

# Town of East Montpelier

# ZONING PERMIT

# NOTICE

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

Date Issued: November 13, 2017

Effective Date: November 28, 2017

Location: 170 Cherry Tree Hill Road

Owner: Ellen Leonard & Janice Walrafen

For: Remodeling of Barn Apartment; New

Roof Structure over Existing 27'x32' Footprint;  
Application # 17-048 New 8'x16' Deck

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 # 17-048  
Zoning District D  
Overlays 1

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

Date Received: 11/13/17  
Parcel # 05-022.000  
Tax Map # 08-03-58.100

\*\*\*\*\*

- A.**
- Name of Landowner: Ellen Leonard & Janice Phone No. 802-595-4296
  - Address of Landowner: 170 Cherry Tree Hill Rd East Montpelier 05651
  - Applicant (other than owner): - Phone No. -
  - Address of Applicant: same
  - Location of Property: same

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

- |  |  |  |
|--|--|--|
| <b>To:</b>                                 | <b>For:</b>  | <b>For:</b>  |
| <input type="checkbox"/> Construct         | <input checked="" type="checkbox"/> One <input type="checkbox"/> Two-family dwelling | <input type="checkbox"/> Subdivision of land           |
| <input checked="" 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: Remodeling of east end of barn/stable (the apartment)  
32' x 27' element (2nd) footprint remains same  
Reconfigured roof structure; increased 2nd floor space  
Added 8' x 16' deck

**C. Lot description:**

- acreage 10.3 ac.
- road frontage 438' Ft.
- depth front yard >100' Ft.  
(Road centerline to building)
- depth side yards >100' Ft. >100' Ft.  
(building to lot lines)
- depth rear yard >100' 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 11/10/17  
Applicant [Signature] Date \_\_\_\_\_

\*\*\*\*\*  
Zoning Permit Fee: \$ 35.00 Cash \_\_\_\_\_ Check #3318 Date 11/13/17 Rec'd by D.S.  
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](http://publicservice.vermont.gov/energy_efficiency/rbes)  
Commercial Building Energy Standards: [http://publicservice.vermont.gov/energy\\_efficiency/cbes](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 # 7-048 Date Issued 11/13/17 Effective Date 11/28/17

**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

  
.....  
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.

# Project description



**The Mountain Shop Construction & Design LLC**

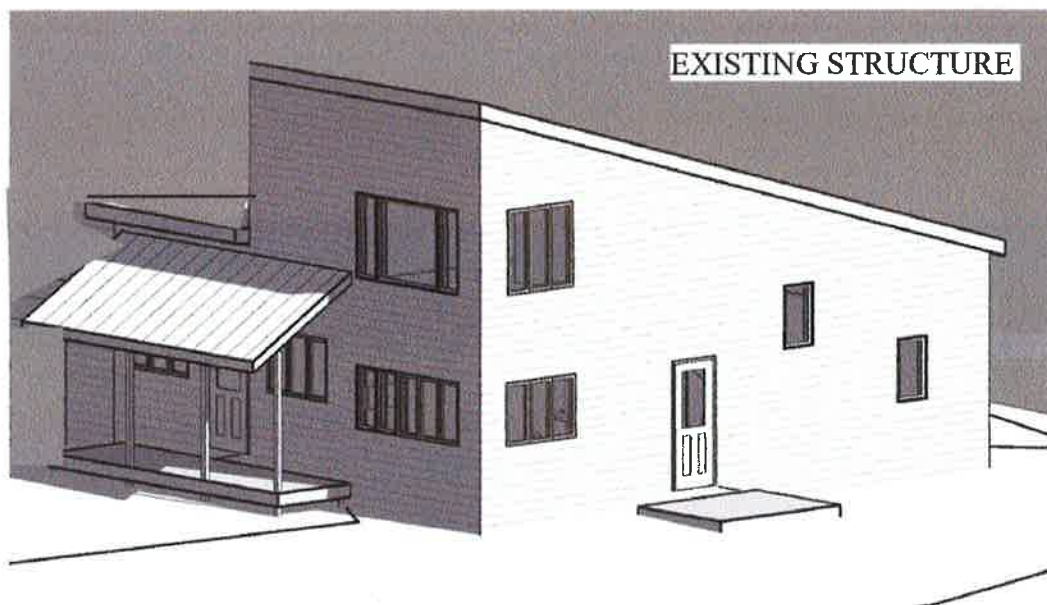
Po Box 295  
Montpelier, VT 05601  
(802) 522-5093

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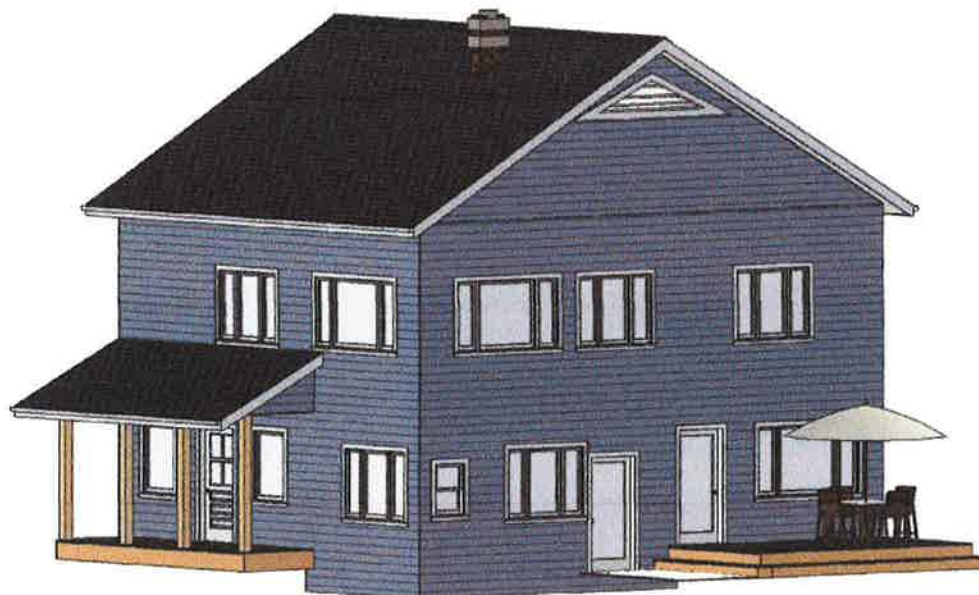
November 13, 2017

info@themountainshopconstruction.com

Client	Project
<b>Ellen Leonard &amp; Janice Walrafen</b> 170 Cherry Tree Hill Road, East Montpelier, VT 05651	<b>House remodeling</b>



NEW STRUCTURE



# Project description



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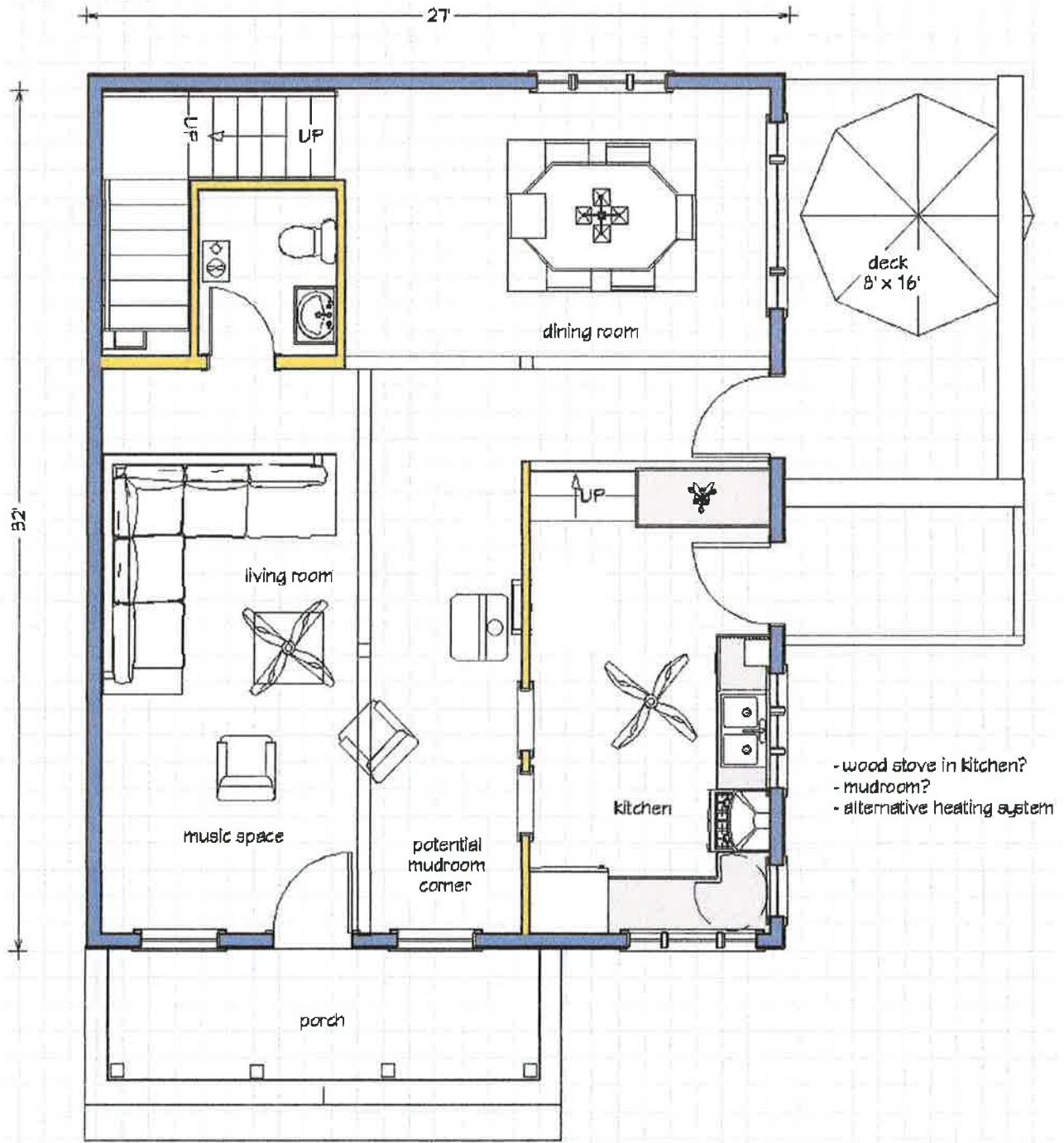
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## 1<sup>st</sup> floor



# Project description



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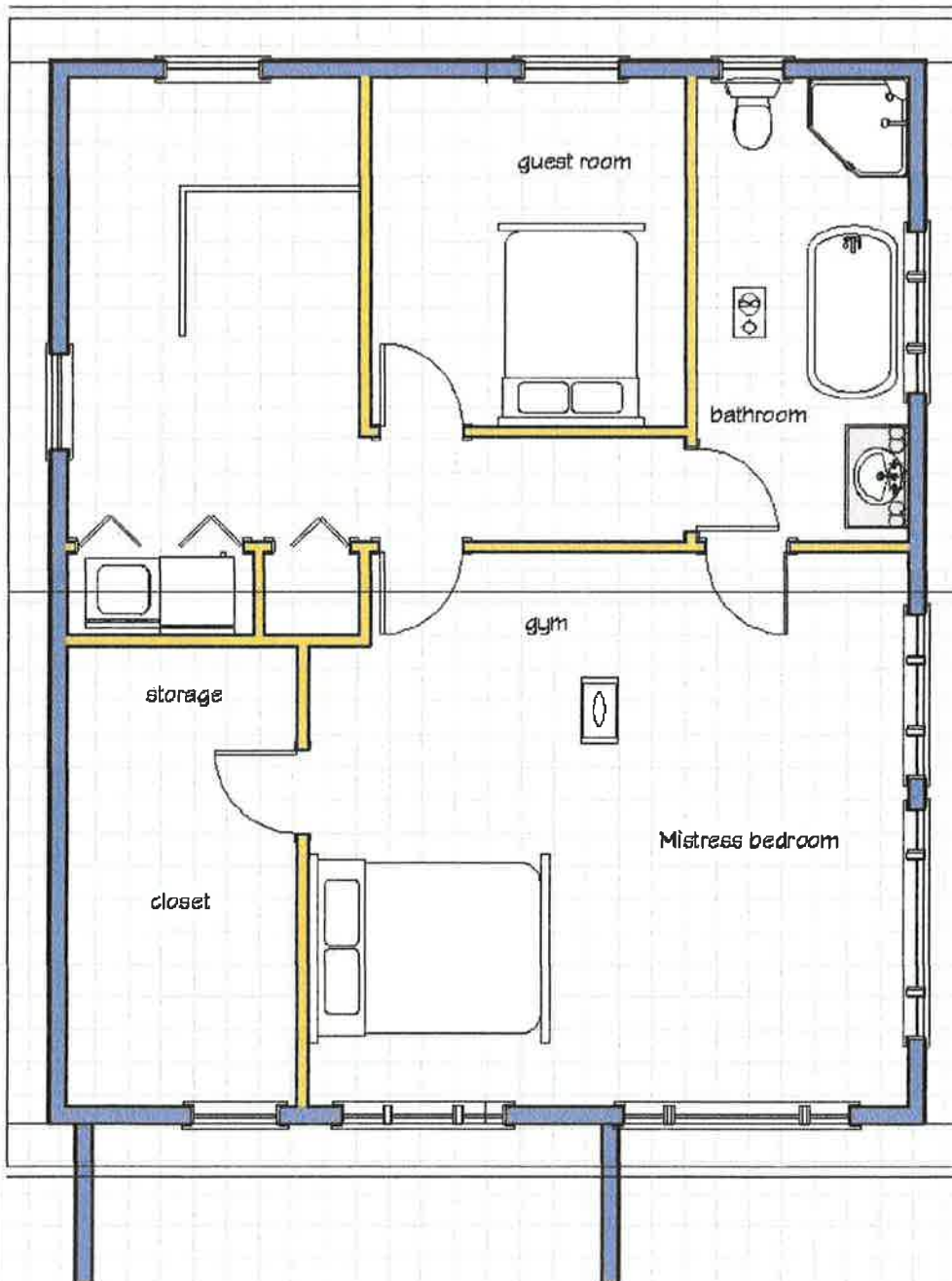
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November 13, 2017

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## 2<sup>nd</sup> floor



# Project description



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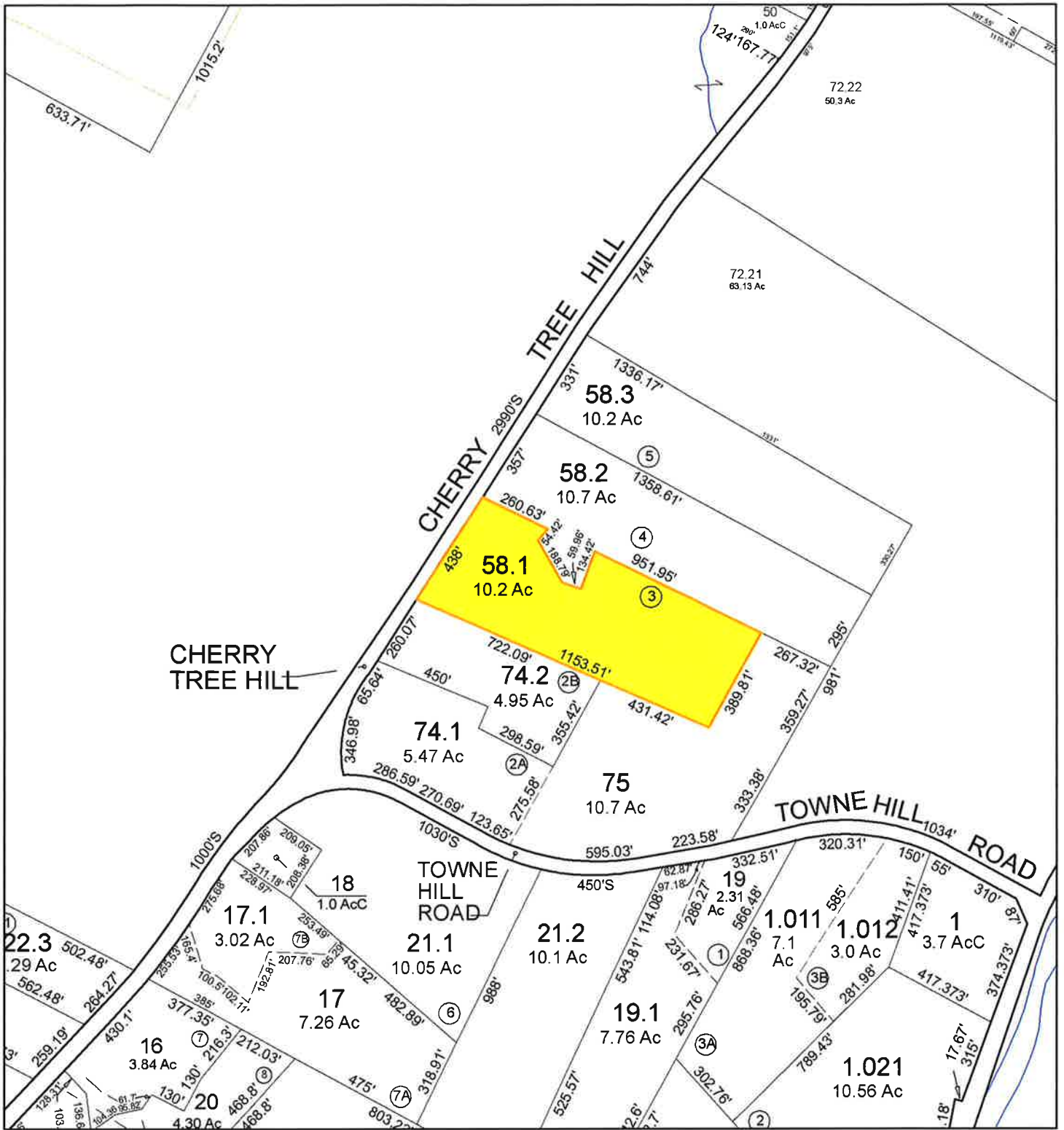
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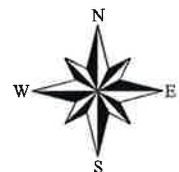
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## Work description

- footprint of 27' x 32' to remain the same.
- extend second floor to one level across the entire foot print (truss system).
- new plumbing, heating, electrical as needed.
- new insulation, new siding.
- some new doors/windows.
- some new finish work.



**Leonard; Walrafen -- 170 Cherry Tree Hill Road  
East Montpelier**



11/13/2017