

TOWN OF CALAIS
DEVELOPMENT REVIEW BOARD

Re: Permit Application 2016-13
Victoria King
Property: 376 Upper Curtis Pond Rd
Mailing: PO Box 91
Calais, VT 05648

Conditional Use Permit Review

The applicant seeks to build an enclosed mudroom and screened in porch on to an existing deck on her property in the Shoreland District.

Introduction

Victoria King submitted an application on May 18, 2016 to the Calais Zoning Administrator to build a 6'8" x 21'6" mud room and screened in porch on to an existing deck. The conditional use review by the DRB was required to conform to section 3.8 (B), 4.

A site visit was made on July 14, 2016, followed immediately with a public hearing at the Calais Town Office at 3120 Pekin Brook Rd., Calais, Vt.

The existing deck is 17' x 22' and has a small table with chairs, a hot tub, and overlooks Curtis Pond. Access to the deck is from a main entry door and sliding glass doors from the kitchen. There is an above ground septic system by the road, near the deck.

The proposal, originally, was to add a mud room and a screened in porch area measuring 6'8" by 21' 6 inches on to the deck. Ms. King presented a rough sketch of the proposed additions.

There is an old shed on the property measuring 7' x 23.6' that Ms. King plans to remove from the property.

Abutting neighbors were notified of the public hearing: none attended the hearing.

On review of the sketch, further questions were raised. In a letter dated July 18th the DRB asked Ms. King to submit sketches that would show greater detail to address the following concerns:

1. The type of roof slant attached to the existing house
2. Placements of mud room doors, wall and windows
3. For the screened porch, define what part would be wood, what part would be screened and the location of doors that would access and egress the screened area

4. Tell how the existing deck area will be accessed from the camp or the new addition
5. If the mud room would have additional flooring and be insulated and heated
6. The measurements of each section including length, height, and width.

On August 18th, Ms. King provided updated sketches to the Calais Zoning Administrator. The drawings show the roof slant. The applicant now desires to build ONLY A MUD ROOM measuring 6'8" x 8'. There will be NO screened area. The drawings show the entry from the road, and into the house. The remainder of the deck will be accessed from the mud room door, and the sliding glass doors from the kitchen. The mud room floor will be an insulated tiled floor, without heat.

At a public hearing on September 1, 2016, it was voted to close the hearing and proceed with the findings and decision.

Findings

Section 3.8 Nonconforming Uses & Noncomplying Structures

Section 3.8 (B), 4 directs that noncomplying structures enlarged or expanded horizontally or vertically can be done only by approval of the DRB, subject to conditional use review under section 5.3, as long as the DRB finds that the move, enlargement or expansion will have no adverse effect on the public health, safety or welfare. This addition will have no such public affect. The mudroom makes for a better entry way into the house.

Section 5.3 Conditional Use Review

Sections (A), Applicability, (B), Application Requirements, and (C) Review Procedures have been met.

This addition will have no adverse effect on the required standards of Section (D).

The only item under Section (E) Discretionary Standards that is affected relates to 3) landscaping and screening, where the applicant is encouraged to remove the old shed to improve the character of the area. All other items do not apply to this application.

DECISION

Given the above findings, the DRB grants a Conditional Use Permit for the applicant to build a mud room on top of an existing deck measuring 6'8" x 8'.

DRB encourages applicant to remove the old shed.

MEMBERS OF THE CALAIS DEVELOPMENT REVIEW BOARD



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9-14-16

Dated



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9-14-2016

Dated

Notice of Right to Appeal: In accordance with 24 VSA sections 4471 and 4472, this decision may be appealed within 30 days of the date to the Vermont Environmental Court. Notice of appeal shall be filed by certified mailing, with fees, to the Vermont Environmental Court and by mailing a copy to the Calais Zoning Administrator and to every interested person who appeared at the DRB hearings. Failure of any interested person to appeal within the specified 30-day period shall result in the interested person being bound by this decision. Thereafter, the interested person shall not contest, either directly or indirectly, the decision of the DRB in any subsequent proceeding, including any enforcement action brought under the provisions of 24 VSA Chapter 117. See also Town of Calais Land Use and Development Regulations, Section 1.7, Appeals.