

Permit # 18-055

ZONING PERMIT APPLICATION

Date Received: 12/11/18

Zoning District C

TOWN OF EAST MONTPELIER

Parcel # 06-027.000

Overlays WR

PO Box 157, East Montpelier, VT 05651

Tax Map # 21-51-17.000

- A. 1. Name of Landowner: Robert + Rebekah Brown Phone No. 802-229-9010
 2. Address of Landowner: 5059 Water Rd E. Montpelier, VT 05651
 3. Applicant (other than owner)..... Phone No.....
 4. Address of Applicant.....
 5. Location of Property: SAA

B: Application is made (check appropriate boxes):

- | | | |
|--|---|--|
| To: | For: | For: |
| <input 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 type="checkbox"/> Accessory Structure | <input type="checkbox"/> Extraction of earth resources |
| <input type="checkbox"/> Extend | <input checked="" 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 type="checkbox"/> Other |

Describe work to be performed: We would like permission to operate an Automotive Repair Business out of our existing Garage

C. Lot description:

- | | |
|--|---|
| 1. acreage <u>16.67</u> | 4. depth side yards Ft. Ft.
(building to lot lines) |
| 2. road frontage Ft. | |
| 3. depth front yard Ft.
(Road centerline to building) | 5. depth rear yard 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 12/10/18
Applicant [Signature] Date

Zoning Permit Fee: \$ 225.00 Cash Check #3671 Date _____ Rec'd by D.S.
DRB Hearing Fee: \$ _____ Cash Check Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

December 10, 2018

To Whom It May Concern,

We own a single family residence located at 505 Quaker Road. We would like to open an automotive repair business at this location. Our Property is currently zoned as commercial/Residential. We will be utilizing the existing structures and driveway for the day to day operation of this business. We will be operating as a single entity and there will be no additional employees working at this business.

We will be sharing our current driveway to our home with the business and our personal vehicles will be parked in the driveway along with any customer vehicles that are waiting to be worked on or waiting to be picked up. The driveway area is ample for the projected needs to support the business.

We expect little impact on the road traffic as we project 6 or less vehicles a day frequenting the business and we hope to attract a number of residents from town that would normally be travelling the road. The plan is to operate the business between the hours of 7am-7pm Monday – Friday and 9am-2pm Saturday's. These hours are not continuous but merely a reflection of when we expect customers coming and going from the business.

We have been in touch with Peter Kopsko for a Permit review and have also been in touch with Susan Baird about any Act 250 permits that may be needed.

Attached is a Permit Application including a site plan outlining the portion of our property we would be utilizing for the business.

Please contact us if you have any questions

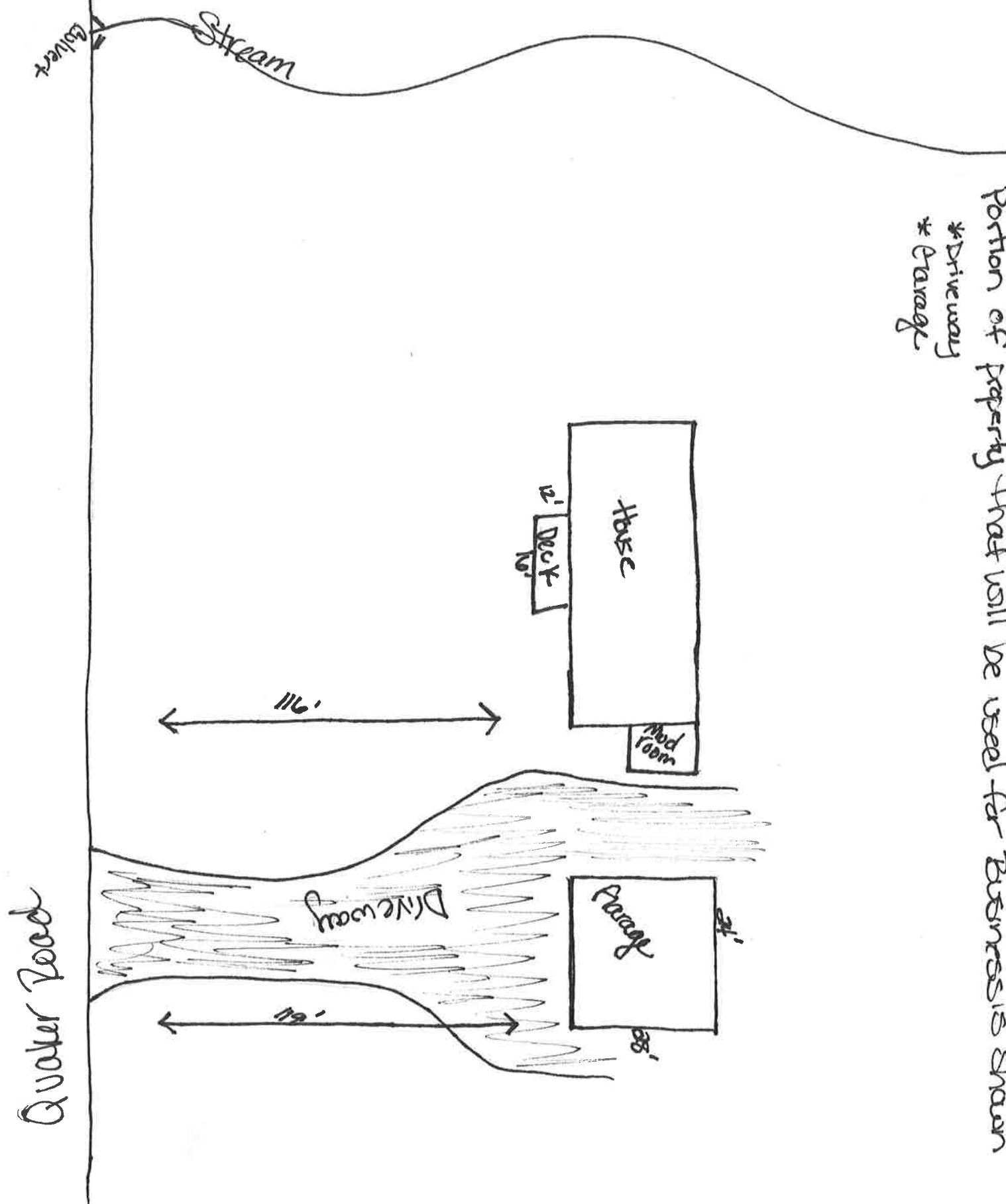
Handwritten signatures of Robert and Rebekah Brown in blue ink. The signature for Robert is on the left and the signature for Rebekah is on the right, overlapping slightly.

Robert & Rebekah Brown

Rob -802-522-2608

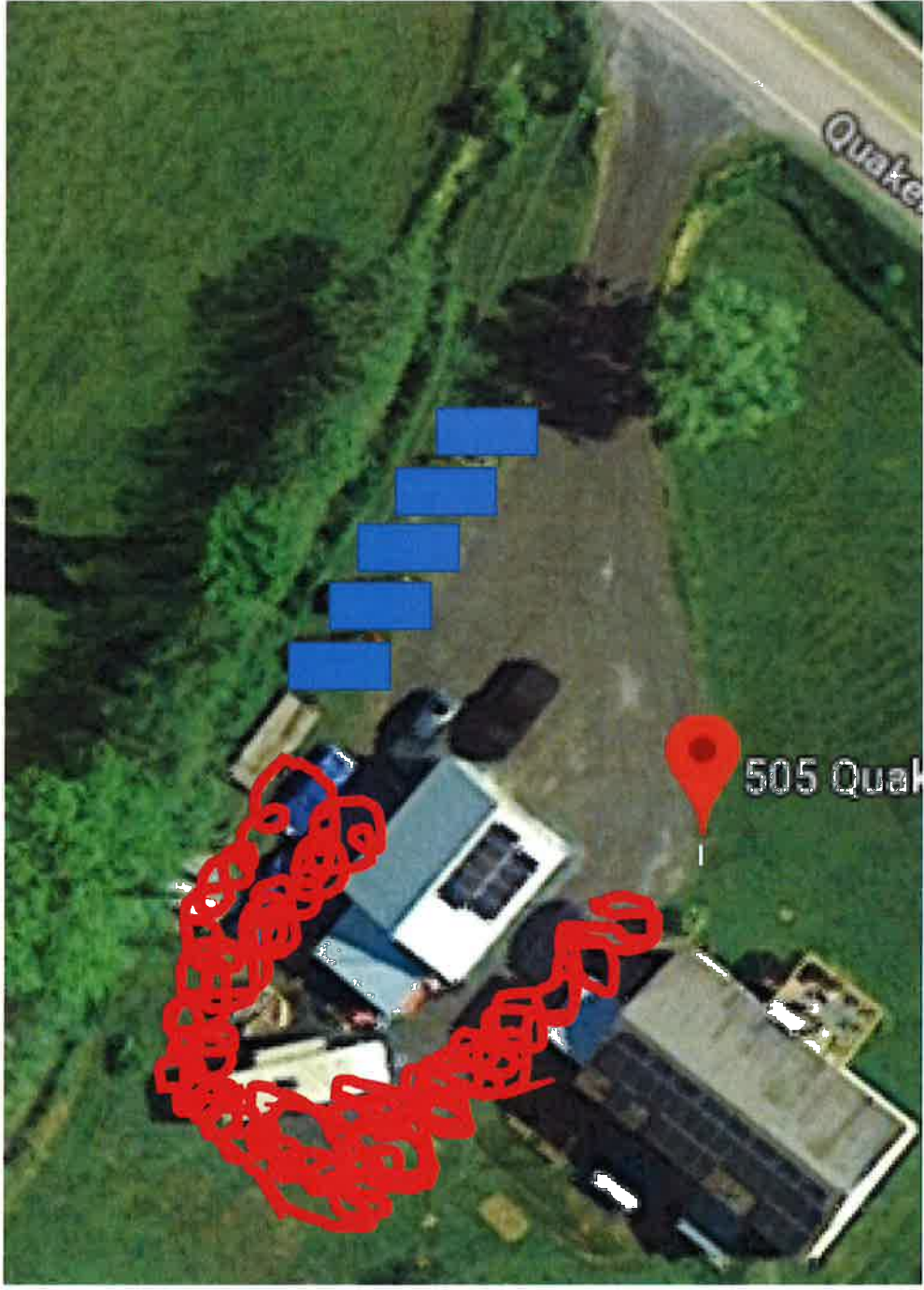
Becky – 802-522-2035

Portion of property that will be used for Business is shown
* Driveway
* Garage



Customer Parking

~~Personal Parking~~ Personal Parking





Brown -- 505 Quaker Road Abutters

East Montpelier, VT



December 19, 2018

1 inch = 537 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Brown -- 505 Quaker Road

East Montpelier, VT

1 inch = 134 Feet



December 19, 2018



www.cai-tech.com



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Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, January 8, 2019 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application 18-055 submitted by Rob & Becky Brown. The Browns would like to add an automotive repair facility to their property at 505 Quaker Road. The intent is to run the operation out of the garage to the west of the house, using the existing driveway to the residence. At this time they will not be utilizing the garage and access on the east side of their parcel for the business. Auto repair is a permitted use in Zone C. Conditional use review is required when a second primary use is proposed for a property. The following notice will appear in the Times Argus Saturday, December 22, 2018:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, January 8, 2019 at 7:00 p.m. at the Municipal Office Building to consider the following:

Conditional use review of Application #18-055, submitted by Robert & Rebekah Brown, to add a commercial motor vehicle service use to the existing residential use of the parcel located at 505 Quaker Road. The proposed §4.11 mixed use of the parcel, located in Zone C – Residential & Commercial District, requires conditional use review.

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.

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