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August 22, 2014

BY EMAIL – eastmontadmin@comcast.net
C. Bruce Johnson
East Montpelier Zoning Administrator
P. O. Box 157
East Montpelier, VT   05651-0157

    In re: Appeal of Ellery and Jennifer Packard

Dear Bruce:

    Please consider this letter my entry of appearance on behalf of Ellery and Jennifer Packard.

    Attached is the Supplement to Notice of Appeal we discussed yesterday.

    Thank you.

             Very truly yours,

             Philip H. Zalinger, Jr.

Enclosure
cc: Ellery and Jennifer Packard

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TOWN OF EAST MONTPELIER
DEVELOPMENT REVIEW BOARD

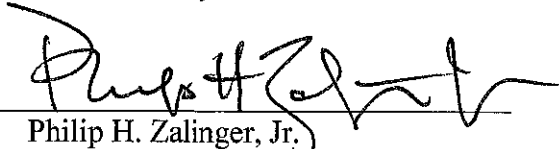RE: APPEAL OF ELLERY AND JENNIFER PACKARD

SUPPLEMENT TO NOTICE OF APPEAL

The within appeal relates to Article III, Section 3.9 of the Land Use and Development

Regulations entitled "Nonconforming (Pre-Existing) Small Lots" and the application of this

provision by the Zoning Administrator to the lots on Pine Ridge Road owned by the Appellants,

the second of which was purchased at tax sale in May, 2008 ("2008 Lot"). The Appellants seek

to reverse the merger of the two lots at issue, thus preserving the residential development

potential of each. As grounds therefor, Appellants assert they possessed an inchoate equitable

interest in the 2008 Lot and this lot was then and remains subject to and benefitted by valid and

binding State of Vermont Land Use Permit 500032-7, and Agency of Natural Resources

Subdivision Permit #EC-5-2082. Those permits created property rights and entitlements that

were rendered void by the act of the Zoning Administrator merging this lot with an adjacent

residential lot owned by Appellants.

Dated at Montpelier this 22nd day of August 2014.

ELLERY AND JENNIFER PACKARD

By: Zalinger Cameron & Lambek, P.C.
       Their Attorneys

By:_____
        Philip H. Zalinger, Jr.