

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Wednesday, September 20, 2017

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

Members present: McClallen, Paul, Pell, and Lorentz. Also present, Zoning Administrator Tara Kelly.

At 6:04PM Chair Lorentz called the hearing to order. The hearing was to consider a Variance to allow a 3rd unit to be put into an existing duplex at 117 Crescent Street. Ms. Lorentz explained the hearing process and then swore in the applicants, Shelly and Scott Driscoll. No other members of the public were present.

The Driscolls explained they recently purchased the property. They were attracted by the unique architecture and large lot. They plan to make significant improvements to the building, but would like to add a third unit in order to make the project financially viable.

The Driscolls presented photos, floor plans and site plans to show how they would reconfigure the building. They existing units are 3 bedroom and 2 bedroom. The units as reconfigured would be two 2 bedrooms and one 1 bedroom. Therefore, the occupancy would not be increased over what it allows for now.

The Driscolls showed how they would handle parking, patio space, and trash within the large lot. They plan to make some additions to the northeast corner of the house and improve the stairways that provide access. They would pull the building away from the side setback by a couple of feet which would improve the existing non-conforming situation.

DRB members asked several questions about the plans as presented. They reviewed a map showing other properties along the same street that demonstrated the neighborhood is already a mixture of single and multifamily uses – including the properties closest to this one.

Chair Lorentz explained the decision and appeal process to the applicant.

Hearing adjourned at 6:25 PM.

Respectfully submitted,

Tara Kelly
Development Review Board Clerk