

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued: December 13, 2016

Effective Date: December 28, 2016

Location: 486 Powder Horn Glen Road

Owner: Catherine McLinn / Peter Gill

For: Change of Use: Conversion of Garage
Second Floor & Part of First Floor to Living Space

Application # 16-055

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.

Permit # 16-055
Zoning District D
Overlays —

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

Date Received: 12/12/16
Parcel # 03-030.000
Tax Map # 08-02-09.000

A. 1. Name of Landowner... Catherine Melin / Peter Gill Phone No. 224-1134
2. Address of Landowner... 486 Powder Horn Glen Rd.
3. Applicant (other than owner)..... Phone No.....
4. Address of Applicant... same
5. Location of Property.....

B: Application is made (check appropriate boxes):

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

Describe work to be performed.....
① add room to existing garage
② finish above garage w/ bath room
All interior; changing to living space

C. Lot description:

- | | |
|--|---|
| 1. acreage..... <u>~ 4 ac. 3.91</u> | 4. depth side yards... <u>~ 60</u> Ft. <u>200+</u> Ft.
(building to lot lines) |
| 2. road frontage... <u>~ 185</u> Ft. | |
| 3. depth front yard... <u>~ 100</u> Ft.
(Road centerline to building) | 5. depth rear yard... <u>200+</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 [Signature] Date 12/12/2016
Applicant Date

Zoning Permit Fee: \$ 75.00 Cash Check _____ Date 12/12/16 Rec'd by DB
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 # 16-055 Date Issued 12/13/16 Effective Date 12/28/16

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

James Johnson
.....
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

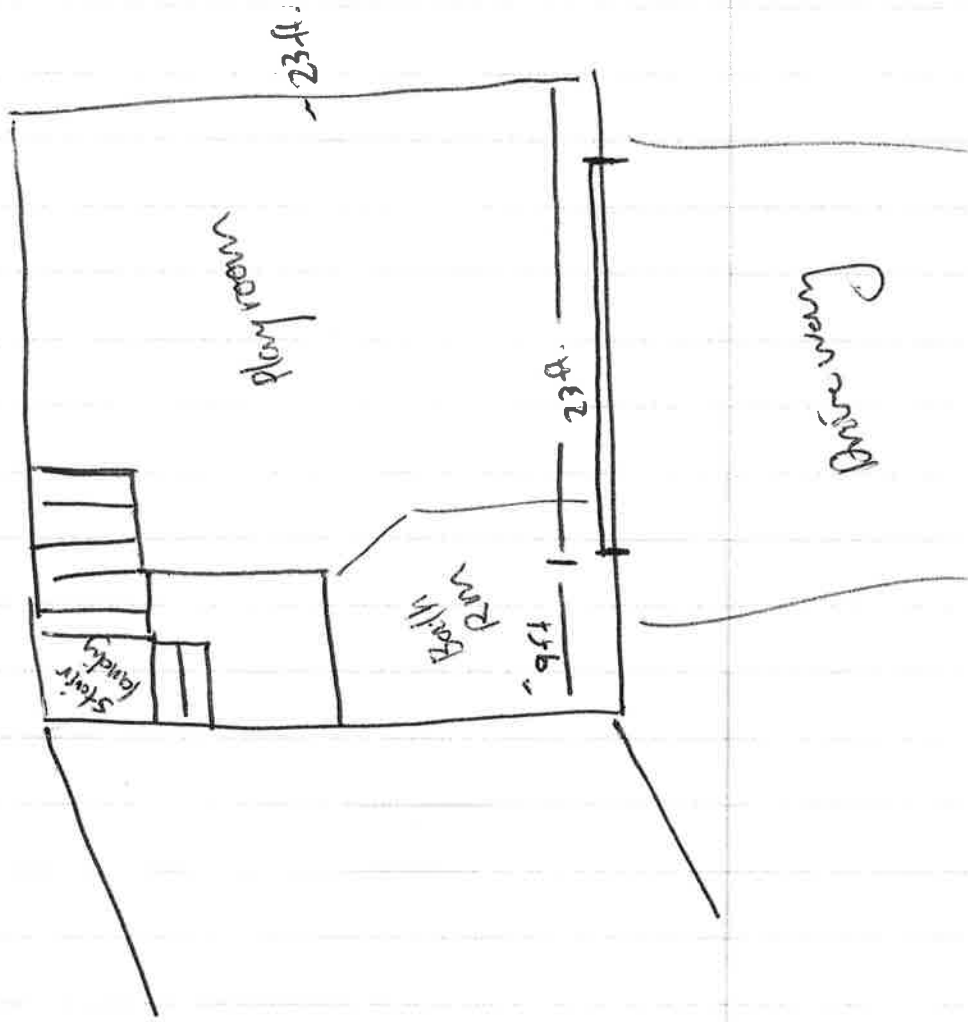
The DRB's written decision was issued on:

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.

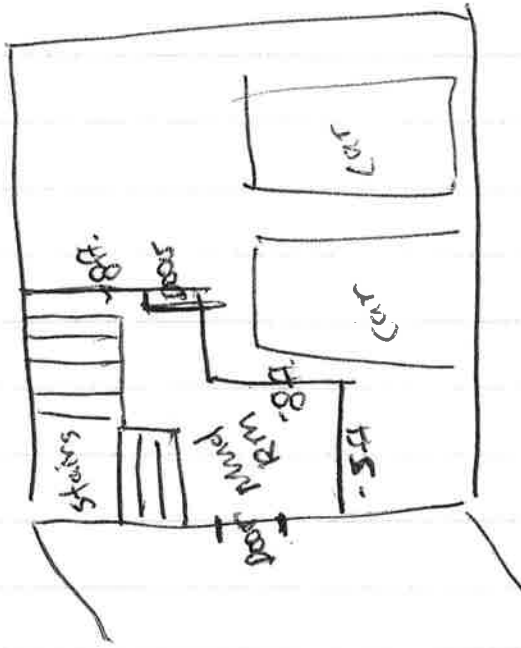
1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior 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.

486 Powder Horn
Glen Rd.

upstairs



Downstairs

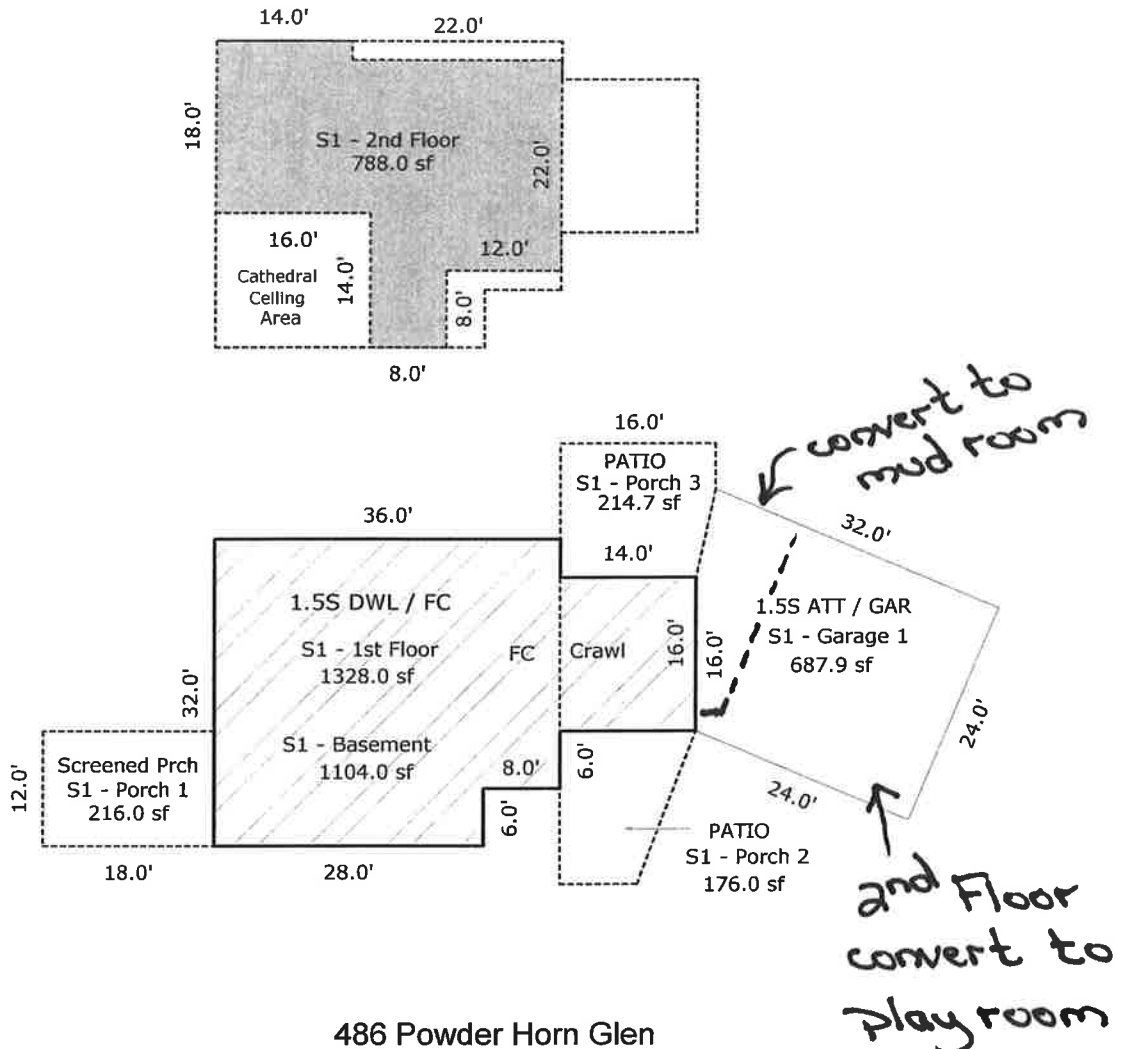


SKETCH/AREA TABLE ADDENDUM

Parcel No 03-030

SUBJECT	Property Address		
	City	State	Zip
	Owner		
	Client		
	Appraiser Name		

IMPROVEMENTS SKETCH



Scale: 1 = 20

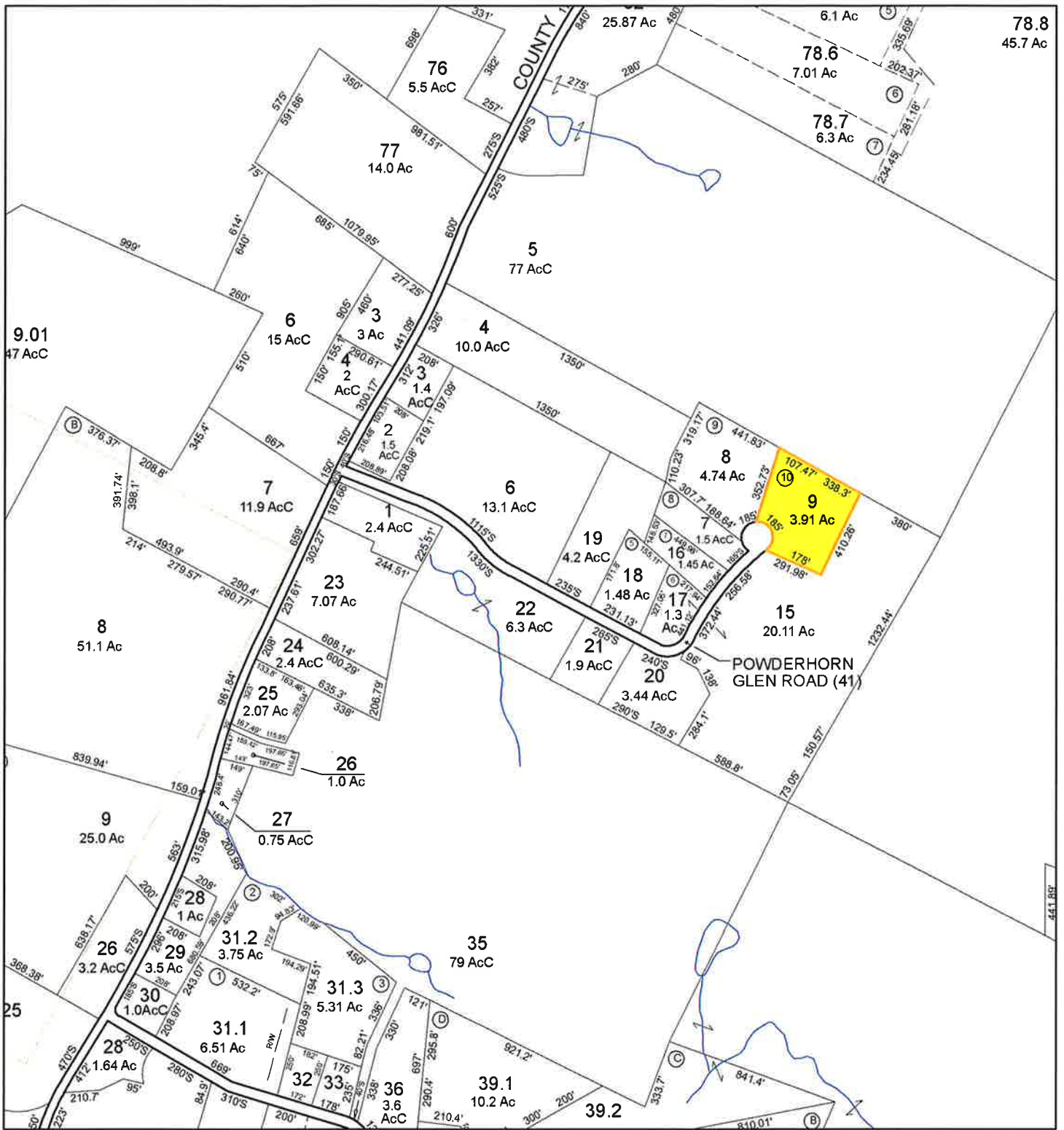
AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

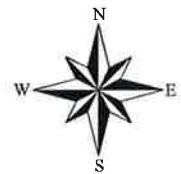
Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	1328.0	164.0	1328.0
1FL2	S1 - 2nd Floor	1.00	788.0	136.0	788.0
1BS	S1 - Basement	1.00	1104.0	136.0	1104.0
GAR11	S1 - Garage 1	1.00	687.9	105.4	687.9
P/P11	S1 - Porch 1	1.00	216.0	60.0	216.0
P/P12	S1 - Porch 2	1.00	176.0	55.1	176.0
P/P13	S1 - Porch 3	1.00	214.7	58.2	214.7

Net BUILDING Area (rounded w/ factors) 2116

Comment Table 1	
Comment Table 2	Comment Table 3



**McLinn & Gill -- 486 Powder Horn Glen Road
East Montpelier**



12/14/2016