

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

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October 1, 2021, Revised November 1, 2021

Town of Cornwall
Attn: Gary Barnett, Zoning Administrator
2629 VT-30
Cornwall, VT 05753

Subject: Northern Cross, LLC. Attn: Gregor Kent Waiver Request, Samson Road, Cornwall, Vermont – Waiver Standards, Project Site Plan and Required Information

Dear Gary:

I am writing on behalf of Gregor Kent (Applicant) to formally request DRB review for a setback waiver relative to Northern Cross, LLC's (Landowner) undeveloped 3.81 +/- acre parcel located at Samson Road in Cornwall. Northern Cross, LLC is proposing to improve the property with a One Family Dwelling. The setback waiver is being requested due to the following consideration:

1. The existing parcel is subject to Interior Lot dimensional setbacks per section 501 of the Cornwall Zoning Regulations. This results in a 100-foot setback on all sides, based on the minimum front yard setback for the Medium Density Residential (MDR) zoning district.
2. Due to the narrow lot shape, a waiver is being requested to reduce a portion of the 100-foot minimum setbacks to allow for the property to be improved in a manner most consistent with Town Plan and Zoning Regulations. As described in detail in the enclosed Project Description and Waiver Standards, the requested waiver relief is as follows:

<u>Description</u>	<u>Standard Proposed</u>
Setback – East:	100 Feet 25 Feet (Waiver Requested)
Setback – North:	100 Feet 50 Feet (Waiver Requested)
Setback – South:	100 Feet 50 Feet (Waiver Requested)
Setback – West:	100 Feet 100 Feet

In accordance with the Town of Cornwall Zoning Regulations, the following items are respectfully submitted:

1. Development Review Board Application for Waiver.
2. Project Narrative and Waiver Request.
3. Warranty Deed.
4. Tax Map of Parcel.
5. Adjoining Landowners List.
6. Site Plan drawing 'S-1', dated 10-01-2021.
7. Lands of Michael P. Quesnel Proposed Lots 4, 5 and 6 Survey Plat.
8. Application Fee of \$90 (under separate cover).

Please review the included information and let me know if there are any other items that are required to issue the Waiver. In the meantime, should you have any questions or comments, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,

Adam Whitcomb
Survey Technician

C: Northern Cross, LLC.
Gregor Kent