

Permit # 16-027

**ZONING PERMIT APPLICATION**

Date Received: 6/8/16

Zoning District E

**TOWN OF EAST MONTPELIER**

Parcel # 03-059.000

Overlays WR, FH

PO Box 157, East Montpelier, VT 05651

Tax Map # 04-02-67.000

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- A. 1. Name of Landowner: HEIDEMARIE HEISS + STEPHEN J. HOLMES Phone No. 223-1227  
 2. Address of Landowner: 2888 COUNTY ROAD MONTPELIER, VT 05602  
 3. Applicant (other than owner)..... Phone No.....  
 4. Address of Applicant.....  
 5. Location of Property: 2888 COUNTY ROAD EAST MONTPELIER, VERMONT

**B: Application is made (check appropriate boxes):**

- |   |  |  |
|---|--|--|
| <b>To:</b>                                    | <b>For:</b>  | <b>For:</b>  |
| <input checked="" 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 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 type="checkbox"/> Change use           | <input type="checkbox"/> Industrial  | <input type="checkbox"/> Other                         |

Describe work to be performed.....  
ADDITION OF 8' X 15' SUN PORCH ON EXISTING TERRACE

s.jacksonholmes@gmail.com

**C. Lot description:**

1. acreage 4.8 4. depth side yards 61 Ft. 255 Ft.  
 (building to lot lines)  
 2. road frontage 340 Ft.  
 3. depth front yard 72 Ft. TO TERRACE 5. depth rear yard 495 Ft.  
 (Road centerline to building) 391 FT. TO HOUSE (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.

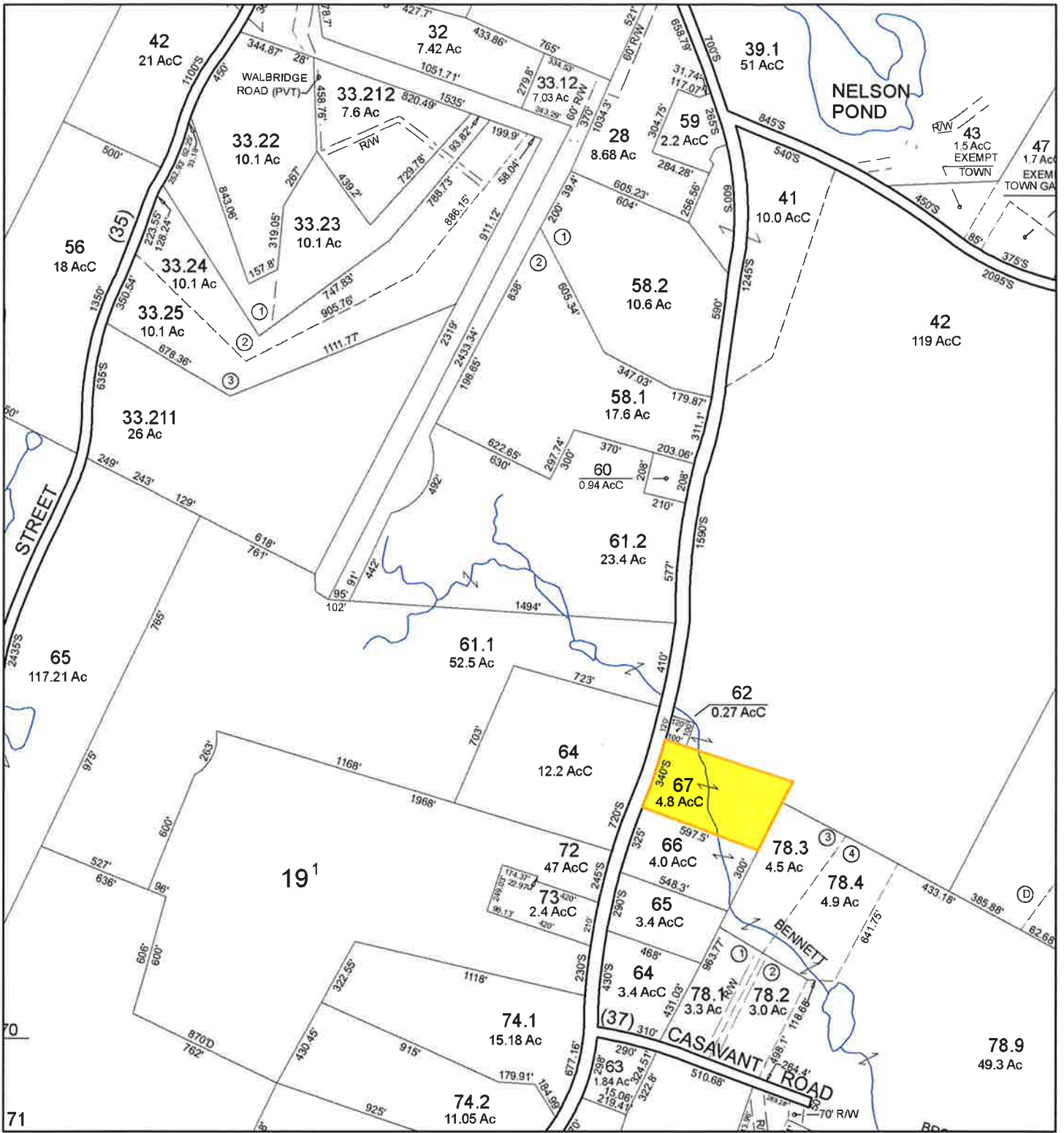
**READ BELOW CAREFULLY AND SEE SECTION D ON PAGE 2 OF APPLICATION:**

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.

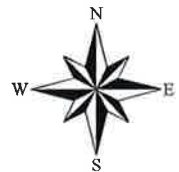
Landowner [Signature] Date 6/8/16  
Applicant [Signature] Date .....

Zoning Permit Fee: \$ 185.00 Cash        Check #8852 Date 6/8/16 Rec'd by D.B.  
DRB Hearing Fee: \$        Cash        Check        Date        Rec'd by       

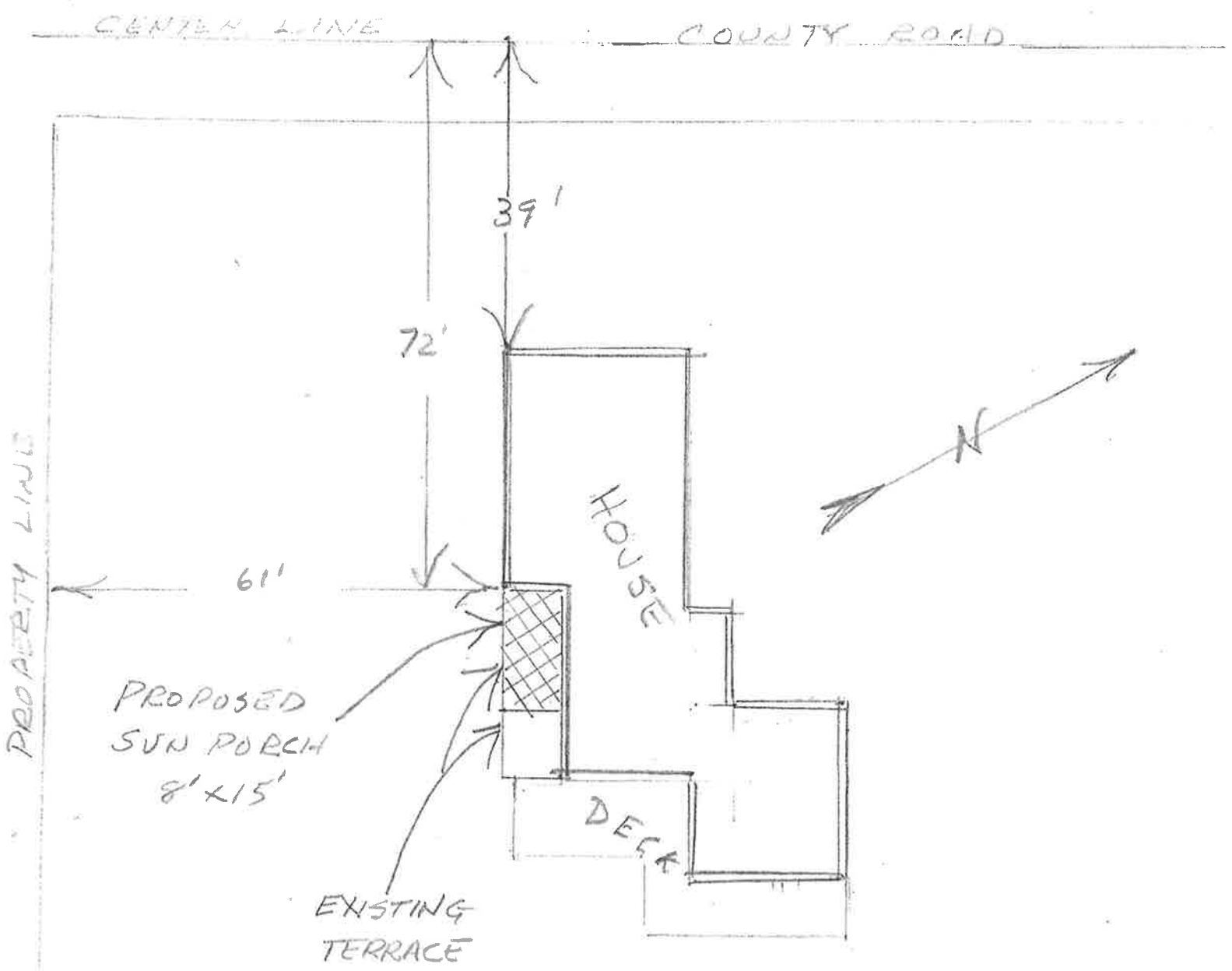
Make checks payable to the "Town of East Montpelier"



**Holmes -- 2888 County Road  
East Montpelier**



6/15/2016



SITE LOCATION MAP DETAILS

PROPOSED SUN PORCH

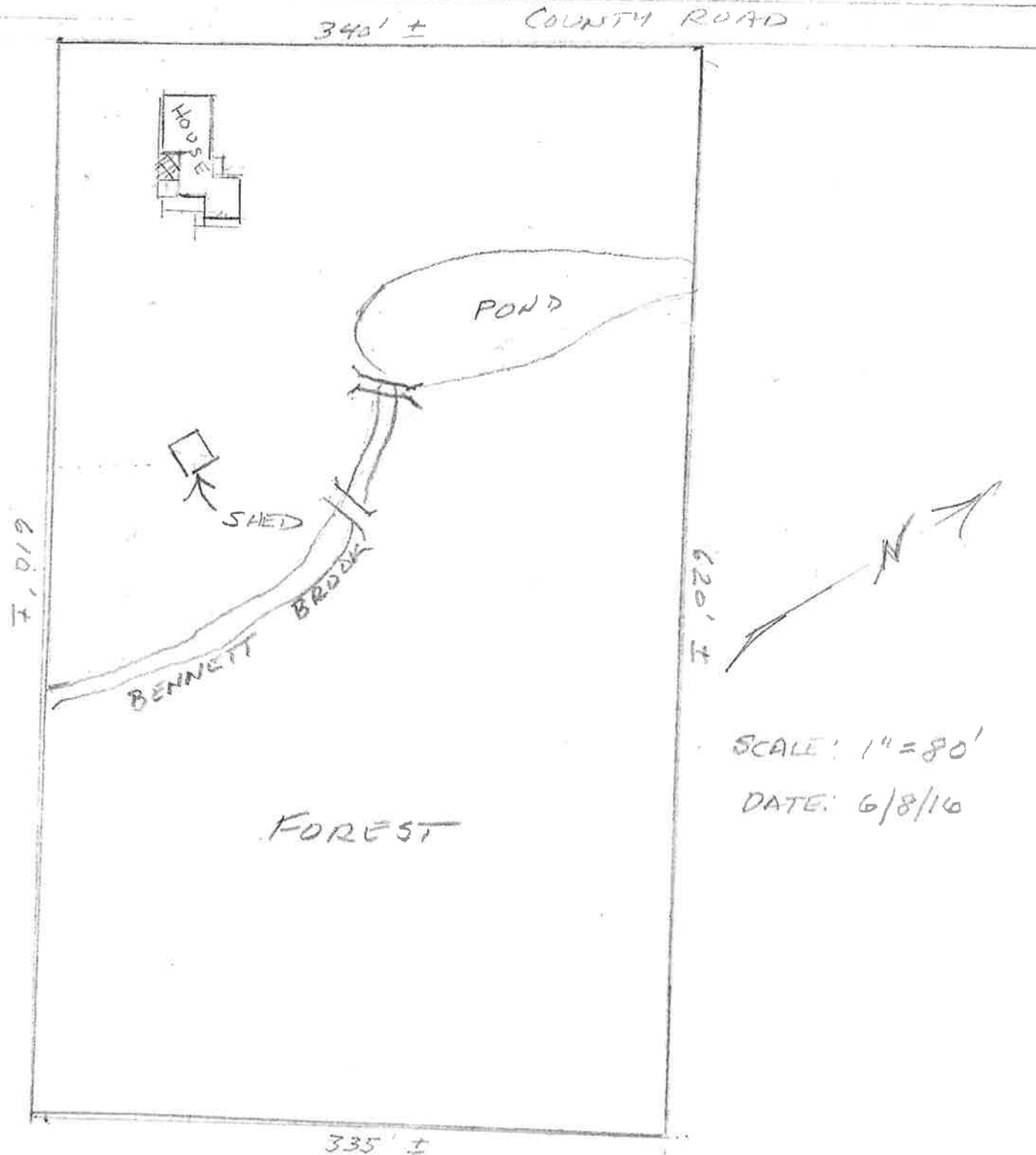
HEIDEMARIE HOLMES-HEISS + STEPHEN HOLMES

2888 COUNTY ROAD

EAST MONTPELIER, VERMONT

SCALE: 1" = 20'

DATE: 6/8/16



GENERAL SITE LOCATION MAP

PROPOSED SUN PORCH

HEIDEMARIE HOLMES-HETSS + STEPHEN HOLMES  
 2888 COUNTY ROAD  
 EAST MONTPELIER, VERMONT

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, July 12, 2016 at 7:00 p.m. at the Municipal Office Building to conduct setback waiver or, if necessary, variance review of zoning application 16-027 submitted by Heidmarie Heiss & Stephen Holmes. The application is to add a sun porch to the south side of the house about mid-way back on the structure where a terrace is located currently. The Holmes house is one of the older East Montpelier homes, far pre-existing zoning regulations. As is often the case in these situations, the house violates the current setback expectations, being far too close to County Road. Procedurally, the only way to add elements to the non-conforming part of the structure is to request a waiver or variance of the rules from the DRB. The following notice will appear in the Times Argus Monday, June 27, 2016:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, July 12, 2016 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Setback waiver or, in the alternative, variance review of Application #16-027, submitted by Heidmarie Heiss & Stephen Holmes, to construct a 15' x 8' sun porch addition to their residence located at 2888 County Road. The house is a §3.10 pre-existing, non-conforming structure in Zone E – Agricultural & Forest Conservation District, located partially within the mandated 75-foot front setback. The applicants request either a 3' §3.14 setback waiver or §7.6 variance relief from the front setback.**

The applicant must hand deliver or send by certified mail a copy of this notice to all abutting landowners at least 15 days before the Development Review Board's hearing date. Neighbors do not need to attend the hearing unless they would like to make comments to the Development Review Board. **However, participation (in person or in writing) in the local proceeding is a prerequisite to the right to appeal any resulting decision or action of the Development Review Board, pursuant to 24 V.S.A. §4464(a)(1)(c).**

Questions may be directed to the zoning administrator at the East Montpelier Municipal Office Building (802-223-3313x204) or by e-mail at [eastmontadmin@comcast.net](mailto:eastmontadmin@comcast.net).

C. Bruce Johnson  
East Montpelier Town & Zoning Administrator  
P.O. Box 157  
East Montpelier, VT 05651