent in with the notice of appeal. Anyone with questions about an appeal can call the Court at 802-951-1740.

Sincerely,



Jeff York, Acting - Chair
Jericho Development Review Board

cc: Town Clerk
Lister - Town of Jericho
Selectboard