

BRAD RABINOWITZ ARCHITECT

Architecture

Space Planning

Interior Design

JOB MEMO: Zoning Variance & Site Plan Review

RE: 142 Bayview Rd
Buffo Residence

DATE: June 2, 2025

TO: Doug Bergstrom

FROM: Brad Rabinowitz

Attached is a submittal for a Variance request and DRB review for 142 Bayview Rd.

Project Description:

The proposed project is an addition to an existing house that was part of a 1981 PUD Development by Russell and Bodenstein on Arrowhead Lake.

The proposed addition is to provide an enlarged main bedroom and bathroom as well as a family room on the lake side. Part of the proposal also includes a heated connection to the existing garage.

No bedrooms are added as part of this project.

The reason for this DRB review is to request using a 25' setback.

Property Line Setbacks and Variance Request:

1. Upon review of the Town files, there is no record of the original subdivision approval findings and what the original setback proposed were for the subdivision/PUD.
2. Absent any documentation we are addressing the Town standard setbacks of 50'- which this property has never met. (We are requesting to use a 25' setback.)
3. PUD's typically will define their own setbacks within the PUD established property lines- no record of the original approval has been found.)
4. Attached is a blow up of the original PUD plan showing property lines and several house locations that were on the original submittal. (For clarity this was blown up to a 1" = 300' scale and is attached to this submittal.)
 - a. The houses shown on the original plan appear to have setbacks between 10' and 35'.
 - b. Given that many of the lots created are 150' wide or less, a 50' setback would seem an unusually large setback for such a narrow lot.
5. If the original findings were available, it would seem unlikely that we would need to apply for a variance as the setbacks would have well under the 50' However, absent historical data, we are requesting a variance. Looking at the standard 5 criteria;

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Permit Submittal Memo

- a. The unique features of the original subdivision as approved did not appear to have 50' setbacks.
- b. Given that the existing house as constructed does not meet the 50' setback the lot cannot be developed in compliance with the 50' setback.
- c. The lack of historical data in the town records makes confirmation of the original approval unavailable.
- d. The houses as developed in this PUD over the past 44 years are consistent with the lower setback of 25'.
- e. We would suggest that the minimum impact is matching the apparent existing setbacks throughout the existing PUD.

Permit- Shoreland Permit:

As the scope of this project falls between 100' and 250' of the lakefront, we are applying for a Shoreland Permit with the state. Lot coverage; tree clearing; etc. all fall well with the required limits of this permit.

Attachments:

1. Permit Memo
2. Permit application, signed.
3. Site Plan- Existing- Krebs & Lansing Survey
4. Copy of Scan of original PUD on file.
5. Sx.1- Overall Site Plan showing existing construction 7 setbacks.
6. Sx.2-Overall Site plan- Proposed showing proposed addition and setbacks.