

Framing questions for LURs amendment agenda: worksheet

Topic: Nonconforming structures

current LURs Sec. reference: Sec. 3.8(B)

- What is/are the problem(s)/issue(s) we are looking to address?
 - No standards in the current NC structure rules; leaves a lot of discretion
 - Unclear how height figures into determination of non-conformity; OK to increase height w/in setback? (current rules don't say)
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- What are the effects of this current rule?
 - Without standards, property owners & DRB doesn't have a clean, consistent answer to what kinds of changes to NC structures are allowed & which cannot be approved.
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- What are the desired outcome(s) for revised rules?
 - Create clear standards for the applicant & DRB to understand & follow
- (if we have a draft): Are proposed fixes likely to lead to this outcome(s)?
 - Proposed standards are a good start. Need fine-tuning.
 - Not everyone agrees w/ 3.8.B.2 premise in draft. Some would interpret rebuild as a new structure, thus losing its 'grandfather' rights & requiring 100% compliance with dimensional standards.
- If not, what else needs to be changed to get there?
 - Re: 3.8.B.2 premise, consider adopting Hinesburg standard saying how much of an existing NC structure footprint must be retained to qualify as a rebuild. (e.g. two corners, one corner, one edge, etc.
 - It might be helpful to list waiver standards in a separate section (as Bolton does in 9.7) & just reference them in this section.