

CITY OF RUTLAND, VERMONT
Development Review Board Minutes
Thursday March 8, 2018

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

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

At 6:02 PM Acting Chair Paul called to order the hearing of a Variance application submitted by Pam Skillin of 20 Charles Street requesting a Variance from existing zoning standards in order to build a 24' x 16' addition to the front of her house.

Also present to participate in this hearing were the following:

- Pam Skillin of 20 Charles St
- Andy Bissette of Bissette Construction

Acting Chair Paul introduced the project under consideration and explained the hearing process. He then swore in anyone wishing to give testimony for this hearing.

Ms. Skillin explained she began construction to replace a front entrance way that was deteriorating and causing damage to the interior of her house. She decided to rebuild in a new design that she felt would make the house more welcoming. She did not think she needed permits since she was replacing something that was there. Member Paul inquired about whether or not the addition is the same size as the entranceway that had been there. Ms. Skillin stated it is the same distance from the house toward the road, but it is bigger in that it will extend the full width of her house. Mr. Bissette explained the distance from the house is equivalent to the distance of the pre-existing stairs. Assistant Building Inspector Brookman noticed the addition and informed Mr. Bissette that permits were needed. This application is a result of the ensuing enforcement action.

McClallen asked ZA Kelly to confirm that the public notices to neighbors had been provided. Kelly confirmed that the applicant provided proof that 4 of the 8 notices had been sent out via certified mail and 4 had been hand delivered by the applicant.

McClallen asked Kelly to explain the need for a Variance. Kelly explained that the front setback from the public R-O-W (typically measured from the inside of the sidewalk) to the wall of the house is 25'. According to City records, the former entranceway extended approximately 7' into the front setback with an 8' width. The proposed addition will extend 16' into the front setback with a width of 24'. Therefore, a Variance is needed in order to gain approval.

Ms. Skillin said she thought the setback was measured from the middle of the road and therefore her proposed addition was within the legal limits.

Member Pell asked if any of Ms. Skillin's neighbors were concerned or had complained about the addition (construction is already underway). Ms. Skillin said the folks in town had no complaints. Others who are in Florida for the winter were sent notices.

Member Paul asked if Ms. Skillin had any other plans for continued addition to the house. She said she did not.

Member Pell asked about how it came to be that Mr. Brookman found the violation. ZA Kelly explained the process by which a violation can be detected and then permits sought.

Acting Chair Paul explained the decision and appeal process. Ms. Skillin asked about how soon construction could continue. Ms. Kelly explained that with the Cease and Desist order from the Building Inspector that would need to be lifted prior to construction continuing.

The hearing was adjourned at 6:12 PM.

Respectfully submitted,

Tara Kelly

Development Review Board Clerk