

Permit # 20-002
Zoning District D
Overlays —

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

Date Received: 2/18/2020
Parcel # 01-018.300
Tax Map # 07-00-23.100

- *****
- A. 1. Name of Landowner Erin Keith O'Hara Phone No. 802 272 2961
2. Address of Landowner 1283 North St Montpelier VT 05602
3. Applicant (other than owner) Lindsay Helwig O'Hara Phone No. 802 734 7627
4. Address of Applicant 1283 North St
5. Location of Property 1283 North St East Montpelier

B: Application is made (check appropriate boxes):

- | | | |
|--|--|--|
| To: | For: | For: |
| <input 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 type="checkbox"/> Accessory Structure | <input type="checkbox"/> Extraction of earth resources |
| <input checked="" 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 Building an addition onto the north and west sides of our 12x20 Tiny House. The addition will extend 12' out from the north side of the house and 10' out from the west side. A detailed drawing has been included with this application.

C. Lot description:

- | | |
|---|--|
| 1. acreage <u>3.49</u> acres | 4. depth side yards <u>52</u> Ft. <u>52</u> Ft. (Addition will be 40 ft.) |
| 2. road frontage <u>116</u> Ft. | |
| 3. depth front yard <u>90</u> Ft. (Road centerline to building) | 5. depth rear yard <u>approx 400</u> Ft. (Addition will be approx 400 ft.) |

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 EKO Date

Applicant Date

Zoning Permit Fee: \$ 35 Cash Check 1413 Date 2/18/20 Rec'd by DS
DRB Hearing Fee: \$ 150 Cash Check 135 Date 2/18/20 Rec'd by D.S.

Make checks payable to the "Town of East Montpelier"

East Montpelier Zoning Permit Application #20-002 Project Narrative
[copied from the site plan by ZA Johnson]

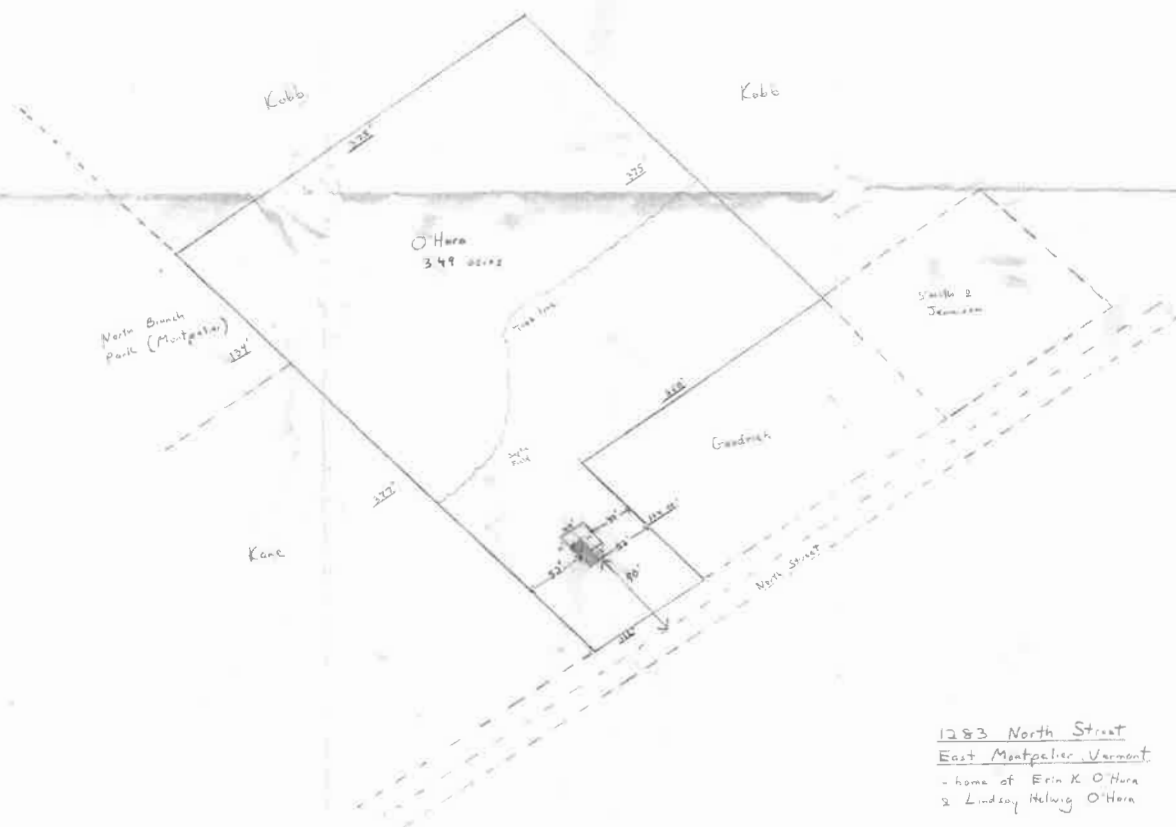
Purpose of the Addition

- **More Space!** The current house consists of a living room/dining room and kitchen downstairs, and a bedroom and bathroom upstairs. We want to make the addition our new living room, with more storage, views to the forest on the west side (our current southern view stares down on our new neighbors), a wood stove, and small bathroom.
- **Structural Integrity.** The current Structure is built on 6 x 6 wooden piers sitting on top of concrete sona tubes. This is not ideal in terms of resisting strong winds. The addition will have a solid foundation consisting of concrete footers, walls, and a slab. This new foundation will replace the sona tubes where the addition meets the old structure. This is the part of the existing house that is most elevated off the ground, and so adding a solid foundation on this side is key to preventing strong, damaging winds from getting under the house.
- **Room for guests and possibly a baby.** The upstairs portion of the addition can double as a guest room and could be converted to a child's bedroom in the future. We do not currently have space for guests or a family.
- **Walkout Basement.** Will provide additional storage (including a root cellar), a greenhouse window on the south side for seed starting, and a small workshop for woodworking, Turtle Hill projects, etc.
- **Privacy.** Our current predominate view is to the south, facing our new neighbors. It feels like we live in a fishbowl, especially in the winter. The proposed addition will have a wall of windows facing west, looking down on a hemlock forest and our nursery operation.

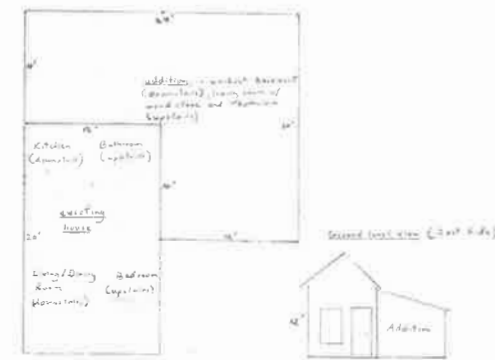
Erin O'Hara & Lindsay Helwig O'Hara

ZA Johnson's notes to clarify points above:

- Mr. O'Hara operates Turtle Hill Native Plants as a home business, <https://www.turtlehillnatives.com/>
- The neighbors to the south (the Kane family) built on a new lot in Montpelier (the Ellersons, formerly the top house on the North Street west side in Montpelier, did a subdivision, splitting off a small lot against the EM line) years after Mr. O'Hara built on the East Montpelier side of the line. The houses are around 125 feet apart, much closer than the nearest EM neighbor (the Goodrich family to the north side), and the Kane house is slightly downhill and to the south/southwest, so directly in the viewshed.



Floor Plan



Purpose of Addition

- More space! The current house consists of a living room/dining room and Kitchen downstairs, and a bedroom and bathroom upstairs. We want to make the addition our new living room, with more storage, views to the forest on the west side (our current Southern view stares down on our new neighbors), a wood stove, and small bathroom.
- Structural Integrity. The current structure is built on 6x6 wooden piers sitting on top of concrete apron bases. This is not ideal in terms of existing strong winds. The addition will have a solid foundation consisting of concrete footer, walls, and a slab. The new foundation will replace the same timber where the addition meets the old structure. This is the part of the existing house that is most elevated off the ground, and by adding a solid foundation on this side is key to preventing strong, damaging winds from getting under the house.
- Room for guests and possibly a baby. The upstairs portion of the addition can double as a guest room and could be converted to a child's bedroom in the future. We do not currently have space for guests or a family.
- Walkout Basement. Will provide additional storage (including a root cellar), a grass house window on the south side for seed starting, and a small workshop for woodworking, little bit projects, etc.
- Privacy. Our current predominant view is to the north, facing our new neighbors. It feels like we live in a fishbowl, especially in the winter. The proposed addition will have a wall of windows facing west, looking down on a beautiful forest and our raising operation.



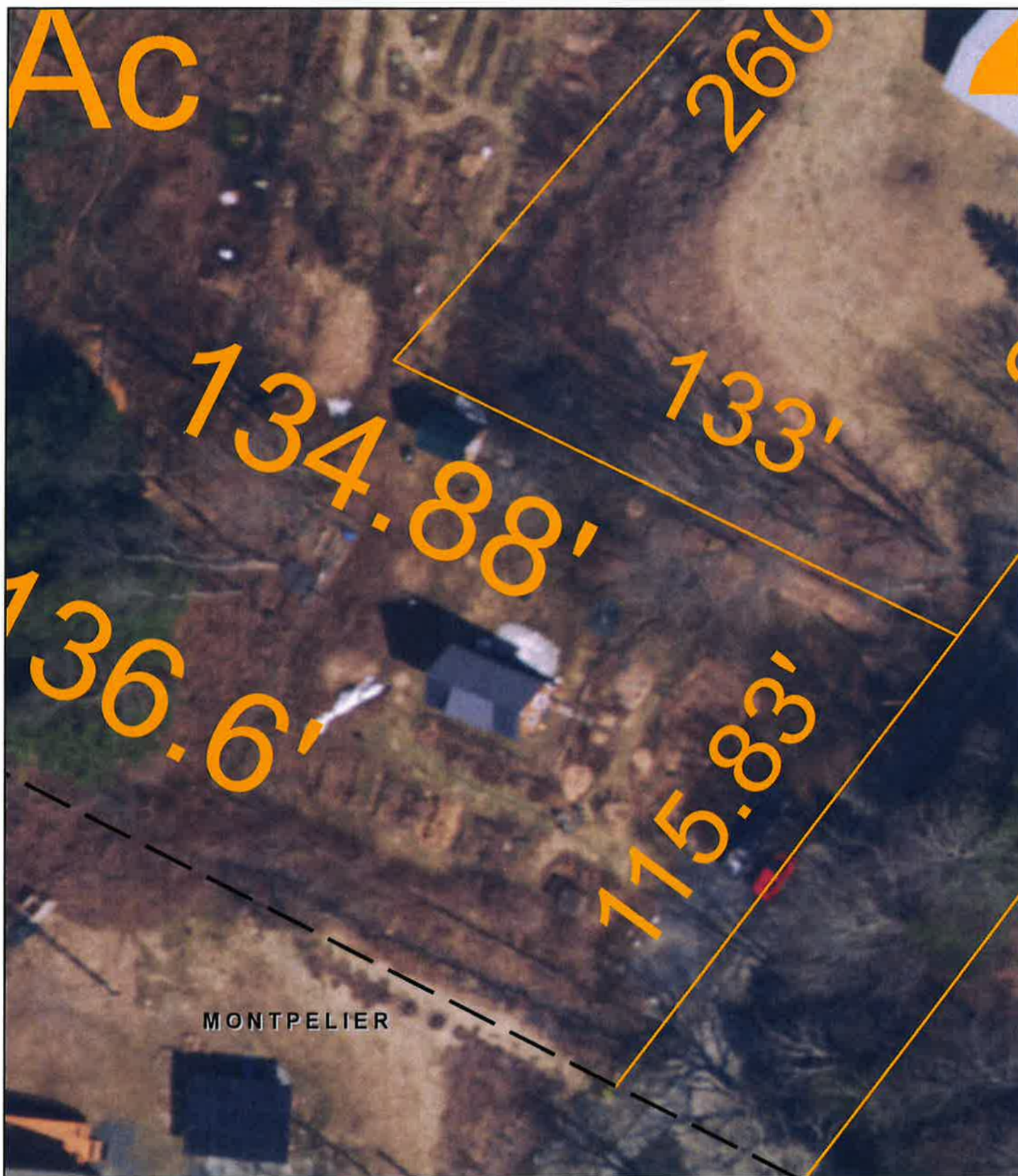
O'Hara -- 1283 North Street

East Montpelier, VT

1 inch = 33 Feet



February 19, 2020



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.



O'Hara -- 1283 North Street

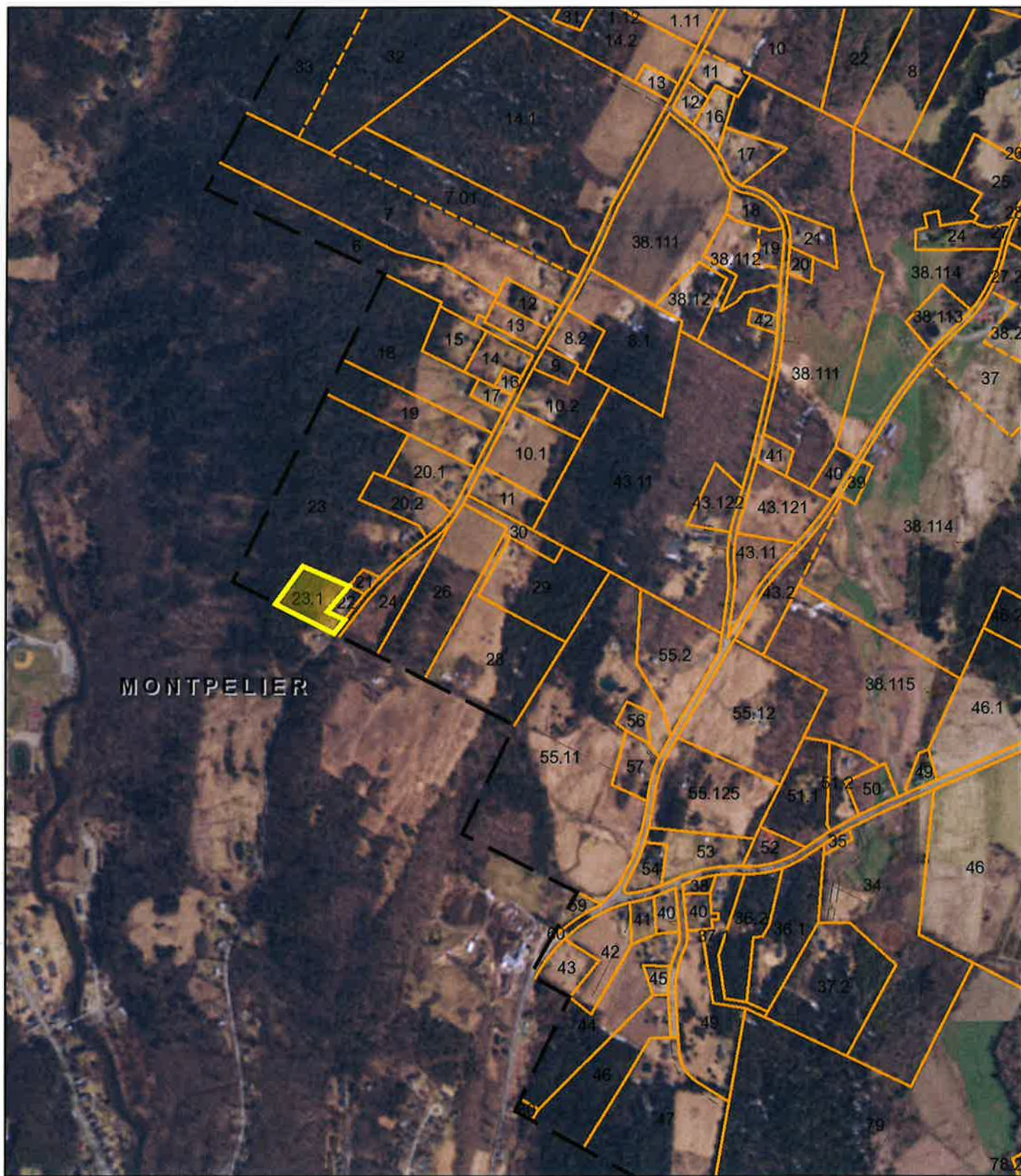
East Montpelier, VT

1 inch = 1078 Feet



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February 19, 2020



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Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, March 10, 2020 at 7:00 p.m. at the Municipal Office Building to conduct review of zoning application 20-002 submitted by Erin O'Hara & Lindsay Helwig O'Hara. The application is to construct an addition to the house that will extend the back (west side) of the house by 10 feet and add a 20' x 12' element to the north side starting midway along the existing north wall. This north section encroaches 10 feet into the 50-foot north side setback. 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 on Saturday, February 22, 2020:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, March 10, 2020 at 7:00 p.m. at the Municipal Office Building to consider the following:

Review of Application #20-002, submitted by Erin O'Hara and Lindsay Helwig O'Hara, to construct an addition, which will increase the footprint by 360 square feet, to their house located at 1283 North Street. The applicants are requesting a 10-foot §3.14 side setback waiver. The property is in Zone D – Rural Residential/Agricultural District, where the side setback is 50 feet.

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 manager@eastmontpeliervt.org.

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