

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued: August 9, 2017

Effective Date: August 24, 2017

Location: 75 L Brown Drive

Owner: Terry Bissell

For: New Residence:

House ~ 48' x 24'; Garage ~ 27' x 17'

Application # 17-035

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 # 17-035
Zoning District D
Overlays ---

ZONING PERMIT APPLICATION
TOWN OF EAST MONTPELIER

PO Box 157, East Montpelier, VT 05651

Date Received: 8/3/17
Parcel # 08-012.200
Tax Map # 09-00-81.300

- A. 1. Name of Landowner TERRY N. BISSELL Phone No. 206-465-2421
 2. Address of Landowner 427 WHITE CAP LN. NEWPORT CONST, CA 92657
 3. Applicant (other than owner)..... Phone No.....
 4. Address of Applicant.....
 5. Location of Property 75 L BROWN DRIVE EAST MONTPELIER, VT 05651
(LARRY BROWN SUBDIVISION LOT #5)

B: Application is made (check appropriate boxes):

- | | | |
|---|--|--|
| To: | For: | For: |
| <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.....
TO CONSTRUCT A SINGLE FAMILY RESIDENCE (~1,200 SF) WITH AN
ATTACHED GARAGE (~425 SF).

- C. Lot description:
- | | |
|--|---|
| 1. acreage <u>3.80</u> | 4. depth side yards <u>>50</u> Ft. <u>750</u> Ft.
(building to lot lines) |
| 2. road frontage <u>ON PRIVATE ROAD</u> Ft. | |
| 3. depth front yard <u>>80</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>>50</u> Ft.
(building to lot line) |

WILL MEET IDENTIFIED ROAD EASEMENTS, OTHER EASEMENTS, AND LOT SET BACKS.
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 Terry Bissell Date 31 JULY 2017
Applicant Date

Zoning Permit Fee: \$ 150.00 Cash _____ Check #1130 Date 8/3/17 Rec'd by J.B.
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 # 17-035 Date Issued 08/09/17 Effective Date 08/24/17

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

[Signature]
.....
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.

BISSELL RESIDENCE
EAST MONTPELIER, VERMONT

BLACK RIVER DESIGN ARCHITECTS

REVISIONS

ELEVATIONS

SCALE

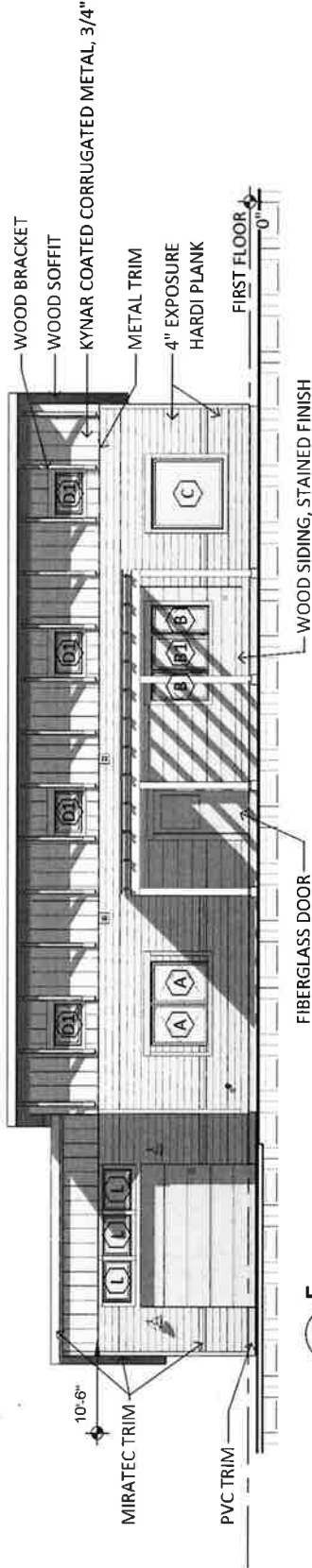
DATE

DRAWN BY

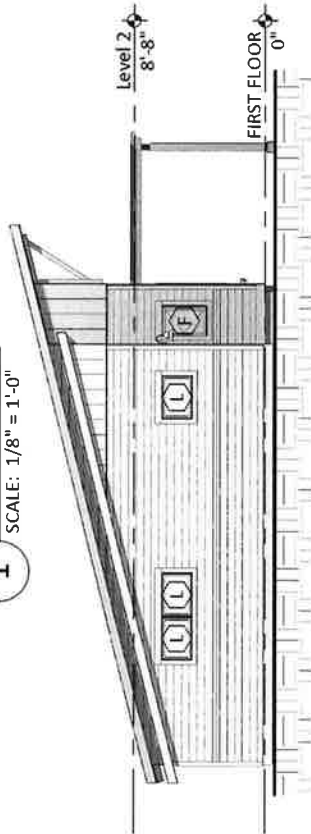
CHECKED BY

A3.0

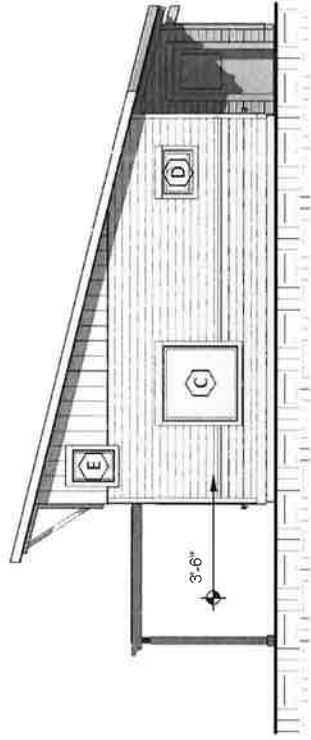
BISS



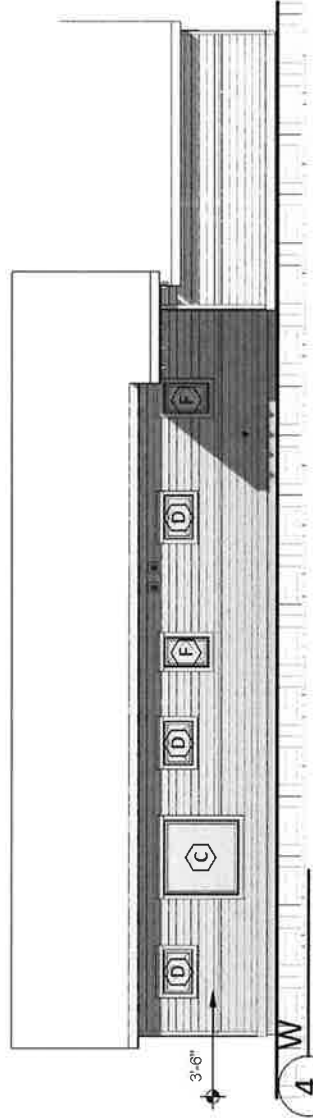
1 SCALE: 1/8" = 1'-0"



3 SCALE: 1/8" = 1'-0"



2 SCALE: 1/8" = 1'-0"



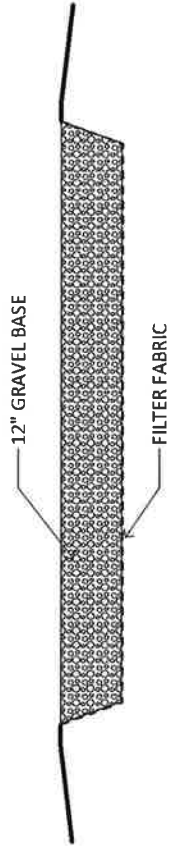
4 SCALE: 1/8" = 1'-0"

Window Schedule				
Type Mark	Nominal Width	Nominal Height	Head Height	Comments

A	3'-0"	4'-0"	6'-10"	
B	2'-0"	4'-0"	6'-10"	
B1	2'-6"	4'-0"	6'-10"	FIXED
C	5'-0"	5'-0"	6'-10"	FIXED
D	3'-0"	2'-0"	6'-10"	
D1	3'-0"	2'-0"	4'-11 1/2"	FIXED
E	2'-2 3/4"	2'-9 3/4"	12'-9 7/8"	WITH STAINED GLASS BY OWNER
F	2'-0"	3'-0"	6'-10"	
L	3'-0"	2'-0"		SALVAGED

Grand total: 27

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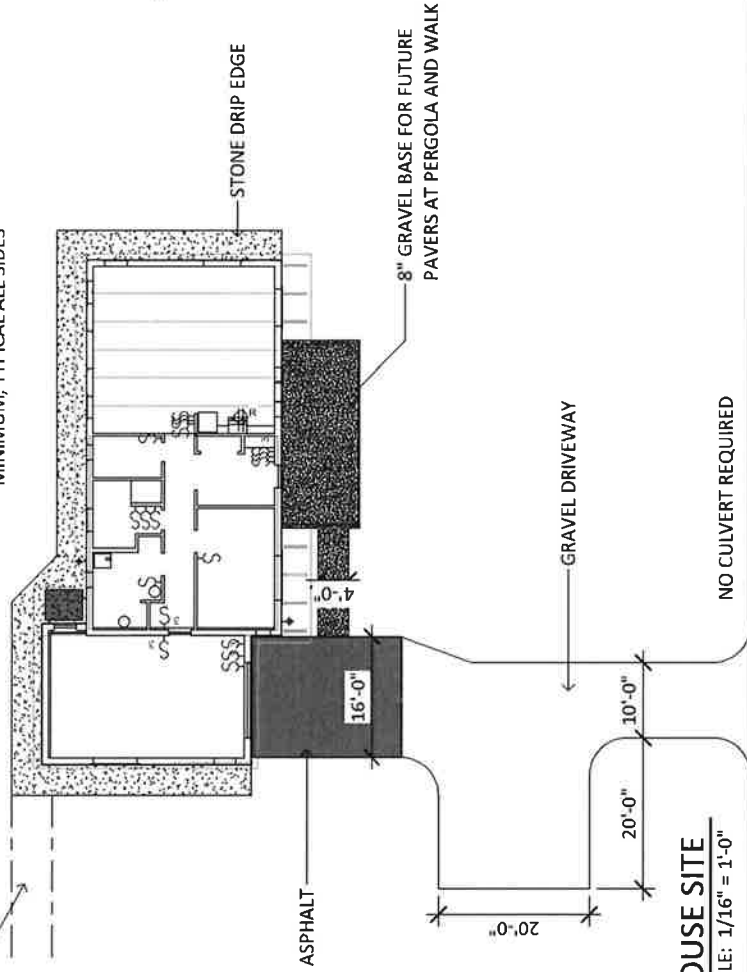


3 DRIVEWAY SECTION

SCALE: 1/2" = 1'-0"

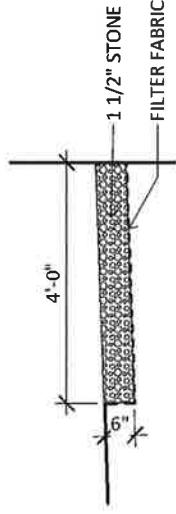
SWALE TO DRAIN PERIMETER DRIP EDGE

10% SLOPE AWAY FROM HOUSE FOR 10' MINIMUM, TYPICAL ALL SIDES



1 HOUSE SITE

SCALE: 1/16" = 1'-0"



2 STONE DRIP EDGE

SCALE: 1/2" = 1'-0"

Bruce Johnson

From: Terry Bissell <terry@tnbissell.com>
Sent: Thursday, August 03, 2017 11:15 AM
To: Bruce Johnson
Subject: RE: EM Building Application
Attachments: Bissell Bid Set 2017-07-27.pdf

Bruce,

Sorry for the omission. Would the attached file suffice for what is required by the town? The second page of the attached has a rudimentary site plan. The front edge of the pergola on the front of the house is located greater than 80 feet from the center of L Brown Drive (84' to be exact) to meet the L Brown Drive road easement and the property setback. The fourth page, S1, the driveway is not to scale as it should show the front of the garage being 98' from the center of L Brown Drive – 4' from face of the house, 10' depth of the pergola, 4' cushion suggested by me, 50' setback, and 30' easement to the center of L Brown Drive.

Please let me know if you need anything further or a more precise site plan, thanks.

Terry

From: Bruce Johnson [<mailto:eastmontadmin@comcast.net>]
Sent: Thursday, August 3, 2017 6:39 AM
To: Terry Bissell <terry@tnbissell.com>
Subject: EM Building Application

Hi Terry:

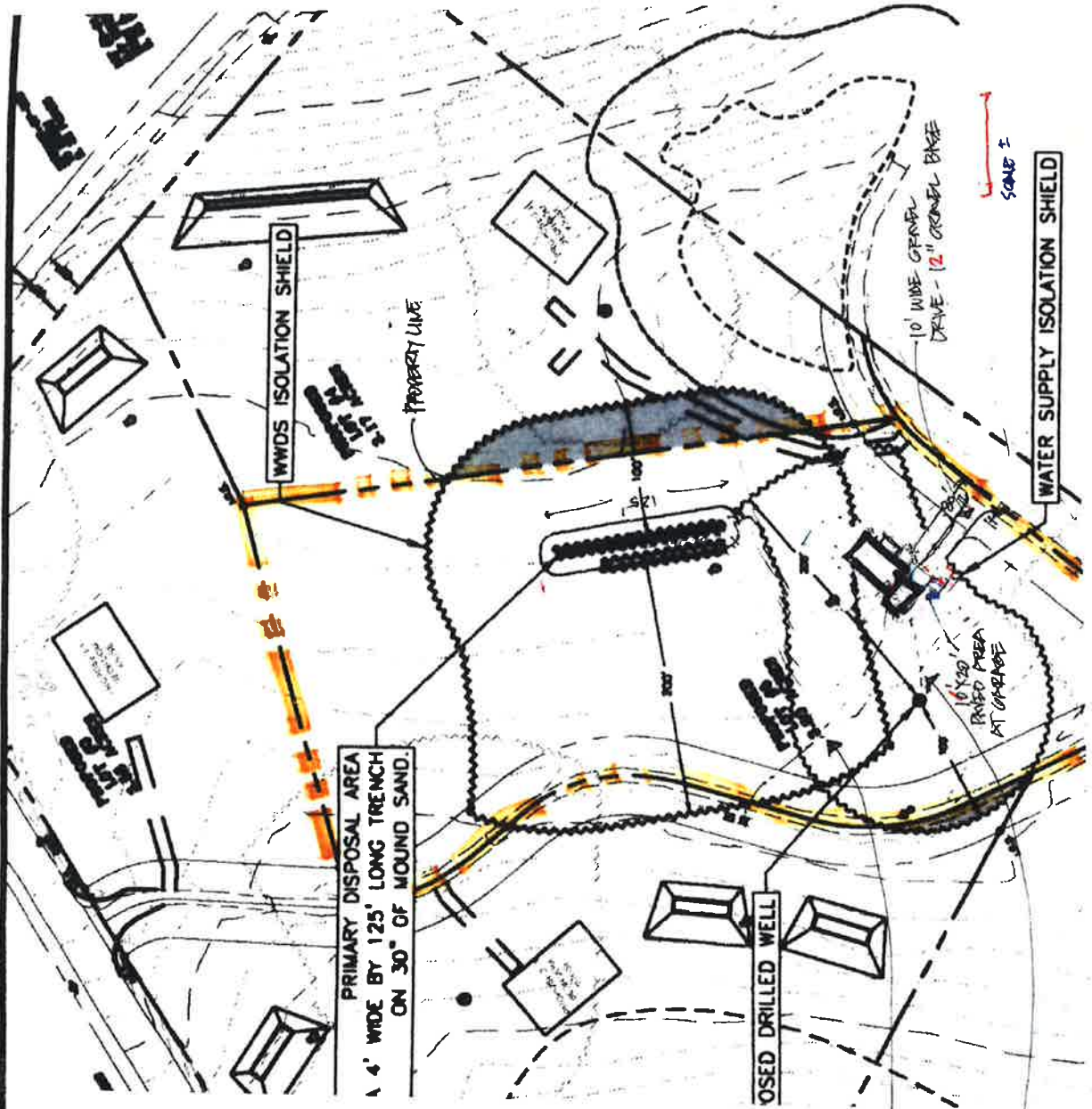
We appear to have a miscommunication: the building permit application needs to include an actual description of the structure(s) and a rudimentary site plan depicting where the structure(s) will be on the parcel. The description and sketch don't need to be anything fancy (we don't need blueprints), but we need more "on paper" information than you provided.

Thank you,

Bruce

C. Bruce Johnson
East Montpelier Town & Zoning Administrator
40 Kelton Road
PO Box 157
East Montpelier, VT 05651
(802) 223-3313 x 204
eastmontadmin@comcast.net
<http://eastmontpeliervt.org/>

LOCATION MAP
SCALE:

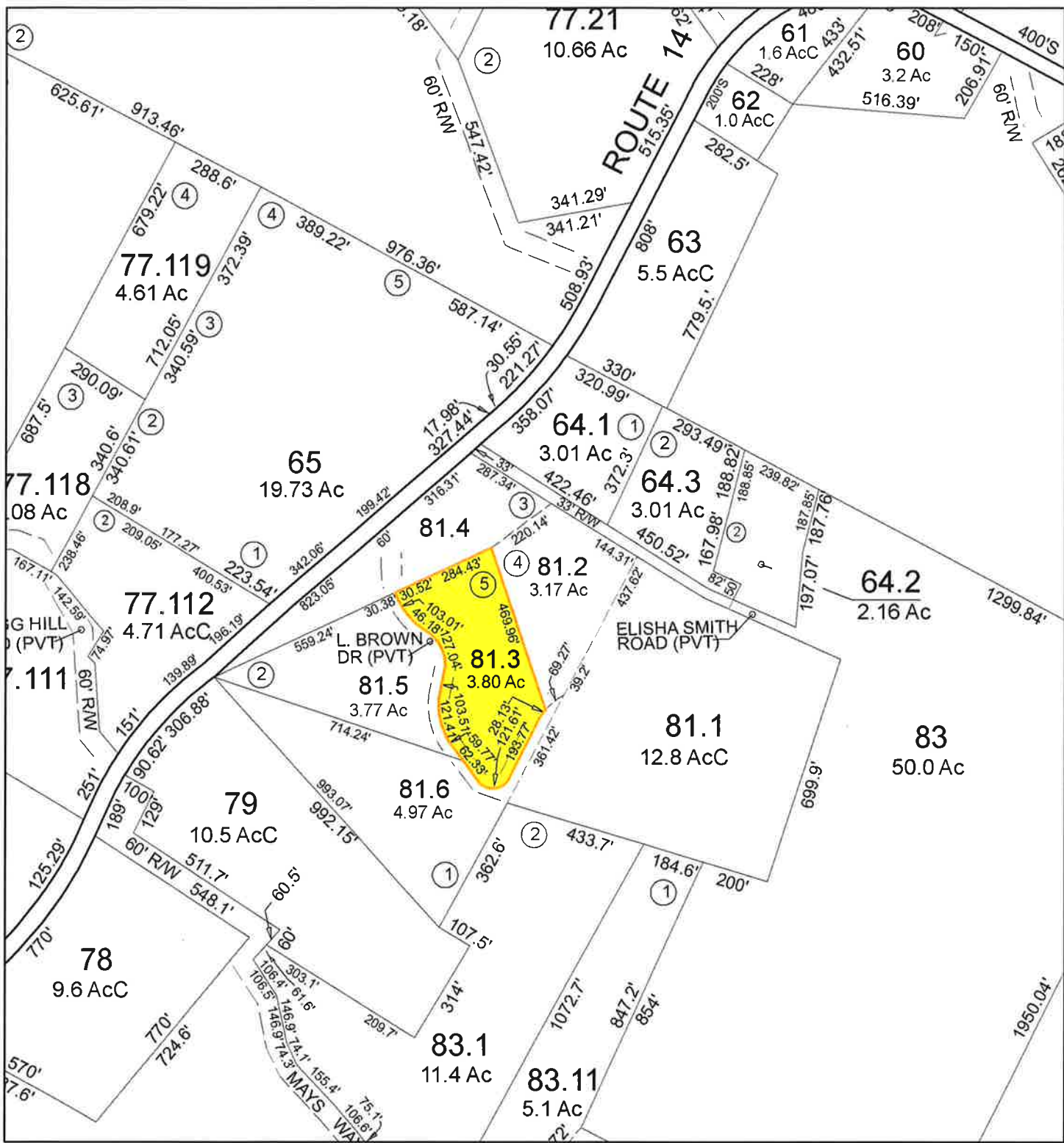


SITE PLAN
SCHEMATIC

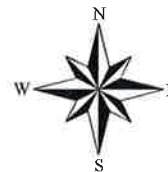
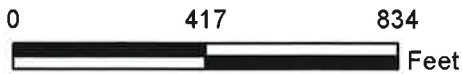
- NOTE:
- EXCAVATE, BACKFILL FOR HOUSE
 - WASTEWATER SYSTEM
 - W/IN EXCAVATION / BACKFILL
 - UTILITY TRENCHING / BACKFILL
 - FINAL GRADING, LAWN, SEEDING
 - DRIVEWAY AND ASPHALT APRON
 - DEEP EDGE AT 3 SIDES OF ^{STONE} HOUSE (GRANUL)

EXCAVATE / BACKFILL FOR
TRENCHING, CABLE, PLUS

NEW TRENCH TO HOUSE
FOR FIRE AND ELECTRIC



**Bissell -- 75 L Brown Drive
East Montpelier**



8/8/2017