

Permit # 19-014

**ZONING PERMIT APPLICATION**

Date Received: 4/12/19

Zoning District A

**TOWN OF EAST MONTPELIER**

Parcel # 10-077.600

Overlays SFHA, RC

PO Box 157, East Montpelier, VT 05651

Tax Map # 09-00-93.225

- \*\*\*\*\*
- A. 1. Name of Landowner Kevin Bailey Phone No. (802) 272-1343  
 2. Address of Landowner 86 Curtis Road, Barre, VT 05641  
 3. Applicant (other than owner)..... Phone No.....  
 4. Address of Applicant.....  
 5. Location of Property US Rte 2, East Montpelier, VT 05651

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

- |  |  |  |
|--|--|--|
| To:  | For:   | For:   |
| <input type="checkbox"/> Construct             | <input type="checkbox"/> One <input checked="" 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 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.....  
To build a two bedroom x two bedroom duplex (26' x 69') instead of a three bedroom single-family residence, as was previously permitted.

**C. Lot description:**

- |  |   |
|--|---|
| 1. acreage <u>1.58 Acres</u>   | 4. depth side yards <u>28'</u> Ft. <u>240'</u> Ft.<br>(building to lot lines) |
| 2. road frontage <u>60' Easement</u> Ft.                             |   |
| 3. depth front yard <u>111'</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>105'</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 4/12/19  
Applicant ..... Date .....

Zoning Permit Fee: \$ 300.00 Cash [initials] Check # 1137 Date 4/12/19 Rec'd by DS.  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"







# Bailey -- Off US Rte. 2

East Montpelier, VT



April 9, 2019

1 inch = 134 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.





# Bailey -- Lot 3 of 2006 Bailey Subdivision

East Montpelier, VT



April 11, 2019

1 inch = 537 Feet

[www.cai-tech.com](http://www.cai-tech.com)



PLAINFIELD

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.

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, May 7 at 7:00 p.m. at the Municipal Office Building to conduct conditional use review of zoning application 19-014 submitted by Kevin Bailey. The application is for approval to construct a duplex on Lot 3 of the 2006 Ken Bailey subdivision of the 4243 US Rte. 2 property. Lot 1, with the original street address, is the current home of Classic Auto. Lot 2 is a single family residence owned by Milika Neddo at 4239 US Rte. 2. Lot 3, located north of the Neddo residence, but still south of the Winooski River, is an undeveloped parcel with, as yet, no street address. All three lots plus the neighboring 4233 parcel utilize a single curb cut onto US Rte. 2 and share, for varying lengths, an access road. The following notice will appear in the Times Argus Saturday, April 20, 2019:

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

**Conditional use review of Application #19-014, submitted by Kevin Bailey, for a two-family dwelling structure to be constructed on his 1.58-acre parcel off of US Rte. 2, Lot 3 of the 2006 Ken Bailey subdivision (#05-107). The proposed duplex will be a 1,794 square foot building with 2 two bedroom units. The parcel is in Zone A, the Commercial District, where all new residential uses require conditional use review.**

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. 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