

Permit # 20-034

Zoning District D

Overlays -

ZONING PERMIT APPLICATION

TOWN OF EAST MONTPELIER

PO Box 157, East Montpelier, VT 05651

Date Received: 7/30/20

Parcel # 05-105.000

Tax Map # 11-00-41.000

- A. 1. Name of Landowner Julie Henderson Phone No. 802 225 6952
2. Address of Landowner 219 Brazier Rd E Montpelier VT 05651
3. Applicant (other than owner) Phone No. _____
4. Address of Applicant _____
5. Location of Property _____

B: Application is made (check appropriate boxes):

- | | | |
|---|--|--|
| To: | For: | For: |
| <input checked="" 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 checked="" 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

Construct a 10'x16' wooden garden shed .. adjacent
to vegetable garden. Shed will be 8' tall.
Construct a 16' x 11.5' deck on the west side of the house.

C. Lot description:

- | | |
|---|---|
| 1. acreage <u>3.0</u> | 4. depth side yards <u>175</u> Ft. <u>34</u> Ft.
(building to lot lines) |
| 2. road frontage <u>468.5</u> Ft. | |
| 3. depth front yard <u>315</u> Ft.
(Road centerline to building) | 5. depth rear yard <u>7.5</u> Ft.
(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 Julie Henderson Date 7/26/20
Applicant _____ Date _____

Zoning Permit Fee: \$ 2500 Cash _____ Check #6024 Date 7/30/20 Rec'd by DS.
DRB Hearing Fee: \$ _____ Cash _____ Check _____ Date _____ Rec'd by _____

Make checks payable to the "Town of East Montpelier"

July 30, 2020

Bruce Johnson, Town and Zoning Administrator
East Montpelier Development Review Board
Town of East Montpelier
P.O Box 157
East Montpelier, VT 05651

Dear Bruce and DRB members,

I would like to construct a 10x16' open shed just below my garden at my home at 219 Brazier Rd. The garden is located on the only suitably flat section off to the side of the house. Because of the odd lot shape, it sits relatively close to the western property line. I understand that the setback requirement for construction is 50'. Hence I am writing to request a variance to the 50' setback, in accordance with Section 3.14 (A) (3), that would allow me to construct the shed 34' from the property line.

The property slopes to the south and overlooks Towne Hill Road. Given the slope, suitable sites for construction are limited. The adjacent property, owned by our friends Sally and Jim Olmsted, is all open field. Siting the shed on the only available flat ground below the garden, tucked into the cluster of three trees, would keep it out of the front yard, eliminate the need to remove one of the trees, and minimize its visibility from the road below.

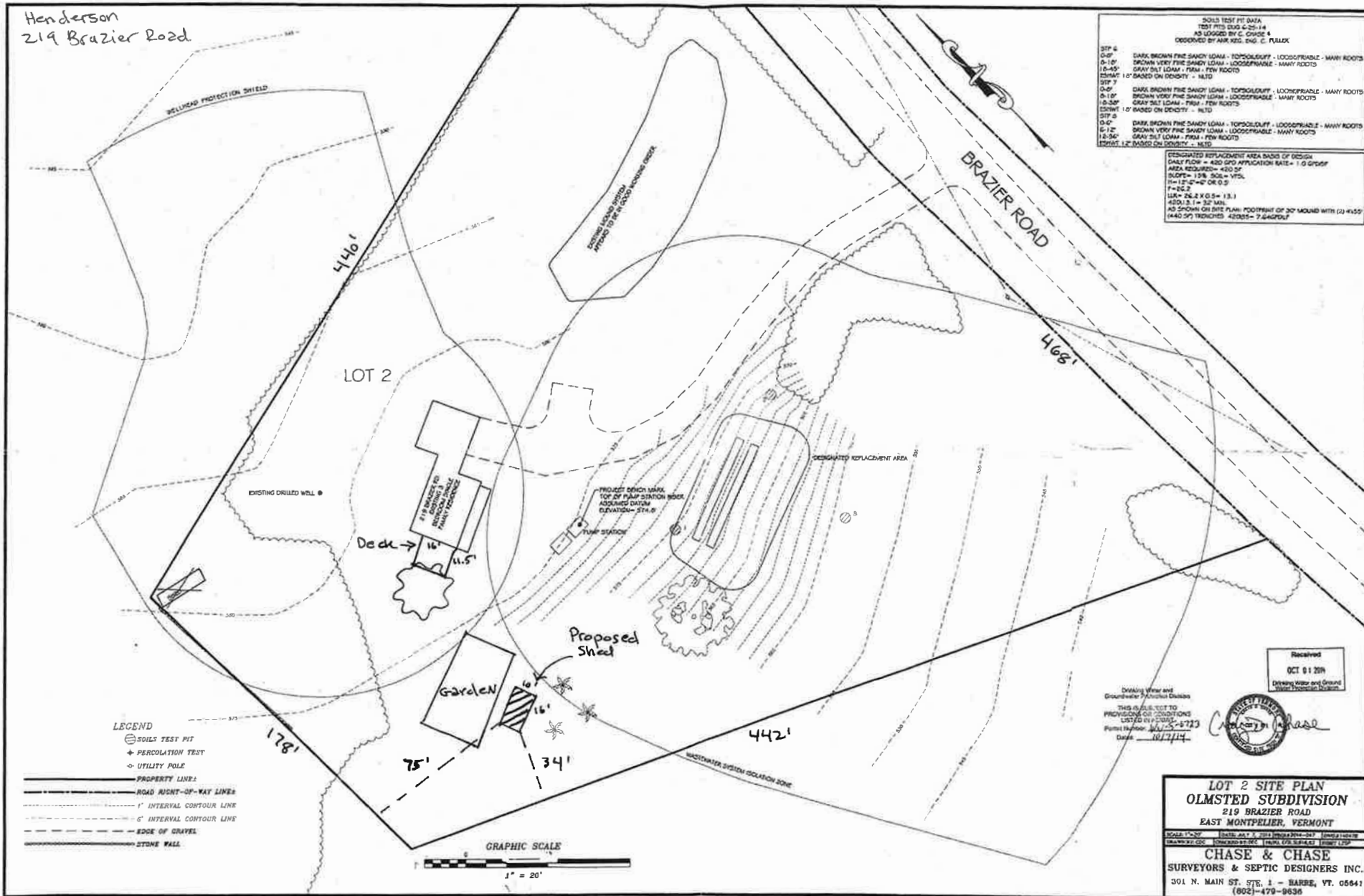
Enclosed is a Zoning Permit application and a site map that shows the proposed location of the shed, as well as payment for the zoning permit and DRB hearing.

Also included on the application is a permit request for an 11.5' x 16' deck on the west side of the house, as shown on the site map. This permit request is not part of the application for waiver.

Thank you for your consideration,

Julie Henderson

Henderson
219 Brazier Road.



1" ≈ 42'

Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, September 1, 2020 at 7:00 p.m. by Zoom remote conferencing to conduct review of zoning application 20-034 submitted by Julie Henderson. The application is to construct a garden shed to the southeast of the existing garden area, located to the back (west side) of the parcel. The proposed shed encroaches, at the most non-conforming point, 16 feet into the 50-foot south 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, September 1, 2020:

The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, September 1, 2020 at 7:00 p.m. to consider the following:

Review of Application #20-034, submitted by Julie Henderson, to construct a 10' x 16' garden shed on her property located at 219 Brazier Road. The applicant is requesting a 16-foot §3.14 side setback waiver. The property is in Zone D – Rural Residential/Agricultural District, where the side setback is 50 feet from property line.

The meeting will be held utilizing Zoom remote conferencing.

Participation options are listed at: <https://eastmontpeliervt.org/september-1-2020-drb-meeting/>

The applicant 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



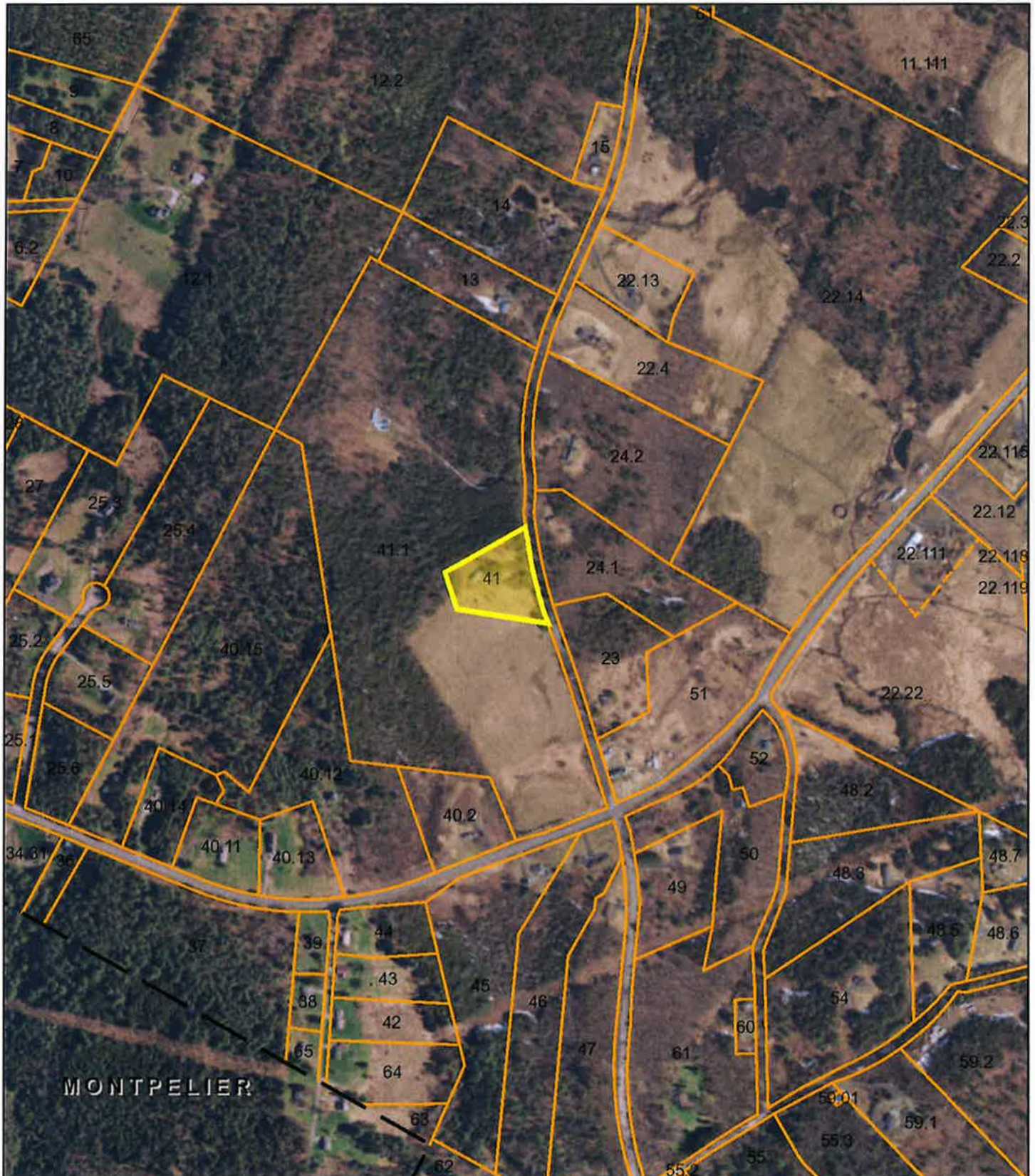
Henderson -- 219 Brazier Road

East Montpelier, VT

1 inch = 648 Feet



August 12, 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.