

**Findings of Fact and Decision  
Mendon Zoning Board of Adjustment**

**In re: Application of Kara Tondorf  
0 Falls Road Road**

Kara Tondorf filed an application to the Board of Adjustment for a Conditional Use permit, Permit 2025-\_\_\_ on \_\_\_\_\_, 2025. A hearing on the Application was scheduled and came before the Board for hearing on May 6, 2025 beginning at 5:30 p.m. Present for the Board were John J. Kennelly, Chair, Harvey Zara, and Susannah Loffredo and Teri Corsones. Matthew Tondorf, Kara's brother, appeared remotely from his house. Greg Smith, the Town Zoning Administrator was also present.

Notice of the Hearing had been posted in the Town Clerk's office and DePalo Coffee (formerly the Mendon Country Store) Store. Notice was also published in the Rutland Herald on April 23, 2025. Mr. Tondorf provided the proof that the adjacent property owners were provided a copy of the notice of hearing. The hearing began at 5:30 p.m. and was closed at approximately 6:25 p.m. on May 6, 2025.

**FINDINGS**

The Tondorf property tax map number is: map 09, block 01, parcel 29.000.  
(Permit Application - Exhibit A)

The applicant sought a conditional use permit to build a 30 x30 wooden platform that would be four feet above the terrain. The applicant intends to use a tent and ultimately a 30 foot diameter Yurt on the property. There will be no water or electricity except that brought on to the property. There will be no septic system. The property will have a composting toilet. The property is in the Wheelerville

zone. A seasonal camp is a conditional-use in that zone- Mendon Zoning Ordinance at §310(d)(5).

Mr. Tondorf was sworn in and testified. He described what he and his sister were going to do and where the construction would be located. He submitted Exhibit A which included a building site plan which he prepared along with other documents describing the property, the proposed platform and yurt. The property is 162 acres and is divided by Falls Road. The platform will be constructed to the west of Falls Road

Exhibit A also included a copy from the town website that set out the lot owned by Ms. Tondorf. The public part of the hearing was closed at approximately at 6:25 pm.

After discussing the merits of the application, a vote was taken and all Board members present voted to grant the permit.

The application meets the requirements of §310 of the Mendon Zoning Regulations. The lot size is in excess of five acres, The construction will be screened from Falls Road by existing vegetation and the topography of the property.

The application meets the requirement of Section 506 in that it will not have any adverse impact on the criteria set out in Section 506(a)(1) A-E, the performance criteria of Section 402 are met and all dimensional and general requirements of the Wheelerville zoning district are also met.

Additionally, the proposed building site is set back more than 100 feet from any public road, and the project complies with the requirements of Section 616. (Exhibit A).

The property in question is not within a ridge line protection area.

## **DECISION**

Based on the foregoing findings of fact, the Zoning Board of Adjustment hereby grants a conditional use permit to Kara Tondorf to construct a seasonal camp as more specifically set forth in Exhibit A. This conditional use permit is subject to the following terms and conditions.

Any modifications to the placements of the building as set forth on Exhibit A shall require an amendment to this permit. The Zoning Administrator may require a more definite site plan for the location of the building.

By acceptance of this permit, the Applicant agrees to let representatives from the Town of Mendon access the property covered by this permit, to ensure compliance with the conditions of this permit.

By acceptance of this permit and its conditions without appeal, the Applicant confirms for herself and her successors, heirs and assigns in interest, that this permit and its condition shall run with the land and the land uses permitted herein, and shall be binding upon and enforceable against the Applicant and all successors, heirs and assigns in interest.

The Mendon Zoning Board of Adjustment maintains continuing jurisdiction during the lifetime of this permit and may require periodically that the permit holder file an affidavit certifying that the project is being completed in accordance with the terms of this permit.

If the work described in this zoning permit has not been completed within two (2) years of the date of issuance, this permit shall expire and have no continuing effect.

This approval is conditioned upon receipt of any other permits required by local, State, and federal agencies, including \_\_\_\_\_. No construction or use may take

place until all required permits are filed with the town office. If any changes to the project are made in other permits, the Applicant must also receive approval for these changes from the Zoning Board of Adjustment. Any conditions of other permits are automatically made a part of this permit and shall be included as conditions of this permit.

Failure to comply with any of the above conditions shall constitute a violation of this permit

APPROVED by the Zoning Board of Adjustment this \_\_\_\_ day of May, 2025.

MENDON ZONING BOARD OF ADJUSTMENT

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John J. Kennelly, Chair

cc:

Harvey Zara  
Therese Corsones  
Susannah Loffredo

## **ACKNOWLEDGMENT**

By this form and signature, I do hereby attest that I have read and understand the Zoning Board of Adjustment's Findings of Fact and Decision, and all applicable sections of the Mendon Zoning Ordinance, and do hereby agree to abide by these Findings of Fact and Decision as written and approved. I also acknowledge that I may appeal this Decision of the Board of Adjustment by filing a Notice of Appeal within thirty (30) days of the date of this Decision pursuant to 24 Vermont Statutes Annotated §4471 and Vermont Rule for Environmental Court Proceedings 5(b). Any Notice of Appeal of this Decision must be filed with the Clerk of the Environmental Court, by certified mail, within thirty (30) days of the date of this Decision.

Dated: \_\_\_\_\_

\_\_\_\_\_  
David Cooper