TOWN OF EAST MONTPELIER
BOARD OF ADJUSTMENT

In the matter of:
Orchard Valley Waldorf School- Applicant

ZONING PERMIT APPLICATION NO. 07-035 & 07-036
CONDITIONAL USE PERMIT AND VARIANCE REQUEST

On May 15, 2007 Applicant filed an application with the Town of East Montpelier for a Zoning Permit to construct a classroom adjacent to the SW corner of the existing school barn and a covered out door gym, on their location at 2290 RT 14N, East Montpelier, Vermont.

The school is located in the Residential & Commercial District – Zone C that requires a 50-foot front setback. The proposed classroom would have a 45-foot front setback. The school operates under Conditional Use Permit #03-126 and is required to undergo site plan review for any expansion of the use.

A public notice was duly published in the Times Argus on May 21, 2007 for a hearing, which was conducted on June 5, 2007.

The Board members who voted on this issue were Curtis, Lane, Cueto, Conti, Grinde, and Kappel.

FINDINGS OF FACT

1. The Applicant amended application #07-035 to place the new classroom within allowed setbacks thus no variance was necessary.
2. The covered outdoor gym is located in the middle of the property and requires no variance.
3. The school is operating within their 5 year plan that was submitted for Conditional Use Permit #03-126 and is experiencing growth according to the plan.
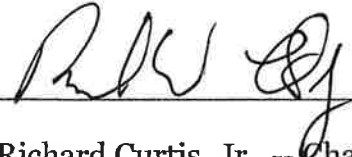
CONCLUSIONS

CONDITIONAL USE:

The standards for the issuance of a conditional use permit are set forth under

Section 7 of Article 2 of the East Montpelier Zoning Regulations. It is found that the five general standards and the specific standards have been reviewed, and the proposed use is within the realm of Conditional Use Permit #03-126.

DECISION

By unanimous vote, the Board grants the expansion of Conditional Use Permit 03-126 to include a one-room classroom as submitted in application #07-035 and the covered outdoor gym as submitted in application #07-036.

Dated this ___7___ day of June, 2007.

Richard Curtis, Jr. -- Chair
Board of Adjustment