

**CITY OF RUTLAND, VERMONT**  
**DEVELOPMENT REVIEW BOARD HEARING MINUTES**

**Meeting held: March 16, 2016**

Applicant: **A & B Property Management**

Location: **373 West Street**

The Hearing commenced at 6:02 p.m.

All Board members were present: Stephanie Lorentz, Chair, Al Paul, Steve Wilk, Jim Pell and Mike McClallen. Alan Shelvey, Zoning Administrator, was also present.

Aubrey McLaughlin and Bill Moran, representing the applicant, were sworn in.

There were no other attendees.

Applicant seeks relief from Zoning Bylaws to allow four residential units on a lot that Zoning allows for two units due to lot size. Property is located in the Gateway Business – State and West Street District.

A packet was presented that included site plan, floor plan of the proposed two additional units, and 11 photographs of the site.

Applicant stated that the structure currently contains two two-bedroom units (one upstairs and one downstairs) with an approximately 24 ft x 55 ft empty one story addition on the rear that was formerly used as an upholstery shop. The intent is to convert that addition to two one-bedroom studio apartments. There is no further addition to the structure proposed. Heat is proposed to be provided by wall mounted propane units. There is an existing exterior light on the rear corner of the addition that goes on at dusk and off at dawn. Two new exterior lights are proposed, one at each door to the new units

Applicant proposes to convert a lawn area behind the main house and east of the addition to a parking area and will have 9 to 10 parking spaces total.

The meeting was adjourned at 6:17 p.m. An official decision will be rendered within the required 45 days of this adjournment.

Respectfully Submitted,

Alan Shelvey, Acting Clerk