

Permit # 16-023  
Zoning District D  
Overlays -

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

Date Received: 5/19/16  
Parcel # 04-039.000  
Tax Map # 08-03-14.100

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- A. 1. Name of Landowner Steve & Maria Steuffer Phone No. 802 223-5841  
2. Address of Landowner 2295 Brazier Rd Montpelier 05602  
3. Applicant (other than owner) Les Church Phone No. 249-1030  
4. Address of Applicant 33 Sawmill Road Marshfield  
5. Location of Property 2295 Brazier 05658

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

- |   |  |  |
|---|--|--|
| To:                                       | For:   | For:   |
| <input 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 checked="" 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..... NEW KITCHEN, OFFICE, & MUD ROOM ON  
EXISTING FOOTPRINT. ALTER ROOF LINE OVER EXISTING  
MUD ROOM - NEW ROOF, NEW SIDING, NEW WINDOWS  
PERMITS - EXTEND EXISTING GABLE END OVER EXISTING  
SIDE PORCH

- C. Lot description:
- |  |  |
|--|--|
| 1. acreage ..... <u>4.7</u>  | 4. depth side yards ..... <u>7</u> Ft. .... <u>20</u> Ft.<br>(building to lot lines) |
| 2. road frontage ..... <u>115</u> Ft.                                      |  |
| 3. depth front yard ..... <u>37.5</u> Ft.<br>(Road centerline to building) | 5. depth rear yard ... <u>1200</u> Ft.<br>(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:**

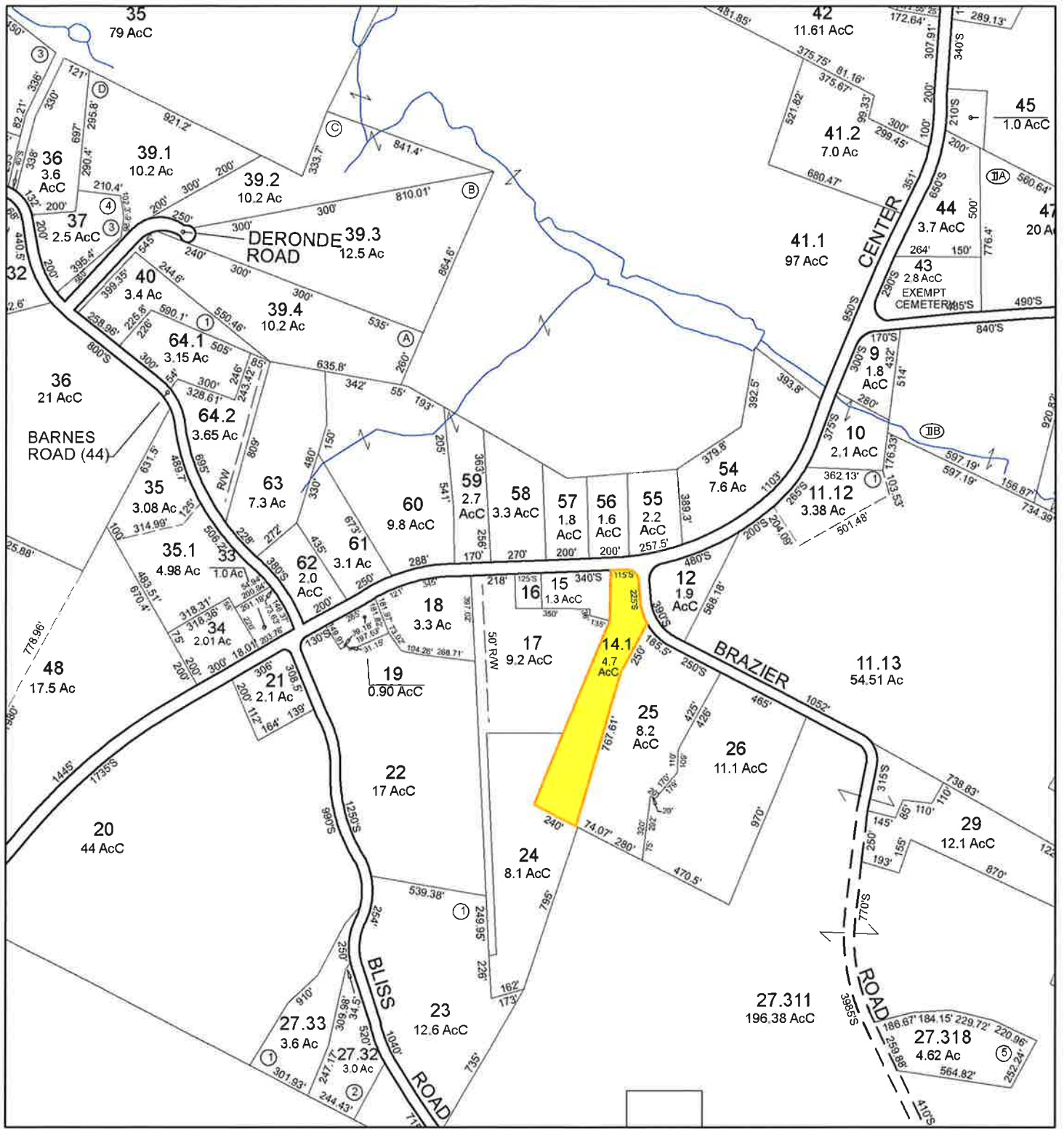
In accordance with 24 V.S.A. §4446, no development or subdivision of land may begin in the Town of East Montpelier until all applicable municipal land use permits and approvals have been issued. The undersigned requests a zoning permit as described above, understanding that the permit will be voided 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 5/19/16  
Applicant ..... [Signature] Date 5-19-2016

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Zoning Permit Fee: \$ 3185.20 Cash 185 (Check) 1153 Date 5/19/16 Rec'd by D.B.  
DRB Hearing Fee: \$ 1500 Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"



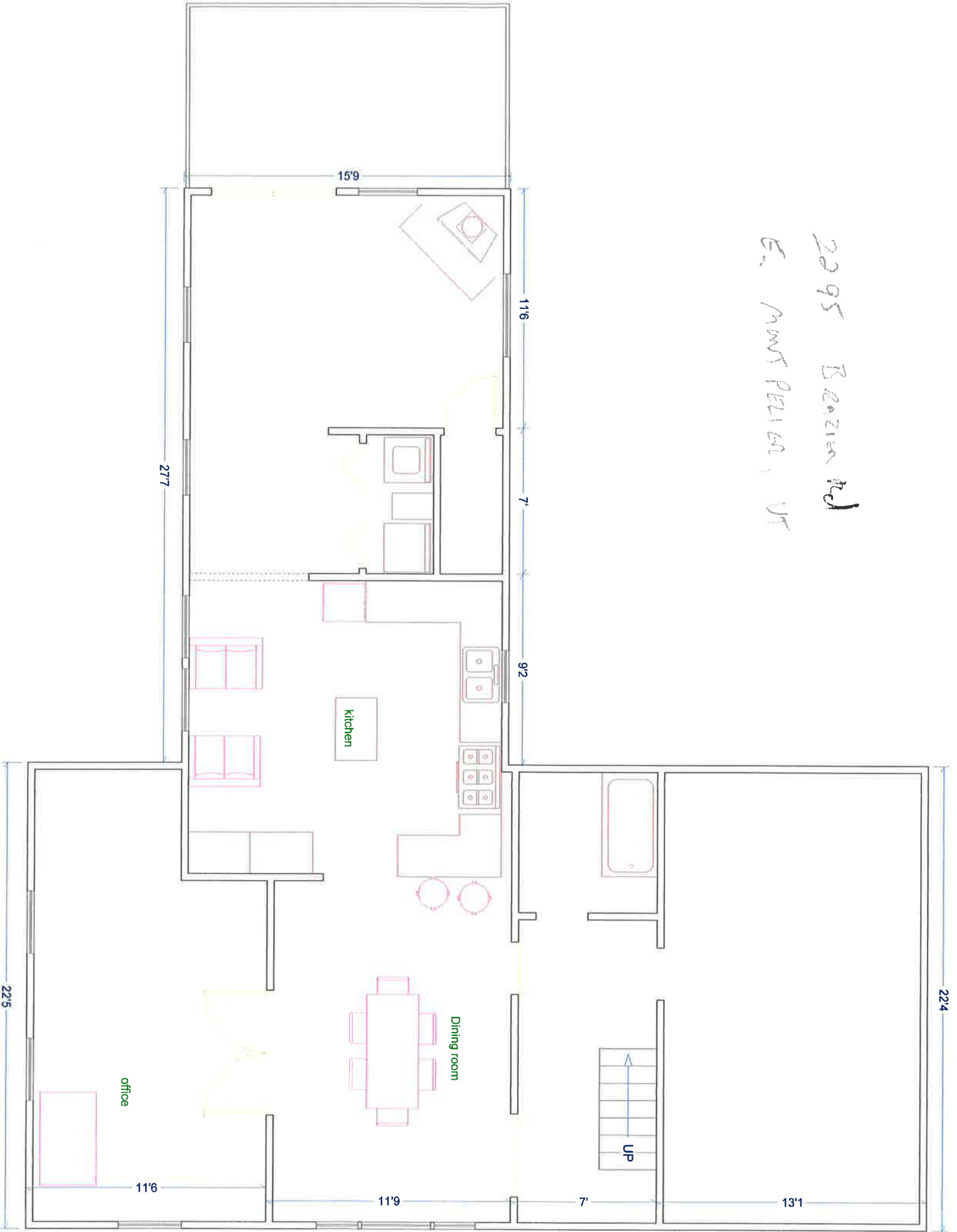
**Stoufer -- 2295 Brazier Road  
East Montpelier**



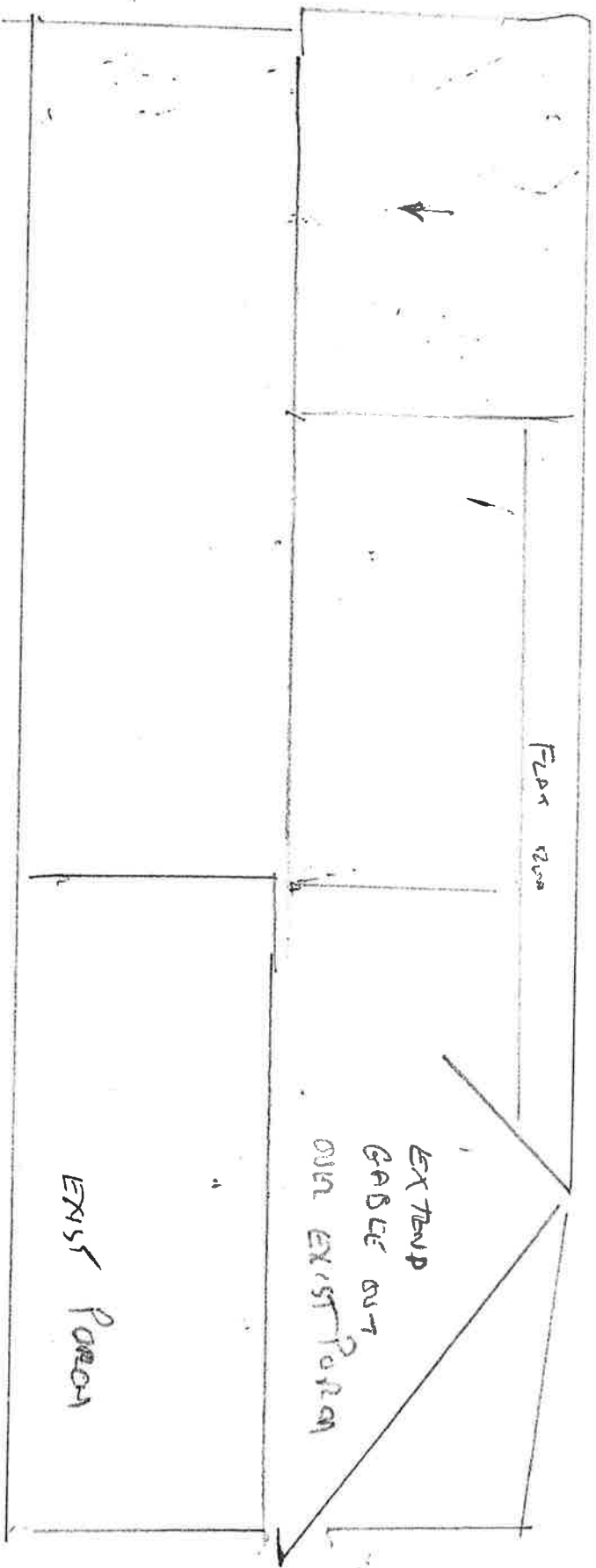
5/18/2016



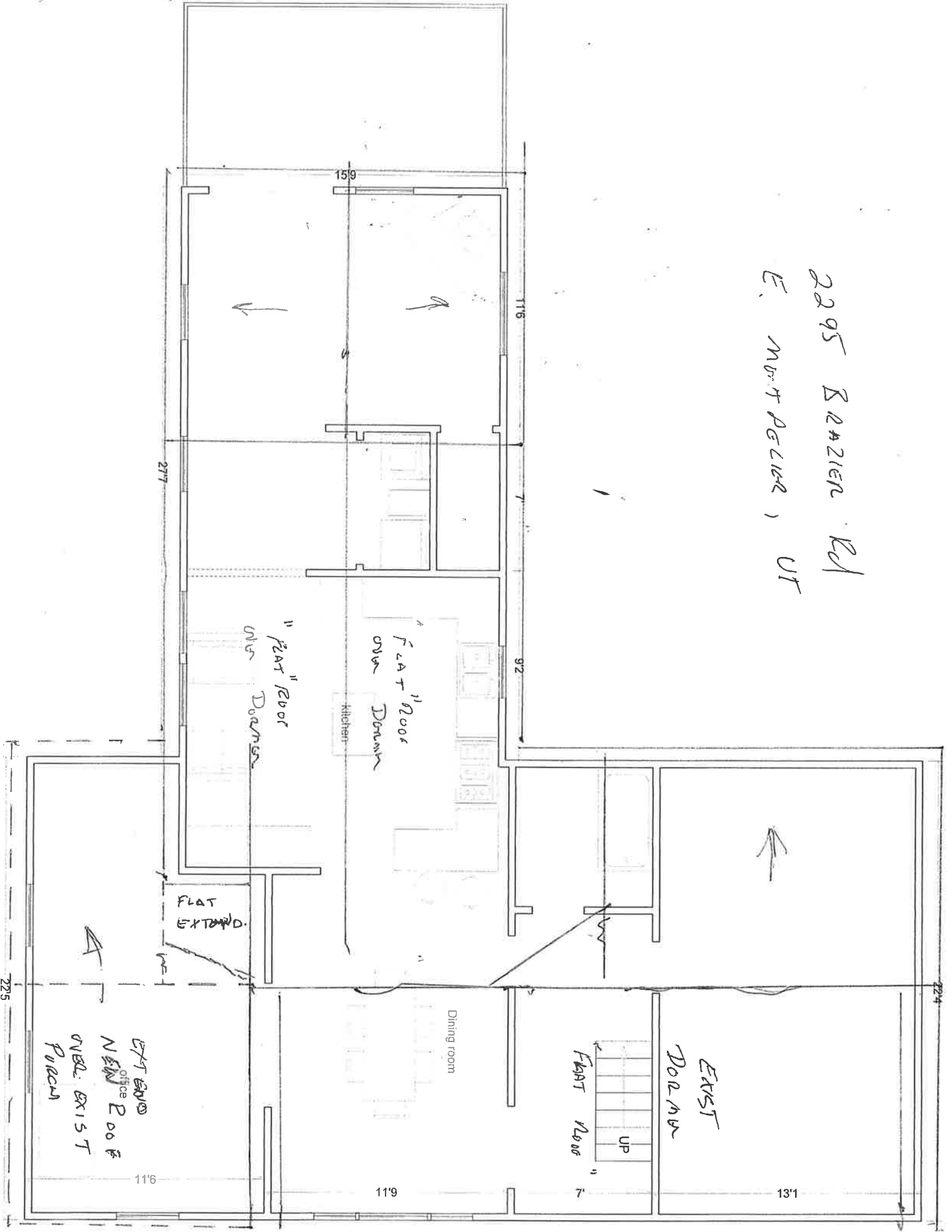
2295 Beazier Rd  
E. Mount Pleasant, VT



22 95 BEA 214 121  
E. Mount Pleasant VT



2295 BAZZIER RD  
E. MONTAGLIER, UT



225

FLAT  
EXTEND.

"FLAT" Room  
over Down

"FLAT" Room  
over Down

KITCHEN

Dining room

FLAT Down  
UP

EXIST  
DOWN

EXT END  
NEW office  
OVER EXIST  
PORCH

11'6"

11'9"

7'

13'1"

22'4"

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, June 7, 2016 at 7:00 p.m. at the Municipal Office Building to conduct setback variance review of zoning application 16-023 submitted by Les Church on behalf of owners Steve & Maria Stoufer. The application is to add a second story dormer to the eastern (Brazier Road) side of the front end (closest to Center Road) of the house and to add a deck to the back of the house. The Stoufer house is one of the older East Montpelier Center 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 both Center Road and the Old Meeting House property. Procedurally, the only way to add elements to the structure is to request a variance of the rules from the DRB. The following notice will appear in the Times Argus Monday, May 23, 2016:

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

**Setback variance review of Application #16-023, submitted by Les Church, to construct 15'9" x 10' rear deck and 11'6" x 22'5" second story dormer additions to the residence owned by Steve & Maria Stoufer located at 2295 Brazier Road. The house is a §3.10 pre-existing, non-conforming structure in Zone D – Rural Residential & Agricultural District, located almost entirely within the mandated 75-foot front and 50-foot side setbacks. The applicant requests §7.6 variance relief from the setbacks.**

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