

Permit # 19-082
Zoning District E
Overlays —

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

Date Received: 9/20/19
Parcel # 04-048.000
Tax Map # 08-02-44.000

- A.**
- Name of Landowner... John E & Sandra Flannery Phone No. 802-223-5569
 - Address of Landowner... 2100 Center Road Montpelier, VT 05602
 - Applicant (other than owner)..... Phone No.....
 - Address of Applicant.....
 - Location of Property... 2100 Center Road

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 checked="" type="checkbox"/> Other |

Describe work to be performed... To construct a Ranch style garage
24 x 24 Single story that will require set back
adjustments that requires DRB approval.

C. Lot description:

- acreage 3.7 acres & Dwb.
- road frontage 683.37 Ft. ^{N/S}
- depth front yard 57.9 Ft. ^W
(Road centerline to building)
- depth side yards 295' Ft. ^N 318' Ft. ^S
(building to lot lines)
- depth rear yard 221' Ft. ^E
(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 John E Flannery Date 9-20-2019
Applicant _____ Date _____

Zoning Permit Fee: \$ 200.00 Cash ^{#50} Check ^{#150} 4823 Date 9/20/19 Rec'd by D.S.
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

Center Road

52

B

133.35'

264.00' (HELD PER REF.#1)

BEARING HELD PER REF.#1
S 79°27'40" E

72

70.00'

71

60.65'

76

S 79°27'40" E
144.34' (MEASURED)
150± PER BK. 27/368

70

103.00'

73

77.69'

N 17°02'21" E

233

510.69'

131

MEASURED, 776.40' REF.#1

FLANNERY
2100 CENTER ROAD
3.65 ACRES ±
AS MEASURED TO ROAD
RIGHT-OF-WAY LIMITS ±
BOOK 27/368
PART OF PARCEL#1 OF REFERENCE#1

318'

GARAGE Application

57.9'

295'

221'



HOUSE

WELL

SHED

30" MAPLE

34" PINE

ROW OF SPRUCES

WOLFE TO TOWN OF EAST
MONTPELIER/DOTY CEMETERY
PAGE 282
REFERENCE#1

NF SAUDEK
BOOK 27, PAGE

Flannery Property
2100 Center Road
East Montpelier, Vt.

[Home](#) [Models](#) [Contact](#) [Videos](#)

Ranch 24'x24' 2-Car Garage: Our most popular single story model. Gets 2 vehicles out of the elements with room to spare for lawnmowers, snowblowers, etc.



Standard Ranch Garage Features

6" Concrete Slab with 1/2" Rebar 24" Spacing - 2x4 Pressure Treated Sill Plates - 2x4 Wall Framing - Vinyl Siding or 5/8" T-111 Wall Sheathing - Trusses built for Northeast Snowload - 5/8" CDX Plywood for Roof Sheathing - 2x10 Headers Over Garage Doors - 2x10 Headers Over Windows - Two Insulated Double Hung Windows - Two 9'x7' Steel Garage Doors with Glass - One 36" Steel Entry Door with Glass - Plywood soffits - Pine Fascia and Trim - 8" Galvanized Drip Edge - Metal Roof or (15# Felt Paper - 30 Year IKO 3 Tab Shingles) - Your Choice of Stain with T-111 - 12" Overhangs for Roof - Labor to do the above.

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, October 1, 2019 at 7:00 p.m. at the Municipal Office Building to conduct review of zoning application 19-052 submitted by John & Sandra Flannery. The application is to construct a ranch style, single story, 2-car garage in the general location of the existing driveway turn-around slot. 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 Tuesday, September 24, 2019:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, October 1, 2019 at 7:00 p.m. at the Municipal Office Building to consider the following:

Review of Application #19-052, submitted by John & Sandra Flannery, to construct a 24' x 24' garage on their property located at 2100 Center Road. The applicants are requesting an 18-foot §3.14 front setback waiver. The property is in Zone E – Agricultural/Forest Conservation 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.

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



Flannery -- 2100 Center Road

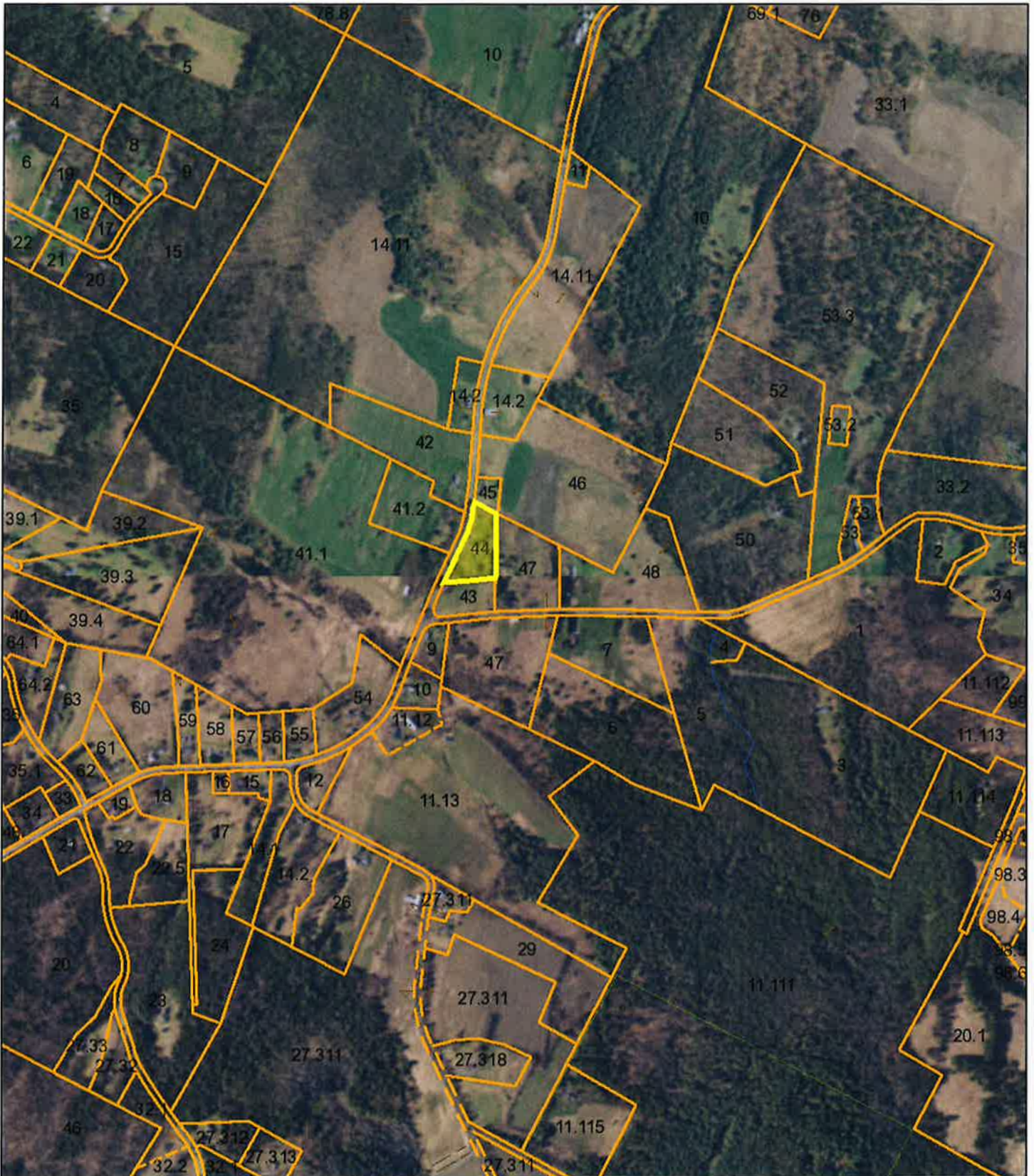
East Montpelier, VT



September 20, 2019

1 inch = 1078 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.