

Permit # 21-047  
Zoning District C  
Overlays WR

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

Date Received: 7/26/21  
Parcel # 06-027.000  
Tax Map # 21-S1-17.000

- A. 1. Name of Landowner: Robert J. Beckett, Brian Phone No: 802-229-9010  
2. Address of Landowner: 505 S. Wakefield, East Montpelier, VT 05651  
3. Applicant (other than owner): Phone No.  
4. Address of Applicant  
5. Location of Property: Same as Above

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

- |   |   |  |
|---|---|--|
| To:                                       | For:  | For:   |
| <input 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 checked="" type="checkbox"/> Alter | <input type="checkbox"/> Accessory Structure                              | <input type="checkbox"/> Extraction of earth resources |
| <input type="checkbox"/> Extend           | <input checked="" 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 construct a new structure on our property behind the existing structure used for our mobile repair business and move the business to the new structure. 40' x 100' storage on a cement slab. Driveway will be extended out to new structure and existing driveway space will be created to meet needs. See attached for drive detail.

- C. Lot description
- |   |   |
|---|---|
| 1. acreage <u>10.67</u>   | 4. depth side yards <u>30.9</u> Ft. <u>276</u> Ft. <u>Approx</u><br>(building to lot lines) <u>25.0</u> |
| 2. road frontage <u>347</u> Ft.                                     |   |
| 3. depth front yard <u>195</u> Ft.<br>(Road centerline to building) | 5. depth rear yard <u>1000+</u> 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 7/26/21  
Applicant [Signature] Date \_\_\_\_\_

Zoning Permit Fee: \$ 300.00 Cash \_\_\_\_\_ Check #1368 Date 7/26/21 Rec'd by D.S  
DRB Hearing Fee: \$ \_\_\_\_\_ Cash \_\_\_\_\_ Check \_\_\_\_\_ Date \_\_\_\_\_ Rec'd by \_\_\_\_\_

Make checks payable to the "Town of East Montpelier"

July 20, 2021

To Whom It May Concern,

We own a single-family residence and an automotive repair business located at 505 Quaker Road. Our property is currently zoned as commercial/Residential. We are currently utilizing the existing 24'x28' garage and driveway for the day-to-day operation of this business. We would like to build a separate structure behind the current one and move the business to that structure. The new structure would be 40'x60' and would be accessed by extending our existing driveway beyond the current structure to the new structure. The business model and offered services are not changing. The reasoning behind the new structure is to allow for upgrade of existing equipment and needed space within the work area. This will also allow us to have our personal garage/shop space separated from the business. The business will continue to operate as a single entity and there will be no additional employees working at this business.

As stated above we will continue to use the existing driveway to our home and business and our personal vehicles will be parked in the driveway along with any customer vehicles that are waiting to be worked on or waiting to be picked up. The driveway will be expanded in length to access the new structure and the existing Lean-to and Storage Container will be relocated to the back of the new structure. The Storage Container is used for storage of both residential and business parts/tires as well as person ATVs. The Lean-to will be attached to the back wall of the structure and will have 2 additional walls sided in wood with a tin roof. The base will be crushed stone/driveway material and is used to store our tractor which is used for both residential and business purposes and our lawn mower. Moving these to the back of the new structure will allow for ample driveway space in front of the new structure for safe vehicle movement and allow for a cleaner set up of the area.

We do not expect any impact on road traffic as the business model is not changing and we are not adding employees. The business hours are 8-5 but we expect business related access between the hours of 7am-7pm Monday – Friday to reflect when we expect customers coming and going to and from the business.

Attached is a Permit Application including a site plan outlining the utilization for the new structure and the existing business.

Please contact us if you have any questions.



Robert & Rebekah Brown

Rob -802-522-2608 Becky – 802-522-2035

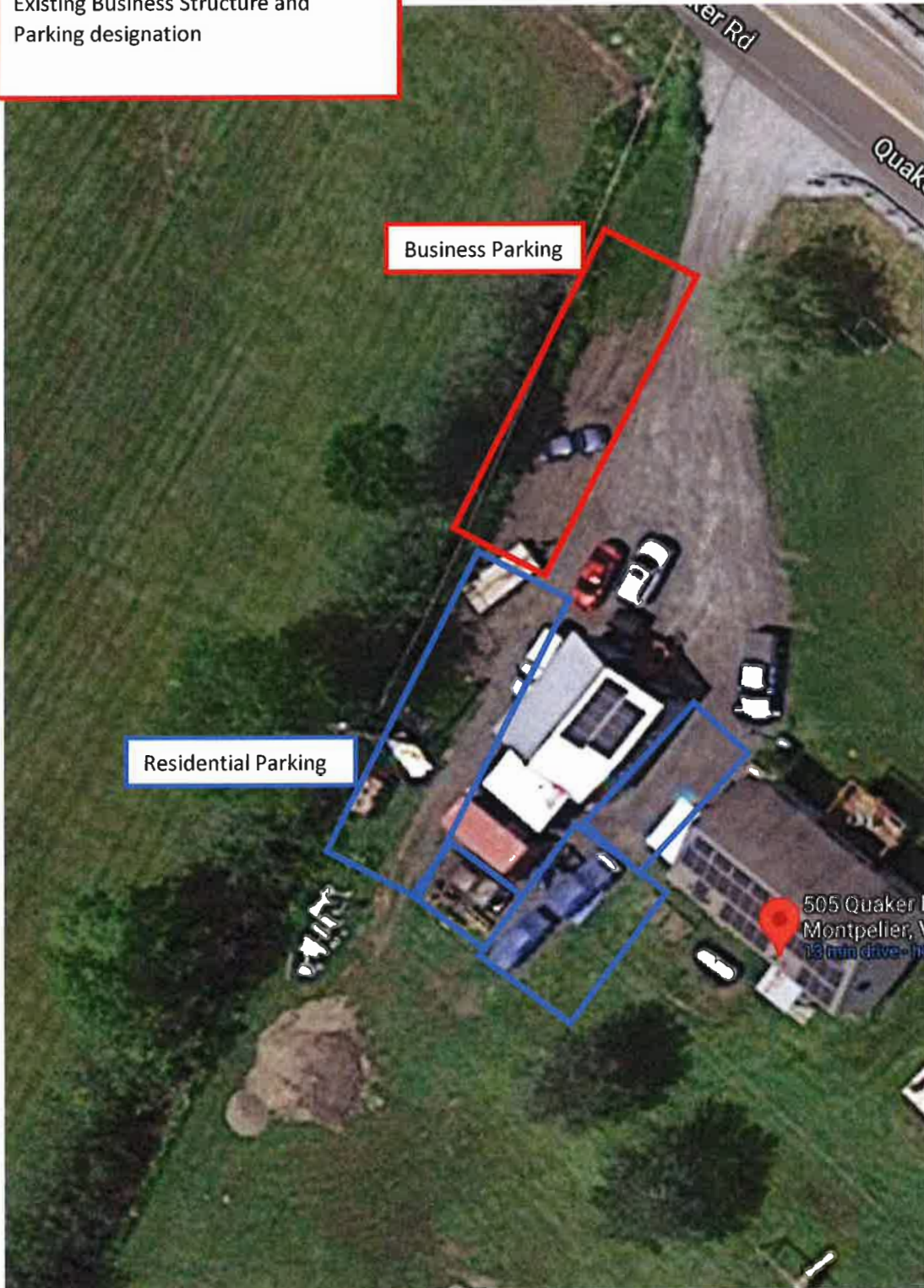
Existing Property



Existing Road view/siteline



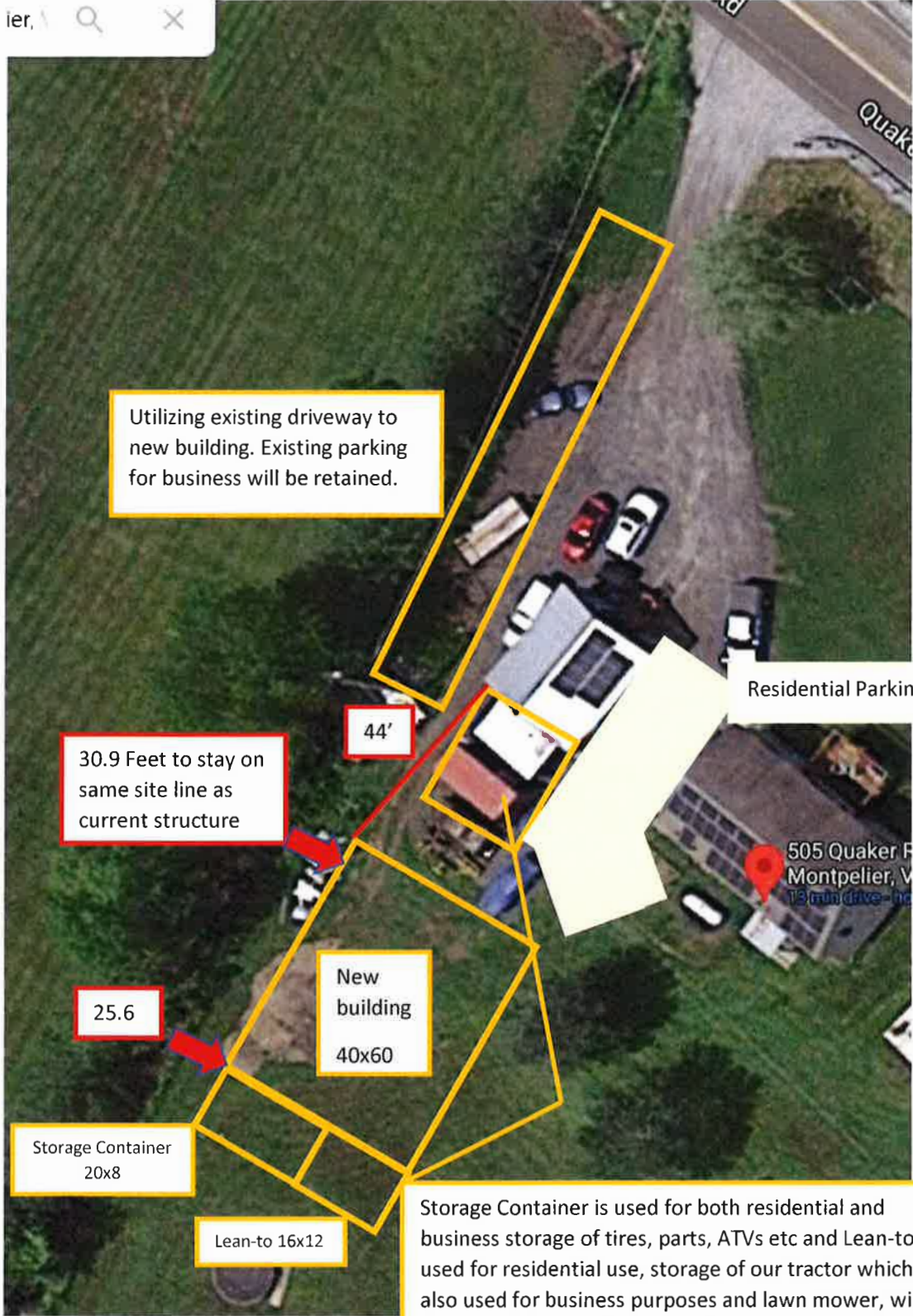
Existing Business Structure and  
Parking designation



Business Parking

Residential Parking

505 Quaker Rd  
Montpelier, VT  
13 min drive - h



Utilizing existing driveway to new building. Existing parking for business will be retained.

30.9 Feet to stay on same site line as current structure

44'

25.6

New building  
40x60

Storage Container  
20x8

Lean-to 16x12

Residential Parking

505 Quaker F  
Montpelier, V  
13 min drive - h

Storage Container is used for both residential and business storage of tires, parts, ATVs etc and Lean-to is used for residential use, storage of our tractor which is also used for business purposes and lawn mower, will be relocated to back of new structure. Storage container will be at least 25ft from boundary line



# Brown -- 505 Quaker Road

East Montpelier, VT

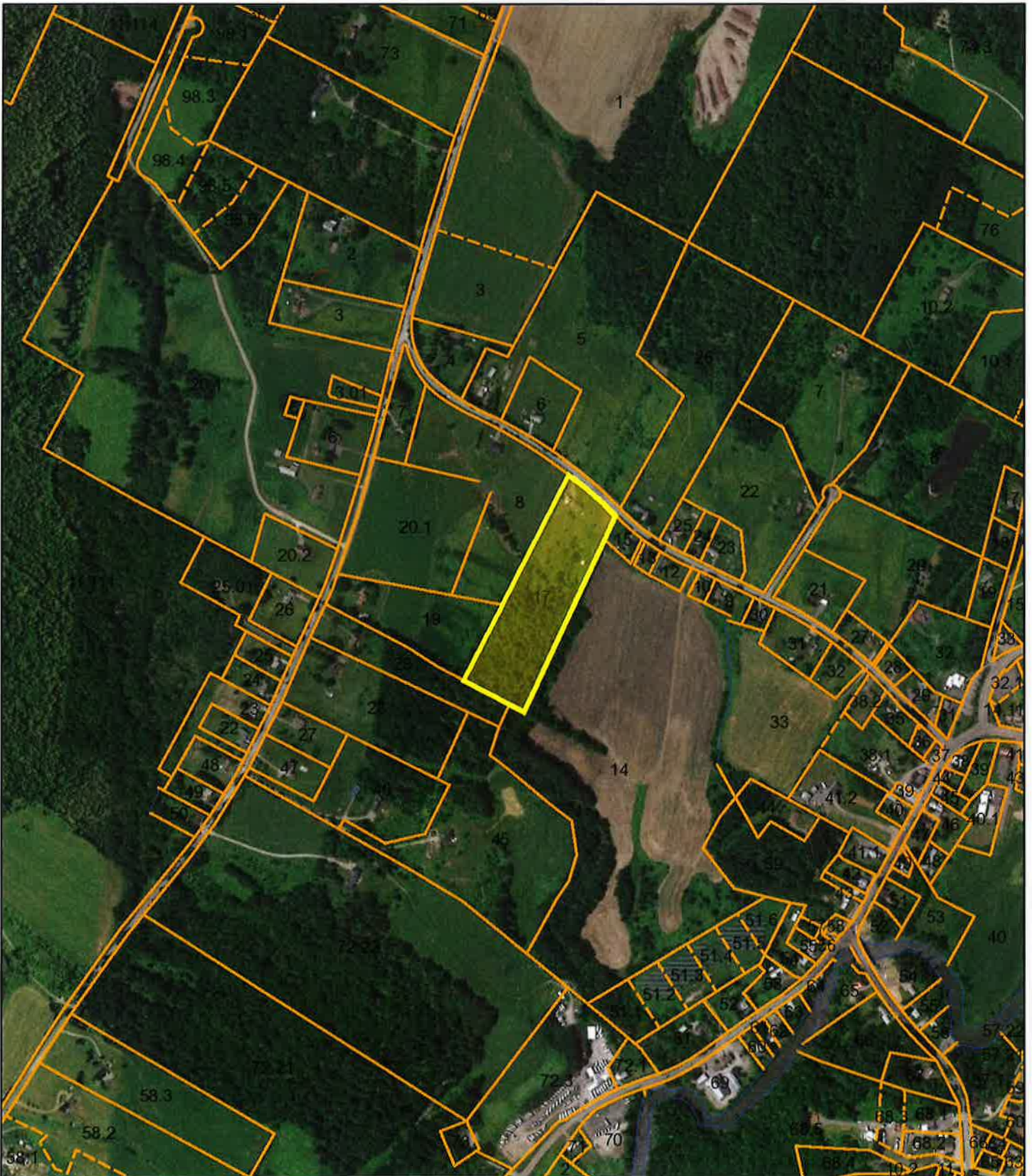
1 inch = 782 Feet



August 20, 2021



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

# Town of East Montpelier

The East Montpelier Development Review Board will hold a Public Hearing Tuesday, September 7, 2021 at 7:00 p.m. by Zoom remote conferencing to conduct conditional use review of zoning application 21-047 submitted by Rob & Becky Brown. The Browns would like to construct a new garage to house the automotive repair facility on their property at 505 Quaker Road. The concept is to build the new garage behind the existing garage, move the ancillary structures currently behind the existing garage to a spot behind the proposed new garage, and have the existing garage revert to residential use. There will also be driveway extensions to enable access to the new repair facility location. The following notice will appear in the Times Argus on Saturday, August 21, 2021:

**The East Montpelier Development Review Board will hold a Public Hearing on Tuesday, September 7, 2021 at 7:00 p.m. to consider the following:**

**Conditional use review of Application #21-047, submitted by Robert & Rebekah Brown, to construct a 40' x 60' commercial garage, relocate two existing structures, change the use of an existing garage and make site improvements to their property located at 505 Quaker Road. This is a request for an amendment to Conditional Use Permit 18-055. The §4.11 mixed use property is located in Zone C – Residential & Commercial.**

**The meeting will be held utilizing Zoom remote conferencing. Participation options are listed at: <https://eastmontpeliervt.org/september-7-2021-drb-meeting/>**

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](mailto:manager@eastmontpeliervt.org).

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