

Permit # 19-044

Zoning District D

Overlays SFHA; WR

**ZONING PERMIT APPLICATION**

**TOWN OF EAST MONTPELIER**

PO Box 157, East Montpelier, VT 05651

Date Received: 8/14/19

Parcel # 08-072.000

Tax Map # 09-00-56.100

\*\*\*\*\* Nathan Ebert and Usnea Granger \*\*\*\*\*

- A. 1. Name of Landowner..... Phone No. 612-940-4028  
 2. Address of Landowner..... 550 Coburn Rd, Plainfield VT, 05667  
 3. Applicant (other than owner)..... Phone No.....  
 4. Address of Applicant..... Same  
 5. Location of Property..... 550 Coburn Rd

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

- |   |   |  |
|---|---|--|
| To:   | For:  | For:   |
| <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..... We would like to build a new garage with a foundation of 25 x 35 ft, in a different location than the current garage, then remove the old garage. The new structure will also have a 12 x 35 ft shed roof attached to the west side.

- C. Lot description:
- |  |   |
|--|---|
| 1. acreage ..... <sup>3.5</sup> .....  | 4. depth side yards ..... <sup>135</sup> Ft. .... <sup>154</sup> Ft.<br>(building to lot lines) |
| 2. road frontage ..... <sup>300</sup> ..... Ft.                                    |   |
| 3. depth front yard ..... <sup>50</sup> ..... Ft.<br>(Road centerline to building) | 5. depth rear yard ..... <sup>488</sup> ..... 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 8-14-19  
 Applicant [Signature] Date 8-14-19

\*\*\*\*\*

Zoning Permit Fee: \$ 20000 Cash        Check \$590 Date 8/14/19 Rec'd by DS

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

Make checks payable to the "Town of East Montpelier"



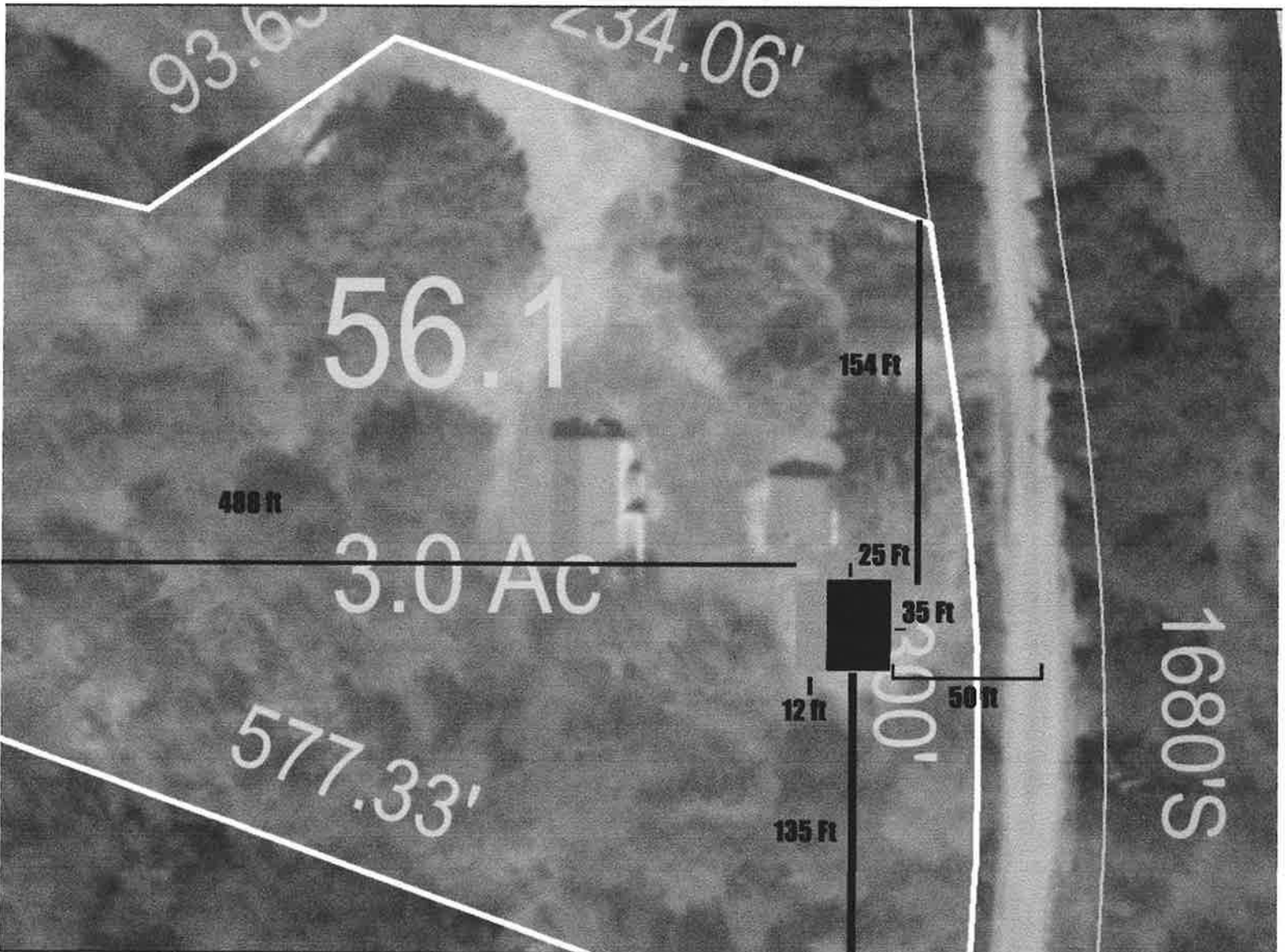
East Montpelier, VT



019

1 inch = 60 Feet

www.



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.



## ***VERMONT SURVEY and ENGINEERING, INC.***

***SURVEYORS and CIVIL ENGINEERS***

79 RIVER STREET, SUITE 201 • MONTPELIER, VERMONT 05602  
(802) 229-9138 • FAX (802) 229-9130 • E-mail: Info@VermontSurvey.com

August 15, 2019

LOMA Manager  
LOMC Clearinghouse  
847 South Pickett Street  
Alexandria, VA 22304-4605

**Re: CLOMA Application – 550 Coburn Road, East Montpelier, VT 05651  
Request for BFE Calculation in Zone A**

Dear LOMA Manager,

I am writing this cover letter on behalf of our clients, Nathan Ebert and Usnea Granger, owners of land and the proposed structure located at 550 Coburn Road, East Montpelier, Vermont. Our clients are hopeful that this proposed garage site will qualify for a CLOMA, and after completion a LOMA Removal determination.

This proposed structure lies entirely in Zone A as shown on the included Firmette, excerpted from the Town of East Montpelier 500111 FIRM, Panel 0287 E, with an effective date of March 19, 2013. Base Flood Elevations for this area have not been calculated according to our research, and we respectfully request that FEMA calculate a BFE for this proposed structure based upon the attached information.

As shown on the included flood plain cross section, the proposed garage Lowest Adjacent Grade is more than 40 feet higher than the August 6, 2019 water level in the Kingsbury Branch, and significantly higher than the agricultural fields along the easterly side of the river. Based on these elevation differences it seems highly unlikely that this proposed garage site could be inundated by a 1% annual chance event.

If there is additional information needed for this calculation, please contact me and I will be happy to provide whatever is necessary.

Sincerely,

Andrew McQueeney  
Vermont Survey and Engineering, Inc.





# Ebert/Granger -- 550 Coburn Road

East Montpelier, VT



August 14, 2019

1 inch = 134 Feet

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



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# Ebert/Granger -- 550 Coburn Road

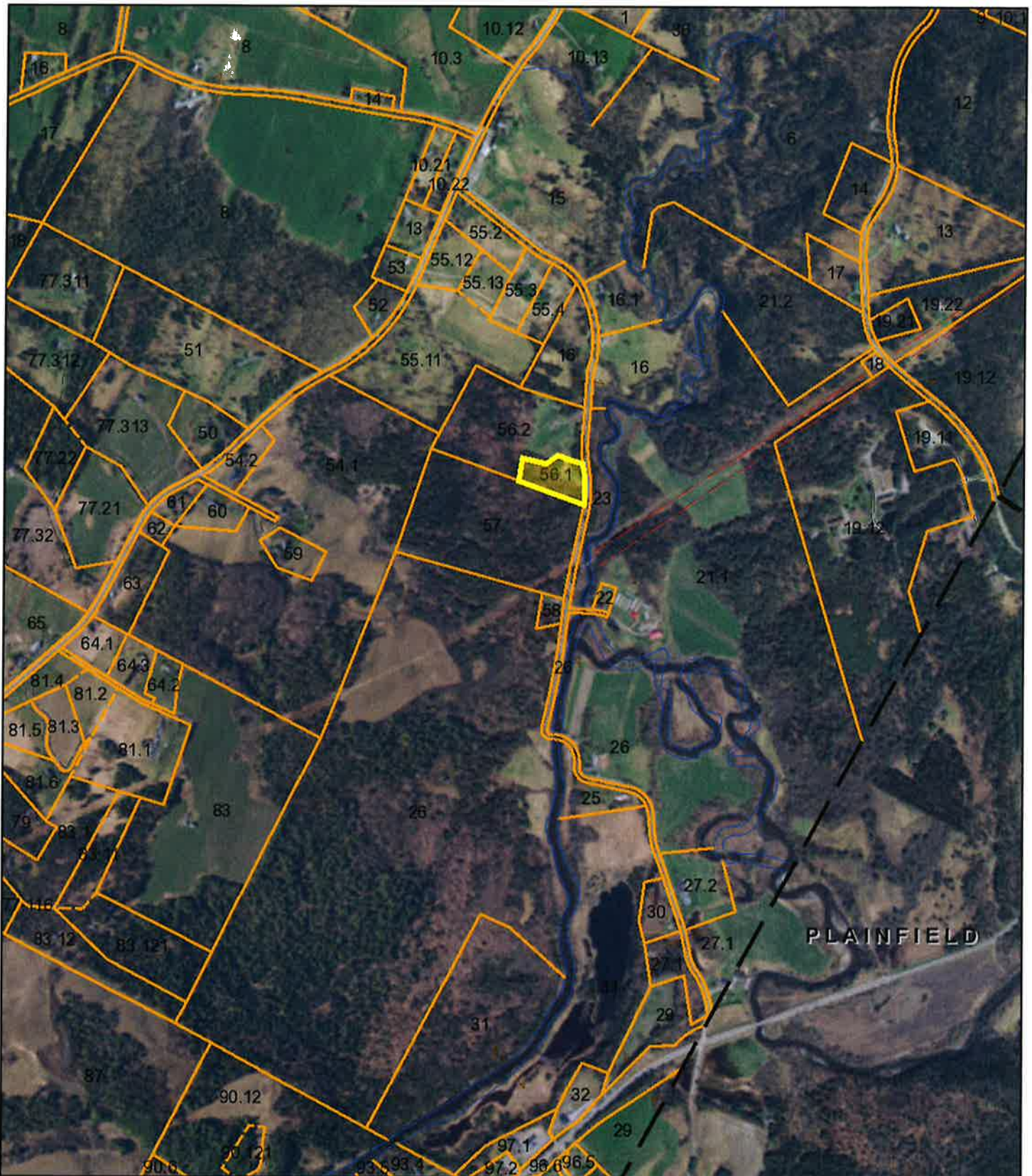
East Montpelier, VT



August 14, 2019

1 inch = 1128 Feet

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# **Town of East Montpelier**

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, September 3, 2019 at 7:00 p.m. at the Municipal Office Building to conduct review of zoning application 19-044 submitted by Nathan Ebert & Usnea Granger. The application is to remove the existing garage near Coburn Road and construct a somewhat larger garage, with an attached shed roof toward the house, slightly to the south of and a bit closer to the road than the existing garage. The zoning regulations allow, for good cause, setback waivers (this is not a variance request) of up to one-third of the required setback with DRB approval. The following notice will appear in the Times Argus Saturday, August 17, 2019:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, September 3, 2019 at 7:00 p.m. at the Municipal Office Building to consider the following:**

**Review of Application #19-044, submitted by Nate Ebert and Usnea Granger, to construct a 25' x 35' garage with a 12' x 35' shed roof on their property located at 550 Coburn Road. The applicants are requesting a 25-foot §3.14 front setback waiver. The property is in Zone D – Rural Residential/Agricultural District, where the front setback is 75 feet from road centerline.**

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