

Permit # 17-030  
Zoning District D  
Overlays -

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

Date Received: 06/15/2017  
Parcel # 05-097.000  
Tax Map # 08-03-60.000

\*\*\*\*\*

- A. 1. Name of Landowner Brooke MacDonald & Andrew Morse Phone No. (307) 690-9137  
 2. Address of Landowner 930 Brazier Road East Montpelier VT 05651  
 3. Applicant (other than owner) ..... Phone No. ....  
 4. Address of Applicant.....  
 5. Location of Property.....

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

- |   |   |  |
|---|---|--|
| <b>To:</b>                                    | <b>For:</b>   | <b>For:</b>  |
| <input checked="" 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 checked="" 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.....  
Construct woodshed:  
Roof coverage 12' x 20'  
Storage space 8' x 16'

**C. Lot description:**

- |  |  |
|--|--|
| 1. acreage <u>3.2 ac</u>   | 4. depth side yards <u>225</u> Ft. <u>110</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>360</u> Ft.                                    |  |
| 3. depth front yard <u>27</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>340</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.

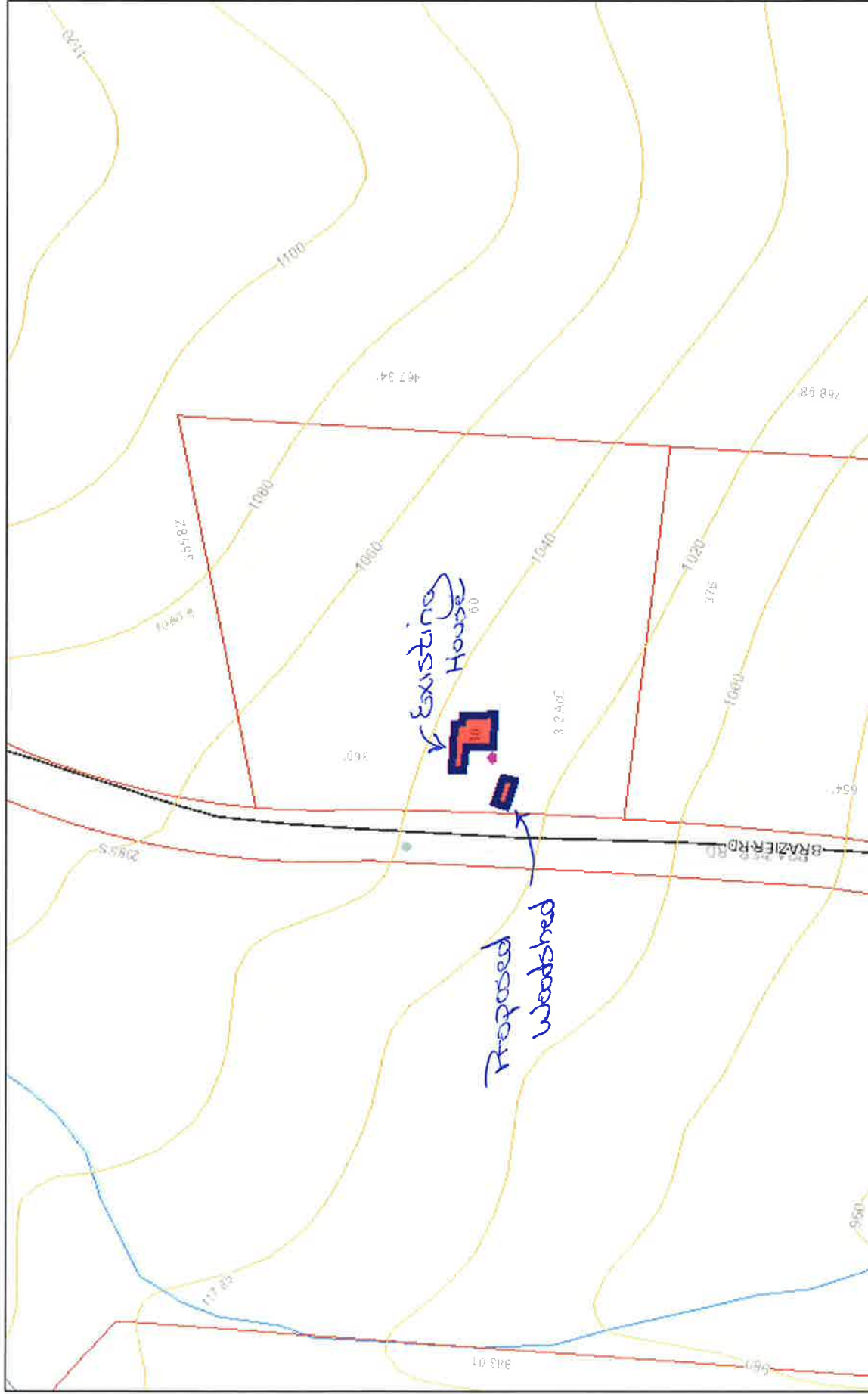
Landowner [Signature] Date 6/15/17  
Applicant ..... Date .....

\*\*\*\*\*

Zoning Permit Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"

# 930 Brazier Road

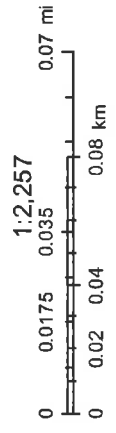


June 15, 2017

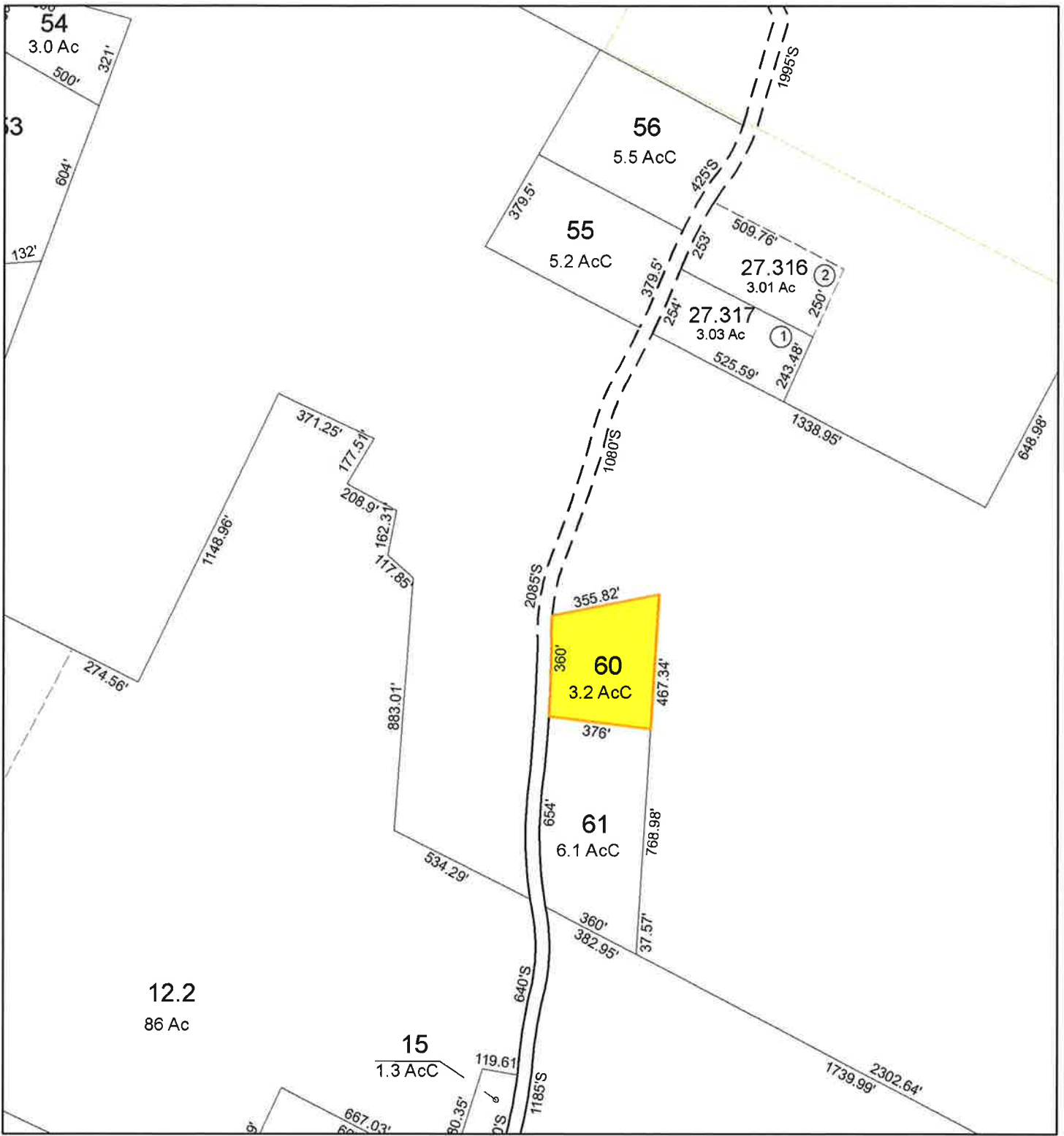
Contours 20 Foot  East Montpelier Parcels 2017

Map\_Annotation

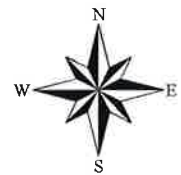
Annotation\_Line



Sources: Esri, HERE, DeLorme, Intermap, Inermap Increment P. Corp., GERCO, USGS, FAO, NPS, NRCAN, Geobase, IGN, Kadaster NL, Ordnance Survey,



**MacDonald -- 930 Brazier Road  
East Montpelier**



6/15/2017

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, June 27, 2017 at 7:00 p.m. at the Municipal Office Building to conduct setback variance review of zoning application 17-030 submitted by Brooke MacDonald & Andrew Morse. The application is for an after-the-fact approval of a newly-built woodshed at 930 Brazier Road. The structure was built within the regulatory front setback for Brazier Road properties. The structure is, however, outside the town's road right-of-way and does not otherwise interfere with the road. In limited circumstances, the DRB has the authority to grant variances from the setback rules when physical constraints prevent otherwise allowable uses, such as the erection of a woodshed, of a parcel. The following notice will appear in the Times Argus Saturday, June 17, 2017:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, June 27, 2017 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Setback variance review of Application #17-030, submitted by Brooke MacDonald & Andrew Morse, to construct a 20' x 12' woodshed on their property located at 930 Brazier Road. The property is in Zone D – Rural Residential & Agricultural District, where the front setback is 75 feet from road centerline. The applicants request §7.6 variance relief from the front setback to allow woodshed siting no closer than 27 feet from centerline. The proposed site is outside of the town's road right-of-way.**

The applicants 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. **Due to circumstances beyond the control of the applicants, the full 15-day notice was not possible for this hearing. If this is considered a hardship, please inform the DRB prior to or at the June 27, 2017 hearing.** 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