

Permit # 17-046

ZONING PERMIT APPLICATION

Date Received: 10/25/17

Zoning District C

TOWN OF EAST MONTPELIER

Parcel # 06-021.000

Overlays —

PO Box 157, East Montpelier, VT 05651

Tax Map # 21-52-25.000

- A.**
- Name of Landowner: William and Tammy Atkins Phone No. 802-225-6121
 - Address of Landowner: 390 Quaker Rd East Montpelier, VT 05651
 - Applicant (other than owner)..... Phone No.....
 - Address of Applicant.....
 - Location of Property.....

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 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 checked="" type="checkbox"/> Change use | <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Other |

Describe work to be performed: change garage into living space and add 1 bathroom
Requesting 8' foot waiver for west property line to construct 24x24' garage-

- C. Lot description:**
- acreage 0.96
 - road frontage 116.5 Ft.
 - depth front yard 65.00 Ft. (Road centerline to building)
 - depth side yards 17 Ft. 45 Ft. (building to lot lines)
 - depth rear yard 150 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 10/23/17
 Applicant Date

Zoning Permit Fee: \$ 225.00 Cash _____ Check #2889 Date 10/25/17 Rec'd by DS.
 DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

Atkins -- 390 Quaker Road



October 26, 2017

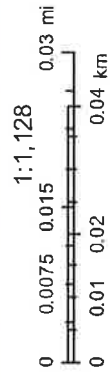
Contours 20 Foot

Map_Annotation

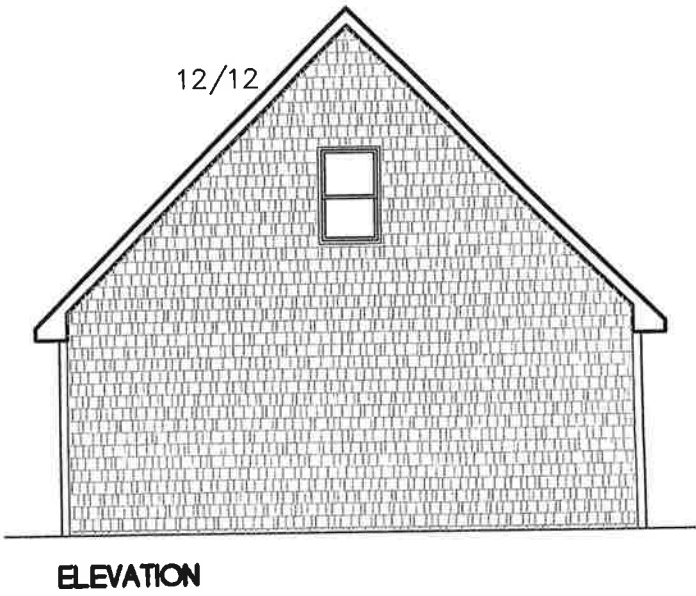
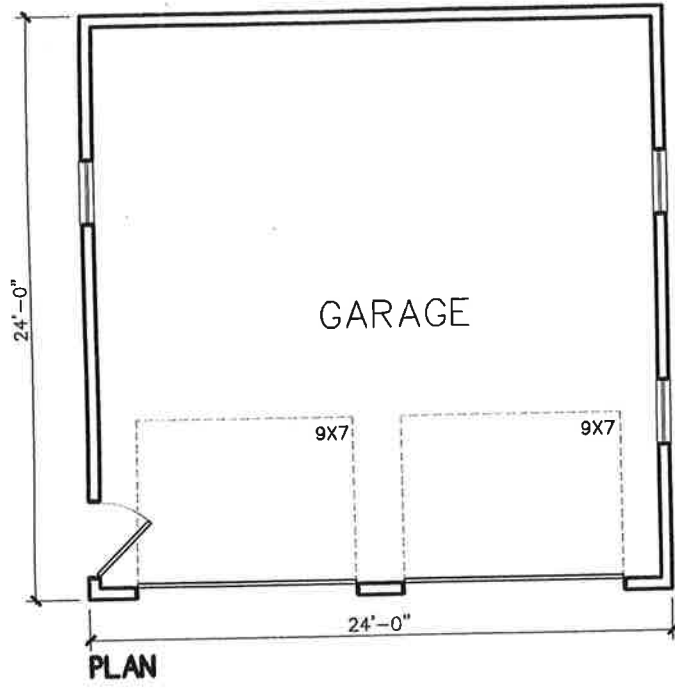
Annotation_Line

East Montpelier Parcels 2017

*Red square is approximate
proposed location for new garage*

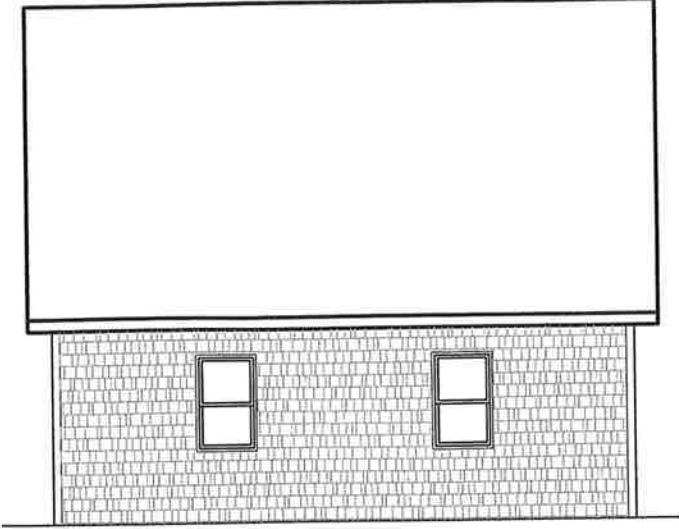


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



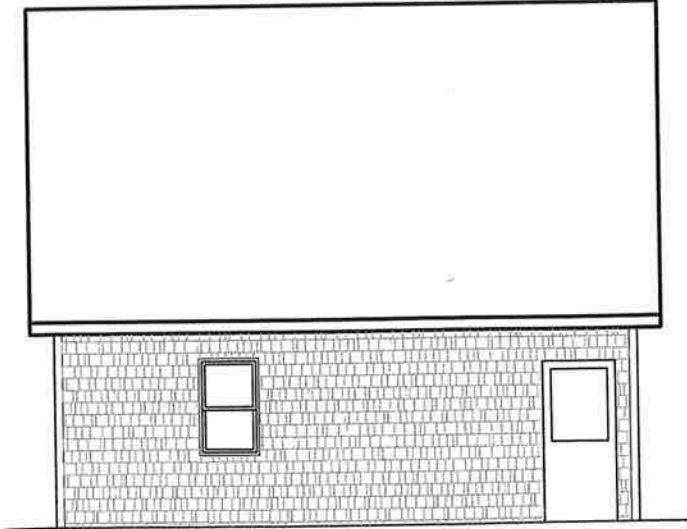
REVISIONS	BY

12/12

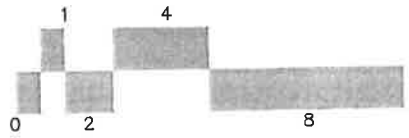


ELEVATION

12/12



ELEVATION



PROVIDING QUALITY, SERVICE & VALUE SINCE 1888

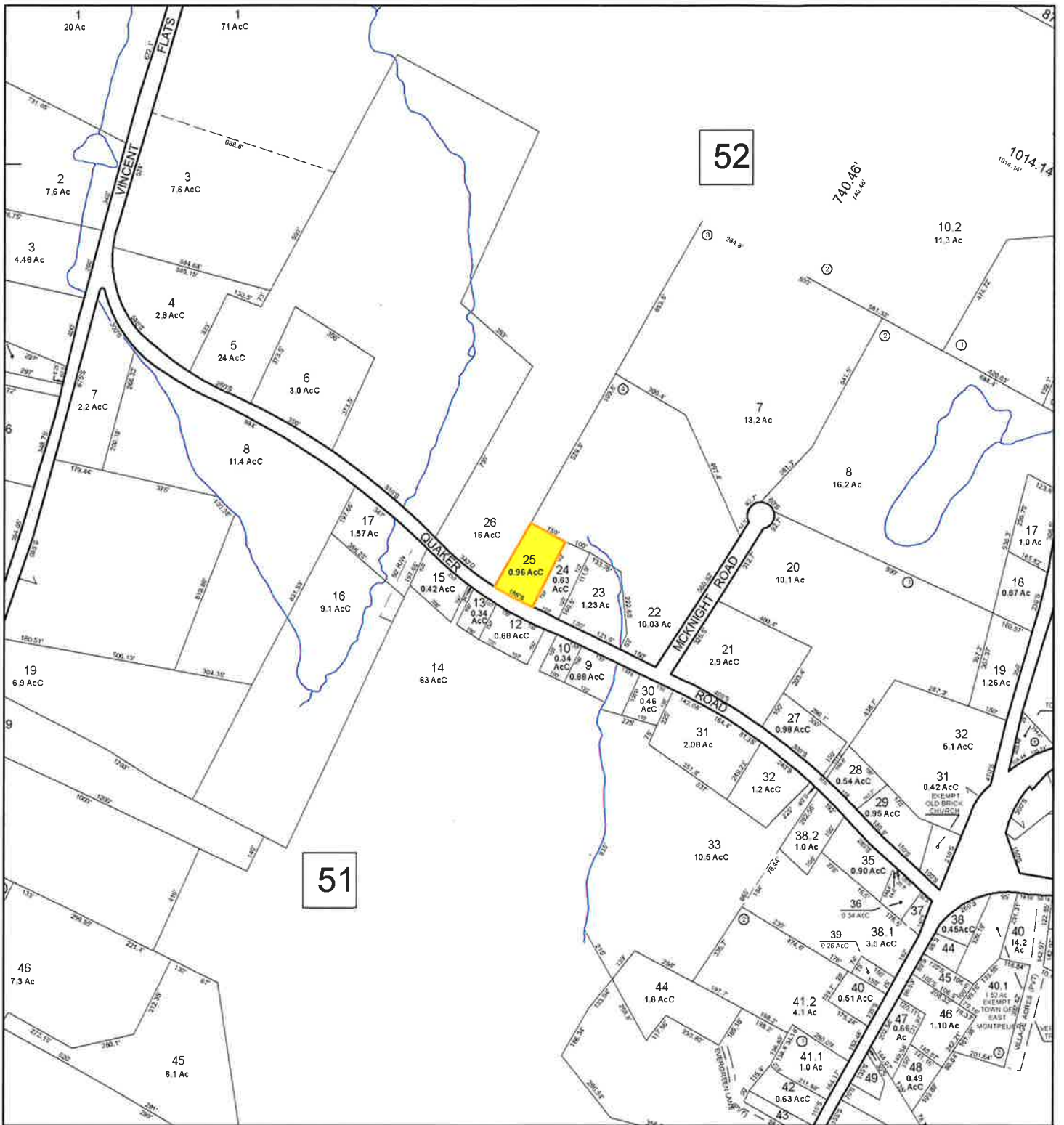
Allen lumber co

BAKER BUILDERS
ATKINS GARAGE

DRAWN :	CHECKED :
JC	
DATE : 10/25/2017	
SCALE : 1/8" = 1'-0"	
JOB NO. :	
SHEET	

A-1

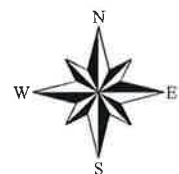
10/25/2017 10:35 AM C:\Users\jed\Google Drive\DataCAD\Baker Builders-Atkins Garage.dwg



**Atkins -- 390 Quaker Road
East Montpelier**



10/25/2017



Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, November 7, 2017 at 7:00 p.m. at the Municipal Office Building to conduct a review of zoning application 17-046 submitted by William & Tammy Atkins. The application is for a change of use to convert the existing garage into living space plus the construction of a new 24' x 24' garage closer to Quaker Road between the existing garage and the landscaped circle. The conversion of the existing garage and the addition of a new garage are generally allowed alterations of a single family residential property. The one issue in this situation is the desire to locate the new garage eight feet closer to the west side setback than the regulations permit without setback waiver approval from the DRB. The following notice will appear in the Times Argus Saturday, October 31, 2017:

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

Review of Application #17-046, submitted by William & Tammy Atkins, to construct a 24' x 24' garage on their property located at 390 Quaker Road. The applicants are requesting an 8-foot §3.14 side setback waiver. The property is in Zone C – Residential & Commercial District, where the side setback is 25 feet.

The applicants must hand deliver or send by certified mail a copy of this notice to all abutting landowners at least 7 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.

C. Bruce Johnson
East Montpelier Town & Zoning Administrator
P.O. Box 157
East Montpelier, VT 05651