

CITY OF RUTLAND, VERMONT

Development Review Board Minutes

Wednesday June 19, 2019

Development Review Board Members: Stephanie A. Lorentz, Al Paul, Jim Pell, Steve Wilk and Mike McClallen.

Members present: Lorentz, McClallen (Chair), Paul, Pell and Wilk.

Also present: Zoning Administrator Tara Kelly.

At 6:04 PM Chair McClallen called to order the Public Hearing to consider a Variance application for 370 Stratton Road. The applicant is requesting a Variance to allow a house of less than 20' width on this property which is in the Single Family Residential district.

Chair McClallen called the hearing to order and explained the DRB hearing process. He noted that participation in the hearing is a prerequisite to the right to appeal. Anyone wishing to participate in the hearing was given a chance to swear in. In attendance for this hearing were the applicants, Lynn and Sharon Cole as well as the current property owner, David Zsido of 3 Haywood Avenue. Other members of the public in attendance were:

- Tegan Kirk-Elkin 366 Stratton Road
- Louden Elkin 21 Lafayette Street

Additional feedback had been received, prior to the hearing, from:

- Lois Polcaro (verbal) 376 Stratton Road
- Sherry Kelley (written) 18 Perkins Road

After swearing in the applicant and members of the public, Chair McClallen asked the applicants to explain their request. The following testimony was offered by the applicants:

- The Cole's have a 2018 mobile home. They would like to purchase this property and live there.
- The home is 14' x 58'.
- This would be their retirement as they are downsizing.

Chair McClallen explained that a Variance requires response to the five criteria set forth by State Statute. He asked the Coles and Mr. Zsido to explain how their request relates to those criteria.

- The lot was described as being narrow
- The site is served by water, sewer and electricity
- A pad would be put down in the location of the former mobile home that was there from 1964 through 2013
- The location of the former home is surrounding by some fairly mature trees that could need to be removed should a house of a different size be constructed there
- The lot is reasonably flat and approximately 65' wide
- The existing driveway running along the northern side of the property is in good condition
- The applicants would like to have a deck and small front porch
- The applicants would like to put a 12' x 14' shed onto the property

- The existing shed would be removed
- The mobile home that had been removed in 2013 was 10' x 55' with a carport and a small deck
- The neighborhood has other mobile homes
- The mobile home that would be installed is brand-new and in excellent condition
- The home has a pitched roof and is well-insulated
- The home would sit back into the lot approximately 70' from Stratton Road

Chair McClallen asked Ms. Kirk-Elkin if she had any comments or questions. She stated she would like the Zoning regulations to be upheld, as written.

Member Wilk asked if they Cole's considered a wider home. They said they had, but the size they have is perfect for them. They are downsizing and don't want a bigger home.

She added she thought the Cole's seems like nice people, but she was concerned that this decision would run with the land.

No other public comment or testimony was given.

The hearing was adjourned at 6:22 PM. Chair McClallen explained the timeframes for issuing a decision and filing for an appeal of that decision.

Respectfully submitted,
Tara Kelly
Development Review Board Clerk