

Town of East Montpelier

ZONING PERMIT

NOTICE

[To Be Displayed on the Property in Full View of the Public Right-of-Way]

Date Issued: May 6, 2020

Effective Date: May 21, 2020

Location: 1283 North Street

Owner: Erin O'Hara

For: House Addition: A Connected 30' x 8' N
x 20' x 12' W 2-Story Wrap to West & North
Sides of Existing House

Application # 20-002A

Approved by: C. Bruce Johnson, ZA

Do not start project or commence use prior to the Effective Date. If this permit is based upon a Development Review Board approval, be advised that any appeal of that approval could affect the validity of this permit – do not start project or commence use until that DRB approval is final and clear of any state or local appeal process. This application is available for inspection at the Town Office. This poster must be displayed on the property in full public view for 15 days.

APPEALS TO DRB: A notice of appeal, including the \$150 fee, must be filed with the East Montpelier Town Clerk or Zoning Administrator at the Town Office by the listed Effective Date.

WARNING: State permits may be required for this project. Contact the state Permit Specialist, at (802) 505-5367, before beginning any construction.

TOWN of EAST MONTPELIER

P.O. Box 157
East Montpelier, VT
05651-0157

C. Bruce Johnson, ZA
eastmontadmin@comcast.net
(802) 223-3313 ext. 204

May 6, 2020

Erin O'Hara
Lindsay Helwig O'Hara
1283 North Street
Montpelier, VT 05602

Re: East Montpelier Zoning Application #20-002A

Dear Mr. O'Hara & Ms. Helwig O'Hara:

On April 28, 2020 you submitted altered plans for your previously permitted addition to your house at 1283 North Street. The alteration is being treated as an amendment to Permit 20-002. The amendment envisions a larger footprint than the original addition (480 square feet as opposed to 360 square feet), but less total encroachment into the side setback (180 square feet v. 200 square feet) and a shorter straight-line encroachment (6 feet v. 10 feet). As with the original application, the only issue of concern with the amended plan deals with the side setback. All other aspects of the plan meet the parameters for such projects under the East Montpelier Land Use & Development Regulations.

Based on the prior approval by the East Montpelier Development Review Board for a 10-foot side setback waiver coupled with the authorization by DRB Chair Steve Kappel to treat the amendment as a less-intensive encroachment into the side setback and thus still within the parameters allowed by the DRB, I have issued East Montpelier Zoning Permit #20-002A for the construction of a 480 square foot (footprint size) addition, as depicted on your amended site plan, to your house on your property located at 1283 North Street. All other elements of your original permit, 20-002, remain in force.

Please feel free to contact me if you have any questions concerning this matter.

Sincerely,



C. Bruce Johnson
East Montpelier Zoning Administrator

Bruce Johnson

From: Steven Kappel <sjkappel@policyintegrity.com>
Sent: Tuesday, April 28, 2020 5:27 PM
To: Bruce Johnson
Subject: RE: O'Hara Amendment

Hi, Bruce. I think that because the encroachment is reduced in both distance and area, the amendment can be approved without further DRB involvement.

-Steve

From: Bruce Johnson [mailto:manager@eastmontpeliervt.org]
Sent: Tuesday, April 28, 2020 4:55 PM
To: sjkappel@gmail.com
Subject: O'Hara Amendment

Hi Steve:

Hopefully you survived the poop patrol project.

Attached is the original site plan for Erin O'Hara's house addition ("20-002 O'Hara Site Plan & Narrative"), the permit packet, and the amended plan. As you can see, the amendment envisions a larger footprint expansion (480 sq. ft. v. 360 sq. ft.), but less total encroachment into the side setback (180 sq. ft. v. 200 sq. ft.) and a shorter straight line encroachment (6' v. 10'). Essentially the amendment has a less intrusive effect on the side setback than what was authorized by the DRB (remember that the setback waiver was what the DRB approved – the actual permit for the addition, since it's single family residential, was up to me).

Let me know what you think regarding the need to return to the DRB for approval of the altered plan.

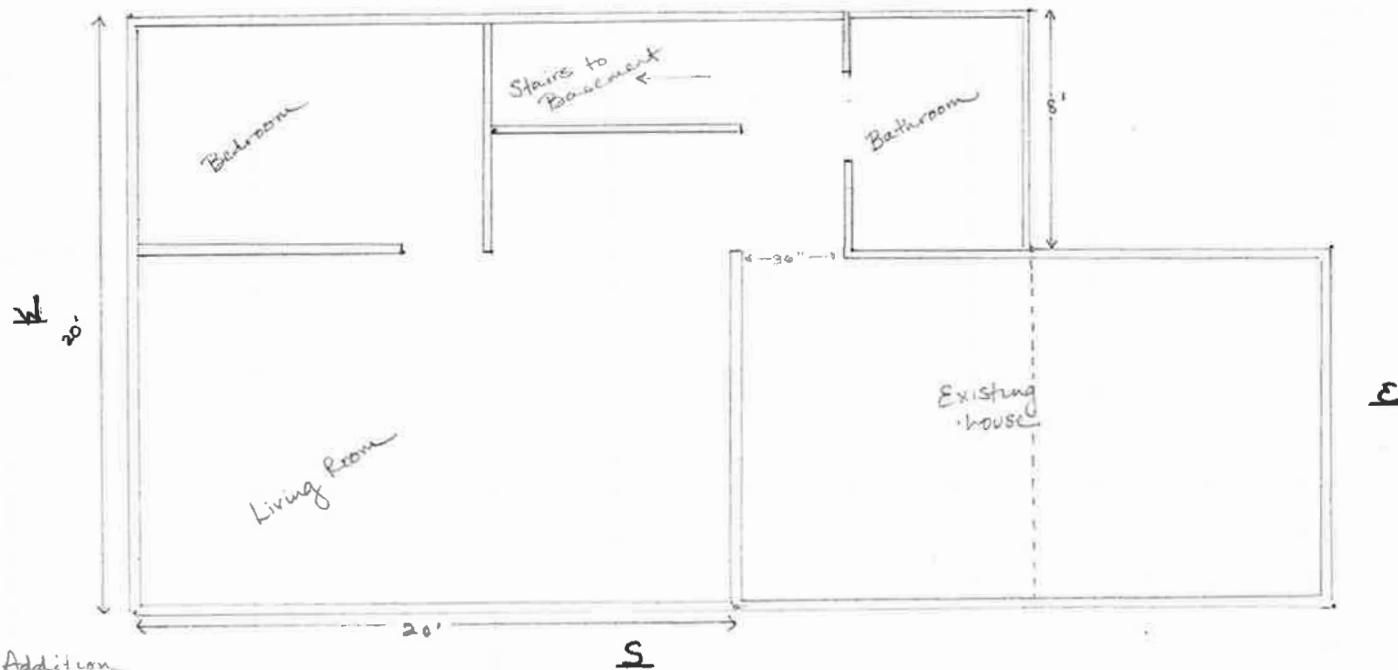
Thank you,

Bruce

C. Bruce Johnson
East Montpelier Town & Zoning Administrator
40 Kelton Road
PO Box 157
East Montpelier, VT 05651
(802) 223-3313 x 204
manager@eastmontpeliervt.org
<https://eastmontpeliervt.org/>

Erin O'Hara & Lindsay Helwig O'Hara Residence (1283 North St.) Addition

N



1283 North St. Addition

1. Adding Living room, bedroom, bathroom & basement.
2. Existing house is on sona-tubes - we will be adding a 20 x 30 concrete foundation which will replace several of the tubes.
3. Addition will extend out from the existing house 8' to the north, 20' to the west.
4. Reason: we need more space for our growing family, guests, and the safety of a firm foundation.

□ = 1'