

Town of East Montpelier

ZONING PERMIT

NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued: June 1, 2016

Effective Date: June 16, 2016

Location: 110 Cutler Heights

Owner: Michael & Christine Zahn

For: Conversion of Attached Garage to Living Space;
Add 24' x 6' Screened Porch & ~12' x 12' Deck w/ Roof

Application # 16-019 A; Revision to 16-019

Approved by: **C. Bruce Johnson, ZA**

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.

APPEALS TO DRB: A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.

WARNING: State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

Amended Application
ZONING PERMIT APPLICATION

Permit # 16-019 A
Zoning District D
Overlays WTR

TOWN OF EAST MONTPELIER
PO Box 157, East Montpelier, VT 05651

Date Received: 6/1/16
Parcel # 04-004.000
Tax Map # 08-03-44.000

- A. 1. Name of Landowner..... Mike & Chris Zahm Phone No. 522-3749
 2. Address of Landowner..... 110 Cutler Heights Montpelier 05602
 3. Applicant (other than owner)..... Phone No.....
 4. Address of Applicant.....
 5. Location of Property.....

B: Application is made (check appropriate boxes):

- | | | |
|--|--|--|
| To: | For: | For: |
| <input type="checkbox"/> Construct | <input checked="" type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input type="checkbox"/> Subdivision of land |
| <input type="checkbox"/> Repair | <input type="checkbox"/> Multi-family dwelling | <input type="checkbox"/> Boundary adjustment |
| <input checked="" type="checkbox"/> Alter | <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Extraction of earth resources |
| <input type="checkbox"/> Extend | <input type="checkbox"/> Commercial / Business | <input type="checkbox"/> Ground water withdrawal |
| <input type="checkbox"/> Remove | <input type="checkbox"/> Light Industrial | <input type="checkbox"/> Landfilling |
| <input checked="" type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input type="checkbox"/> Other |

Describe work to be performed.....
① Convert garage to living space
② Add screen porch to side of garage - 6' x 24'
③ Add deck w/ roof to back of garage - ~12' x 12'
* Revision to issued permit # 16-019

C. Lot description:

- | | |
|--|---|
| 1. acreage <u>13.2</u> | 4. depth side yards <u>50</u> Ft. <u>50+</u> Ft.
(building to lot lines) |
| 2. road frontage <u>250</u> Ft. | |
| 3. depth front yard <u>100+</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>100+</u> Ft.
(building to lot line) |

Important - Submit site location map which describes the property on which the proposed land development is to occur. The map should indicate the length in feet of each boundary, the location and dimensions in feet of the development within the property, the distance from that development to all adjacent property lines and the distance to the public road centerline. Each parcel created by land development should be clearly described.

READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:

In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided and penalties imposed, if the land development is not completed as described. The permit will be voided if development is not substantially commenced within one year from date of issue. The undersigned hereby applies on the basis of the representations contained herein, and to the best of his/her knowledge believes them to be true. The undersigned acknowledges the Section D notices on page 2 of this application.

Landowner cht zah Date 6/1/16
Applicant Date

Zoning Permit Fee: \$ N/C Cash _____ Check _____ Date _____ Rec'd by _____
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

D. Warning: State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 505-5367 to speak to Peter Kopsco, our region's state permit specialist, before beginning any construction.

Notice: Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:
Residential Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/rbes
Commercial Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/cbes

E. Action by Zoning Administrator:

1. Granted Denied Date Reason.....
.....

2. Appealed to Development Review Board By
Date

Notice: Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. The appeal fee is \$150.00.

3. Final Action: Permit # 16-019A Date Issued 06/01/16 Effective Date 06/16/16...

DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any appeal process.

4. Permittee is required to submit a Certificate of Compliance form to the Zoning Administrator in accordance with East Montpelier Land Use & Development Regulations Section 7.4:
 Yes (form included with permit) No


.....
Zoning Administrator

F. Action by Development Review Board:

- 1. Public Notice Date
- 2. Date(s) of Hearing
- 3. Granted Without conditions With conditions (See written decision for conditions)
- 4. Denied (See written decision for reasoning)

.....
Chairman, Development Review Board

The DRB's written decision was issued on:

The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

- 1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
- 2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

0" E - 445.00'

N 84° 08' 00" E - 216.45'

PROPOSED DECK w/ ROOF

70'

S 77° 04' 15" E - 165.00'

60' ROW

L=140.58' R=746.89'

L=107.34'

R=170.83'

DECK ADDITION FOR THE
ZAHM RESIDENCE
CUTLER HEIGHTS ROAD



GRAPHIC SCALE

1" = 50'

5.30.2016

TOWN FROM PLAN BY PAUL C. HARRINGTON
IN DATED AUGUST 1983 BOOK 32
MONTPELIER LAND RECORDS

Added to amended permit

open deck w/ roof approximate area 12' x 12'

Main House

~~Future Element (not on permit)~~

removed to meet setback

SE

Existing canopy to be removed when porch added

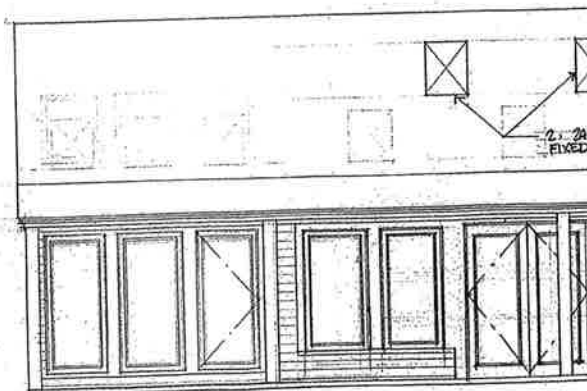
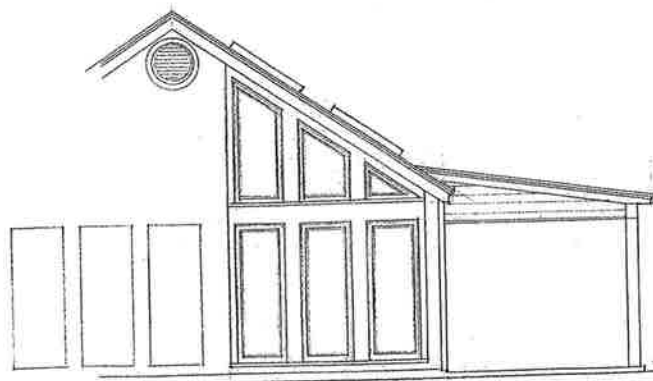


6'

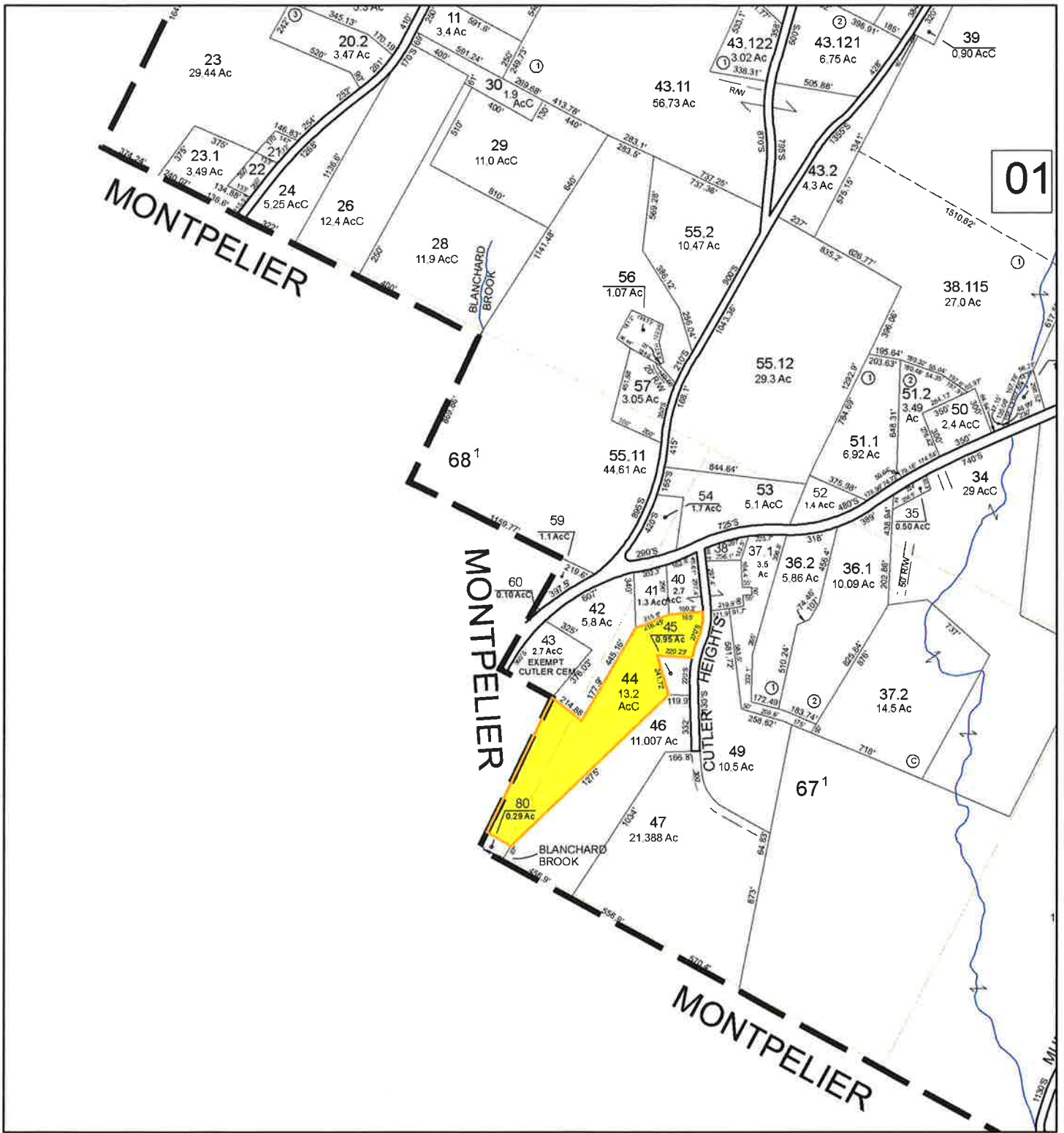
TERRACE DOOR - ONE ACTIVE PANEL w/ SLIDING SCREEN DOOR 6'-0" x 6'-0"

Garage

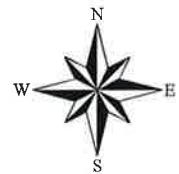
NE (Cutler Heights)



16-019 A



**Zahm -- 110 Cutler Heights
East Montpelier**



5/5/2016