

# Town of East Montpelier

# ZONING PERMIT

# NOTICE

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

Date Issued: September 21, 2018

Effective Date: October 6, 2018

Location: 4023 US Rte. 2

Owner: Jason & Elizabeth Cote-Wong

For: 864.5 sq ft Accessory Dwelling in Garage;  
188.5 sq ft Office in Garage w/ New Entry Stairs;  
Roofover Accessory Dwelling's Deck & Entry Area; Main House:  
13' x 14' Sun Room on Existing Pad & New Bulk Head

Application # 18-044

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.

TOWN OF  
EAST MONTPELIER, VERMONT  
TOWN & ZONING ADMINISTRATOR

C. Bruce Johnson  
40 Kelton Rd, P.O. Box 157  
East Montpelier, VT 05651-0157

eastmontadmin@comcast.net  
(802) 223-3313 x 204  
Fax: (802) 223-4467

September 21, 2018

Jason Cote-Wong & Elizabeth Bevins  
3998 US Rte. 2  
East Montpelier, VT 05651

Re: Cure for September 14, 2018 Notice of Violation

Dear Mr. Cote-Wong & Ms. Bevins:

On September 21, 2018 I issued East Montpelier Zoning Permit 18-044 authorizing, among other elements, an 864.5 square foot accessory dwelling in the garage along with the roof extension over the apartment's deck and the added roof over the apartment's entryway. This permit serves as a cure for the September 14, 2018 Notice of Violation.

To lock this cure into place, you'll need to fulfill the permit's conditions:

1. Submit proof that you have a valid permit with the Vermont Department of Environmental Conservation's Drinking Water & Groundwater Protection Division for access to potable water and proper disposal of wastewater for the desired apartment; and,
2. Receive from me, as East Montpelier Zoning Administrator, a Certificate of Compliance for the accessory dwelling. To receive the Certificate of Compliance, you must submit a notarized application, enclosed with this letter, that includes, among other elements, proof of the filing of any mandated Vermont Energy Standards Certificate with the East Montpelier Town Clerk.

Once the apartment is fully permitted, I will issue a new E-911 address. As a detached dwelling separate from the main house we're required to assign a distinct number to the structure.

Thank you for taking the steps necessary to resolve this situation.

Sincerely,



C. Bruce Johnson  
East Montpelier Town & Zoning Administrator

Permit # 18-044  
Zoning District A  
Overlays SFHA

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

Date Received: 9/18/18  
Parcel # 10-074.200  
Tax Map # 09-00-90.116

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- A.** 1. Name of Landowner... Jason and Elizabeth Cote-Wong..... Phone No. 802-279 9959.....  
2. Address of Landowner. 4023 US Route 2 East Montpelier Vt 05651.....  
5. Location of Property..... 4023 US Rt 2 East Montpelier.....

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

Describe work to be performed...

After-the-fact permitting for:

Main House: Install Bulk Head on Dwelling; Sun Room Addition over cement patio in rear of dwelling.  
Garage: Install Roof over deck of garage; Install access stairs for apartment above garage; Small 6 x 4 roof over 6 x 4 slab left right side of garage access point; Install set stairs to access office above garage; Install finishes for apartment 1 Bedroom with Office.  
864.5 sq. ft. accessory dwelling (apartment) in second story of garage.

**C.** Lot description:

- |                                                                             |                                                                                     |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 1. acreage ..... 3.6.....                                                   | 4. depth side yards ..... 25+..... Ft. .... 25+..... Ft.<br>(building to lot lines) |
| 2. road frontage ..... +/- 600..... Ft.                                     |                                                                                     |
| 3. depth front yard ..... +/- 100..... Ft.<br>(Road centerline to building) | 5. depth rear yard ..... 25+..... 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 ..... Date .....  
Applicant Justin Cote ..... Date 9/18/18 .....

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Zoning Permit Fee: \$ 110.00 Cash Check \_\_\_\_\_ Date 9/18/18 Rec'd by DS.  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

**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)

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**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 # 18-044 Date Issued 09/21/18 Effective Date 10/06/18

**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

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**F. Action by Development Review Board:**

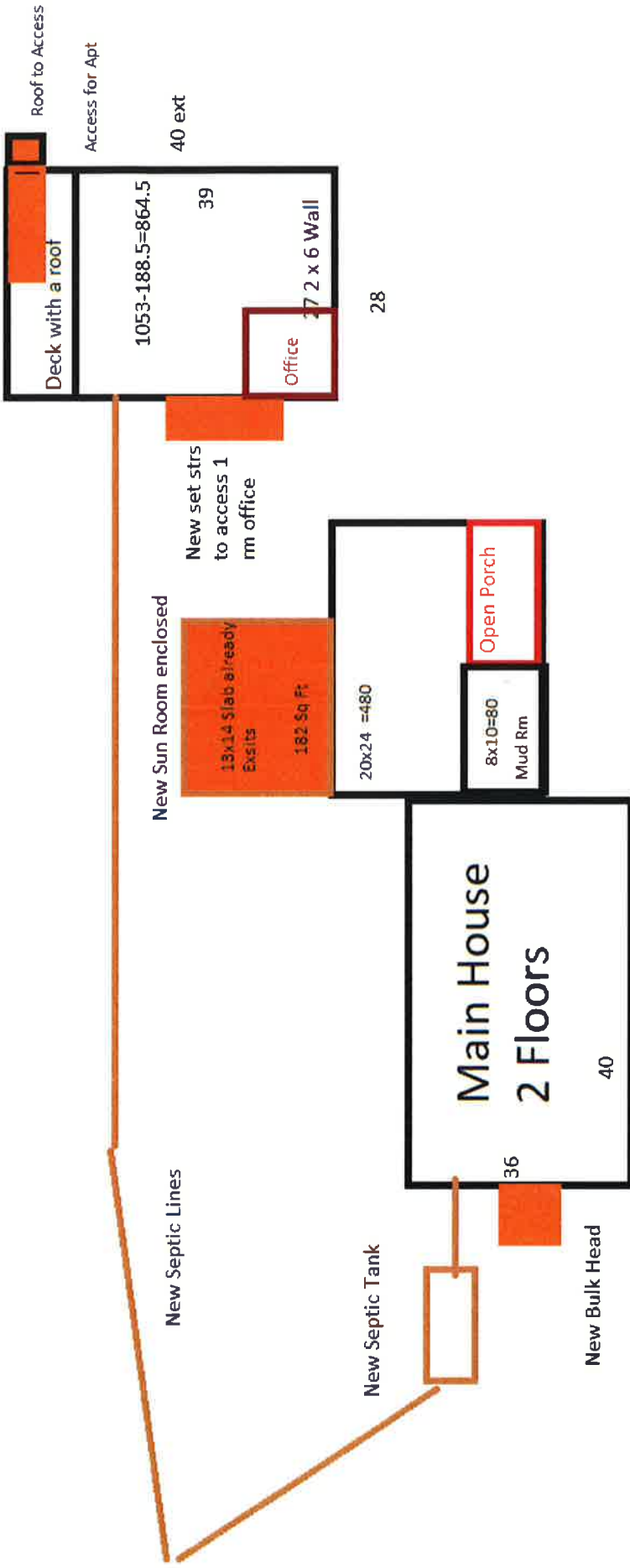
1. Public Notice Date .....
2. Date(s) of Hearing .....
3.  Granted     Without conditions     With conditions (See written decision for conditions)
4.  Denied (See written decision for reasoning)

.....  
Chairman, Development Review Board

The DRB's written decision was issued on: .....

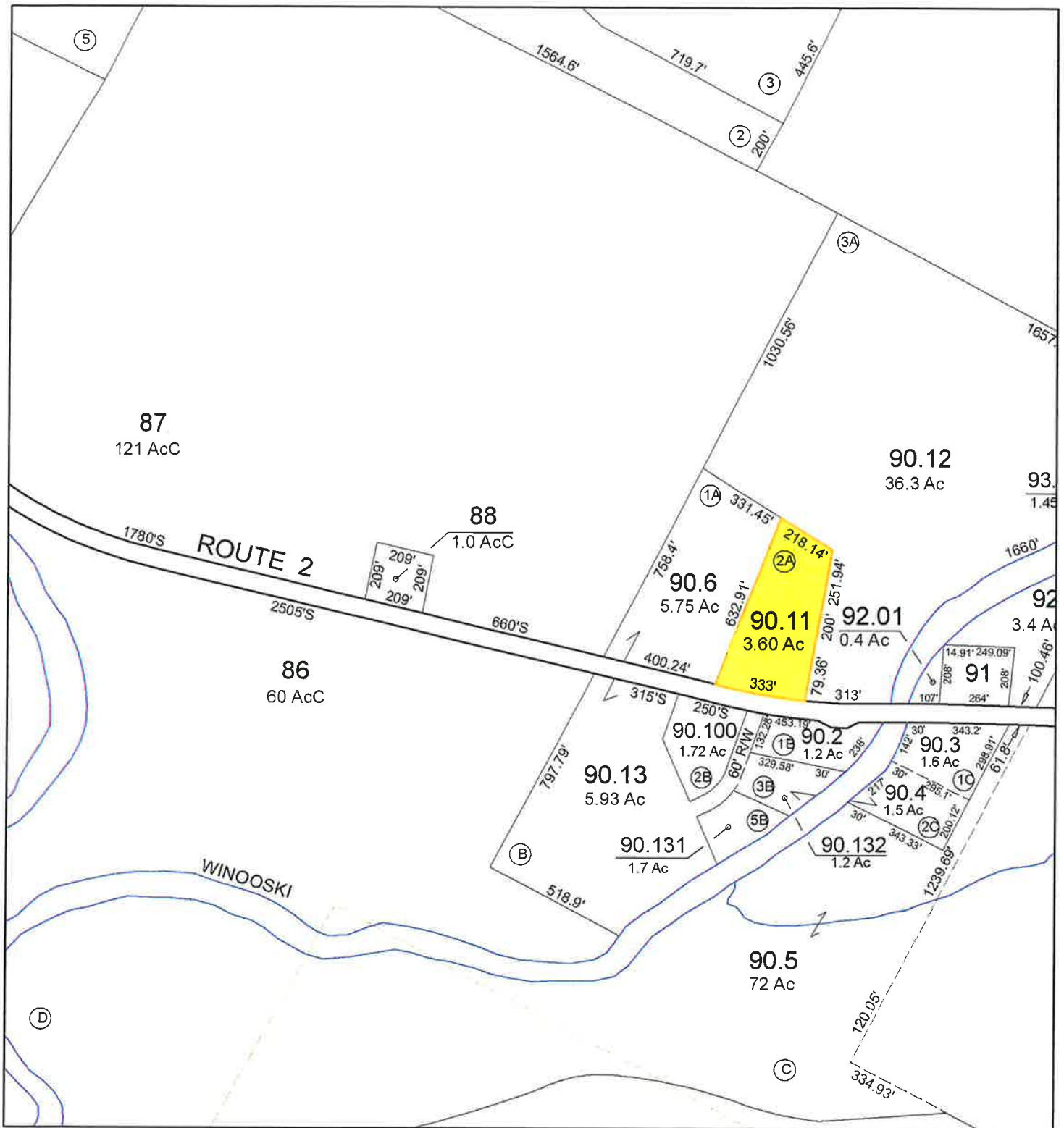
The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

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.

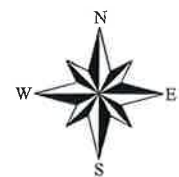


2880 Sq Ft Main House  
 80 Sq Ft Mud Rm  
 480 Great Rm

Total 3440 Sq Ft



**Cote Wong -- 4023 US Rte 2  
East Montpelier**



5/15/2015