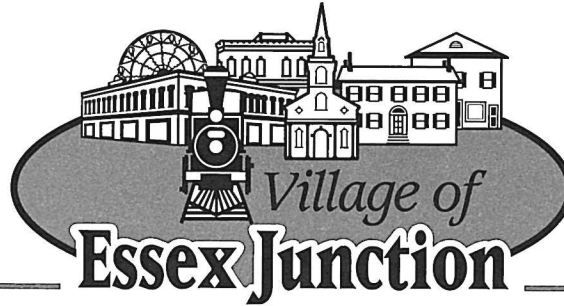



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Staff Report

To: Zoning Board of Adjustment
From: Robin Pierce, Community Development Director 
Date: August 20, 2019
Re: Conditional Use Application for an after the fact approval of a group home at 29 North Street in the R2 District by Jack Valley, agent for Turning Leaf Homes, LLC, owners.

EXISTING CONDITIONS AND GENERAL INFORMATION:

Review Procedure: After the fact Conditional Use

Project Location: 29 North Street

Parcel Size: 8,455 square feet.

Lot Frontage: Zero

Existing Land Use: Group Home

Surrounding Land-Use: Single family residential.

Existing Zoning: R2 District

Lot Coverage proposed: 29%

Permitted total lot coverage: 40%

Permitted lot coverage for buildings: 25%

Project Description: After the fact Conditional Use Application for a group home in the R2 District. The purpose of this District is to provide areas for high-density single family residential development and accessory uses. A Notice of Violation was sent to the property owner on June 24, 2019 for converting the single family dwelling to a group home without prior approval of the Zoning Board of Adjustment. The Community Development Department had an appointment on July 9, 2019 at 10:00 to inspect the property, which Mr. Valley did not attend. Absent Mr. Valley the tenant at the property refused entry. The Listers card has the property as a 4 bedroom dwelling, the applicant submitted drawings indicating there are 6 bedrooms, a revised water/sewer capacity letter might be required and approved by the State to increase the bedrooms.

Conditional Use Standards

Section 502.C of the Land Development Code, conditional use applications must meet the following standards:

- (a) The proposed use will be consistent with the Village Plan.
- (b) The proposed use will not adversely affect the character of the neighborhood.
- (c) The proposed use will not be detrimental to adjoining properties.
- (d) The proposed use will not negatively affect the public health, safety, or welfare.
- (e) The design of the proposed use will minimize any potential adverse impacts.
- (f) Specific standards for the proposed use as listed within Chapters 6 and 7 of this Code shall be met.
- (g) The proposed use will not adversely affect traffic on streets in the vicinity of the project.
- (h) The proposed use will not adversely affect the capacity of existing or planned public infrastructure.
- (i) The proposed use will not adversely affect the utilization of renewable energy resources.