

Town of East Montpelier

ZONING PERMIT

NOTICE

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

Date Issued: APRIL 6, 2023

Effective Date: APRIL 21, 2023

Location: 152 JOURDAN RD

Owner: TYLOR BIGRAS

For: CONSTRUCTING A 38' X 78' SHOP WITH AN ACCESSORY

DWELLING INCLUDED

Application # 23 - 008

Approved by: **Tyson Brown, 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) 477-2241 or jeff.mcmahon@vermont.gov, before beginning any construction.

Permit # 23-008

Zoning District D

Overlays N/A

ZONING PERMIT APPLICATION

TOWN OF EAST MONTPELIER

PO Box 157, East Montpelier, VT 05651

Date Received: 3/29/23

Parcel # 09-085.800

Tax Map # 12-02-65.800

- A. 1. Name of Landowner Tylor Bigras Phone No. 802-522-4099
2. Address of Landowner 152 Jordan 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 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 Build 38x98 Building on my Property
Next to the house on the Right. Garage
with living space.

C. Lot description:

- | | |
|--|---|
| 1. acreage <u>12 +/-</u> | 4. depth side yards Ft. Ft.
(building to lot lines) |
| 2. road frontage Ft. | |
| 3. depth front yard Ft.
(Road centerline to building) | 5. depth rear yard 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 Tylor Bigras Date 3/28/23
Applicant Date

Zoning Permit Fee: \$ 150.00 Cash Check #5526 Date 3/29/23 Rec'd by D.S.
DRB Hearing Fee: \$ Cash Check Date Rec'd by

Make checks payable to the "Town of East Montpelier"

D. Warning: State permits may be required for this project. The applicant or permittee retains the obligation to identify, apply for, and obtain relevant state permits for this project. Contact Jeff McMahon, our region's state permit specialist, at (802) 477-2241 or jeff.mcmahon@vermont.gov, before beginning any construction. The VT Agency of Natural Resources has an online "permit navigator" to help answer state environmental permit questions: <https://dec.vermont.gov/permitnavigator>

Notice: Your project may be subject to the state's residential or commercial energy code. For more information contact the Energy Code Assistance Center at 855-887-0673 or see the following web pages:

Residential Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/rbes

Commercial Building Energy Standards: http://publicservice.vermont.gov/energy_efficiency/cbes

E. Action by Zoning Administrator:

1. ☒ Granted ☐ Denied Date 4/06/23 Reason MEETS ALL REQUIREMENTS OF ZONING DISTRICT D RESIDENTIAL/AGRICULTURAL

2. Appealed to Development Review Board: Date By

Notice: Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board &/or Town Clerk within 15 days of the decision or act. Appeal fee is \$150.

3. Final Action: Permit # ZB-008 Date Issued 4/06/23 Effective Date 4/21/23

DO NOT start this project prior to the effective date, as the statutes require a 15-day appeal period. 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 appeal process.

4. Permittee is required to submit a Certificate of Compliance form to the Zoning Administrator in accordance with East Montpelier Land Use & Development Regulations Section 7.4:

☐ Yes (form included with permit)

☒ No



Zoning Administrator

F. Action by Development Review Board:

1. Public Notice Date(s)

2. Date(s) of Hearing

3. ☐ Granted ☐ Without conditions ☐ With conditions (See written decision for conditions)

4. ☐ Denied (See written decision for reasoning)

.....
Chairman, Development Review Board

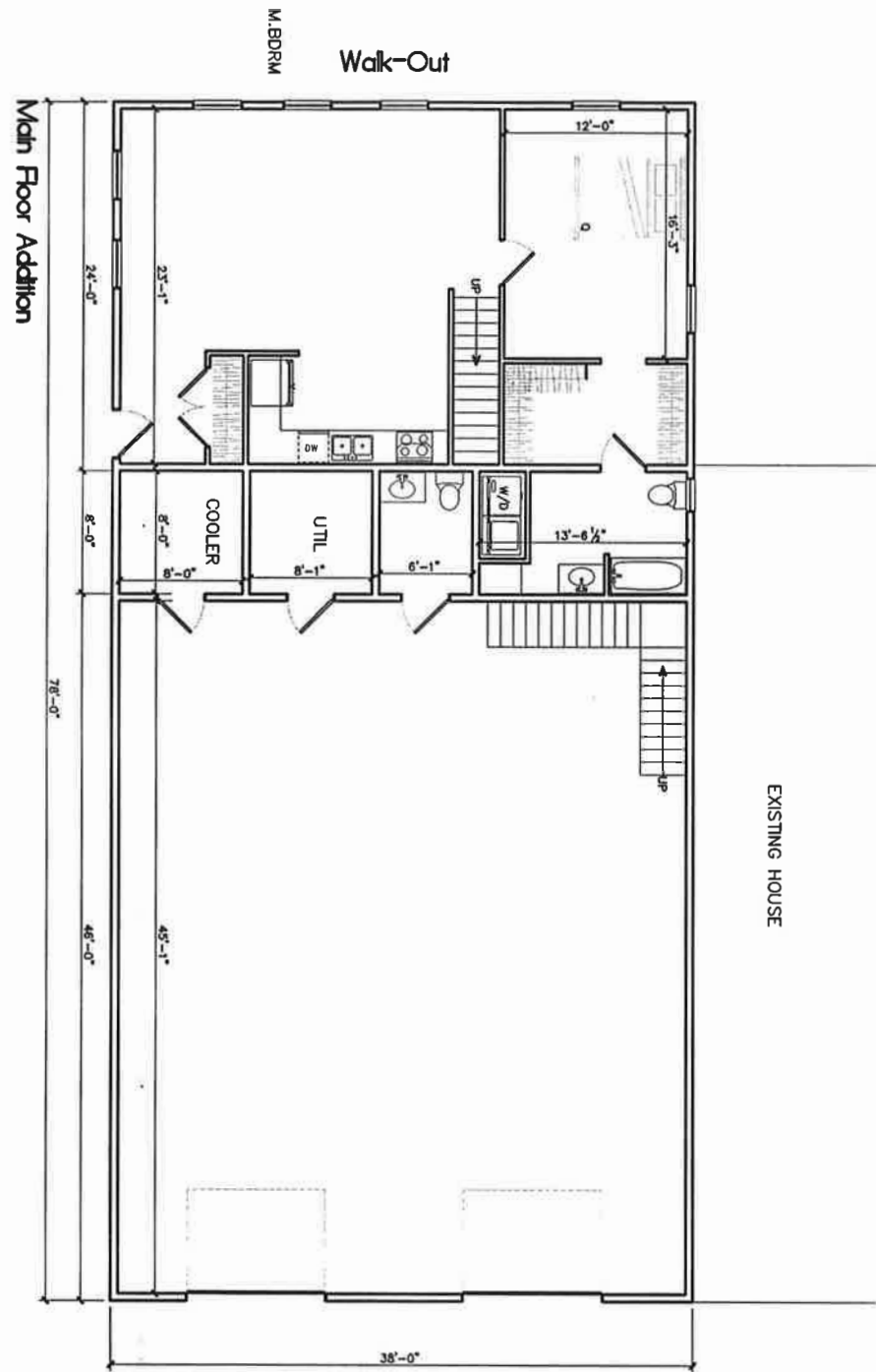
The DRB's written decision was issued on:

The applicant, appellant or other interested person who has participated in a regulatory proceeding of the DRB may appeal the decision rendered by the DRB within 30 days of the issuance of such decision, to the Environmental Division of the Vermont Superior Court, in accordance with 24 V.S.A. §4471.

1. "Participation" in a DRB proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
2. The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Division of the Vermont Superior Court and by mailing a copy to the East Montpelier Zoning Administrator, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

Tyler Bigras
800-522-4099

Bigrasauto@gmail.com



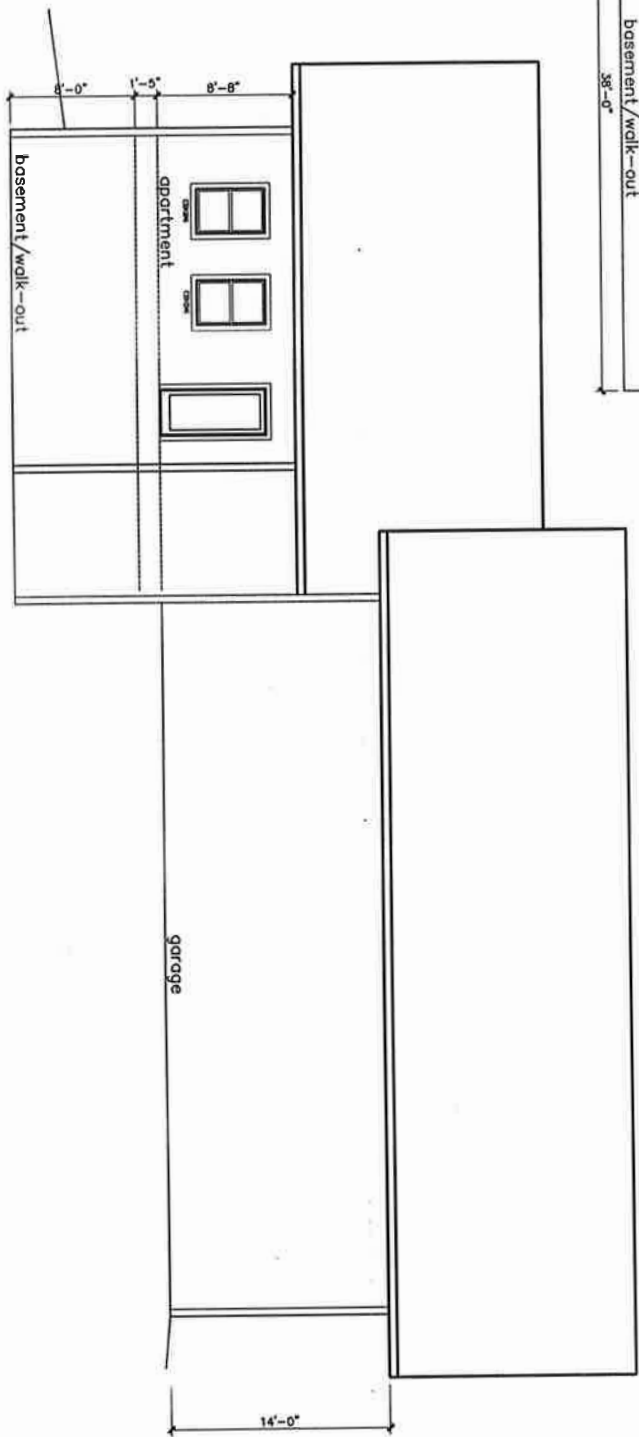
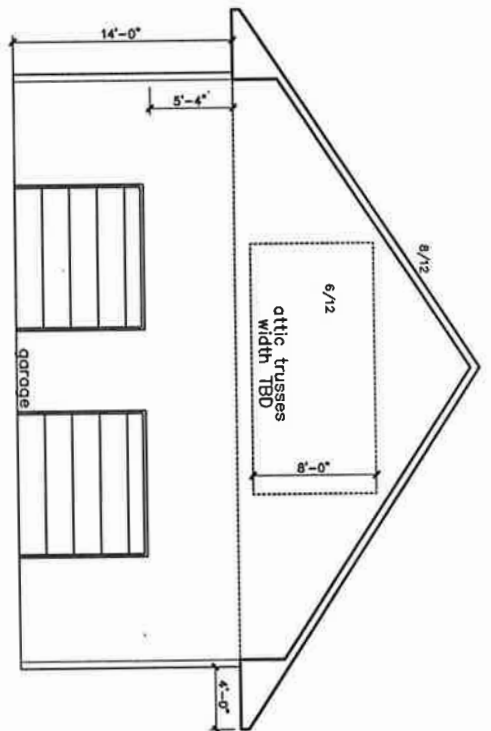
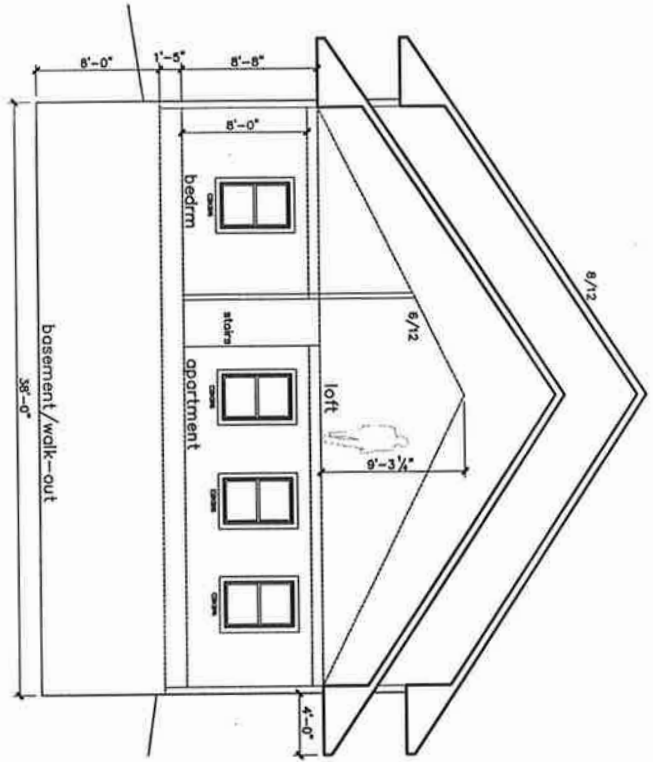
NOTE: DIMENSIONS ARE TO FRAMING

rk MILES SINCE 1940 BUILDING MATERIALS SUPPLIER	DRAWN: JC DATE: 3/1/23 SCALE: 1/8" = 1'-0" SHEET: A-1	BIGRAS GARAGE/APARTMENT 2023-025 E. MONTEPELIER	REVISIONS BY: JC NO.
	1/2" = 1'-0"		

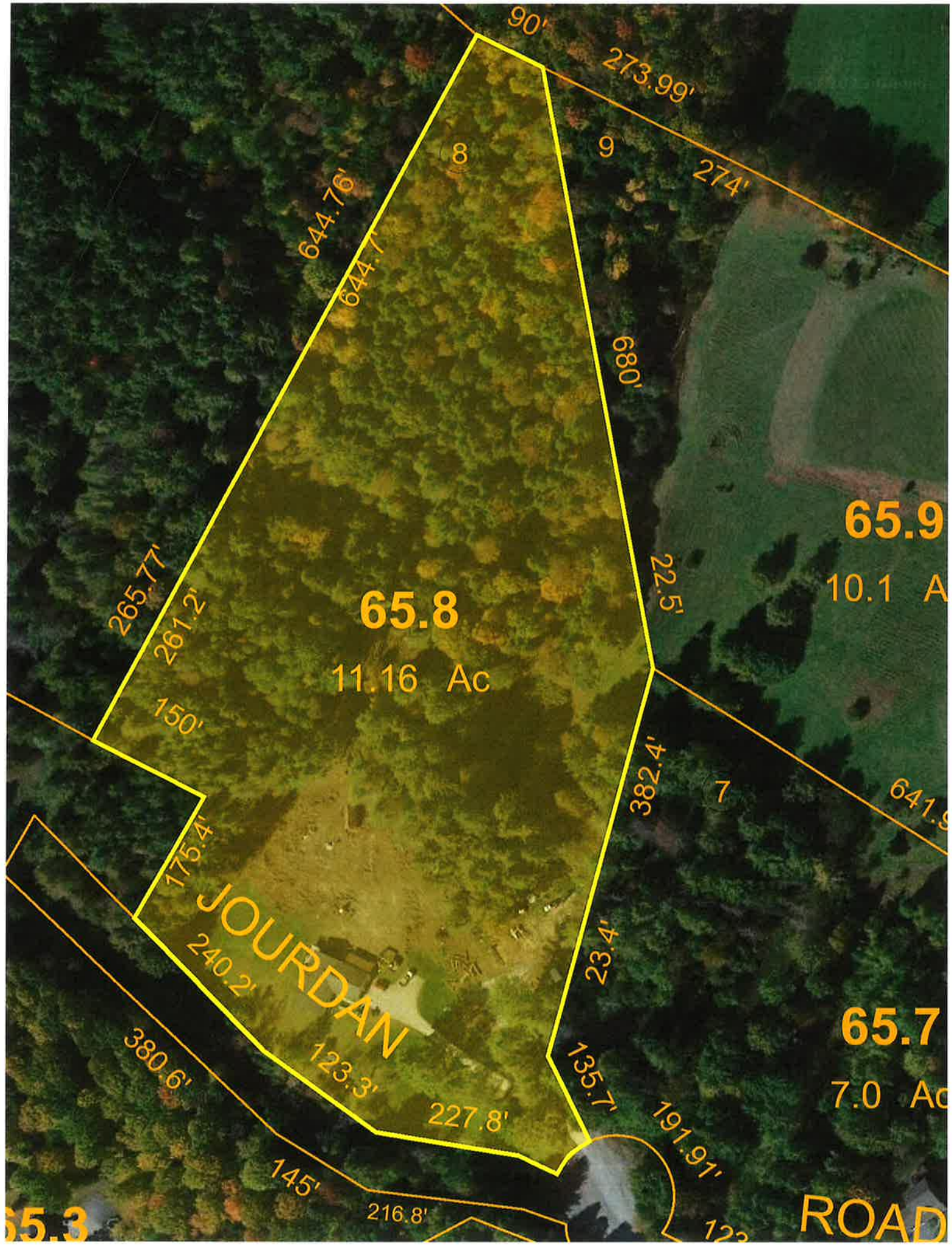


SINCE 1940
rk MILES
BUILDING MATERIALS SUPPLIER

[illegible]



A-3	REVISIONS	DATE: 5/1/23	BY: JC
		SCALE: 1/8" = 1'-0"	
		SHEET	
<p align="center">BIGRAS GARAGE/APARTMENT 2023-025 E. MONTEPELIER</p>			
<p align="center">SINCE 1940 rk MILES BUILDING MATERIALS SUPPLIER</p>			



65.8

11.16 Ac

65.9

10.1 Ac

65.7

7.0 Ac

65.3

JOURDAN

ROAD

90'
273.99'
274'
680'
22.5'
382.4'
23.4'
135.7'
191.91'
123'
216.8'
145'
380.6'
240.2'
175.4'
150'
261.2'
265.77'
644.76'
644.71'

.....Space above this line for recording data.....

TOWN OF EAST MONTPELIER
MEMORANDUM OF MUNICIPAL ACTION
24 V.S.A. Section 4449(c)

RECORD TITLE OWNER(S) OF PROPERTY (GRANTOR)

TYLOR BIGRAS

APPLICANTS(S) IF DIFFERENT FROM TITLE OWNER

PROPERTY DESCRIPTION
ADDRESS OF PARCEL

152 JOURDAN RD

PARCEL ID NO

09-085,800

TAX MAP #

12-02-65.800

TYPE OF MUNICIPAL ACTION(S):

	PERMIT #	ACTION	DATE ISSUED
ZONING PERMIT	<u>23-008</u>	<u>GRANTED</u>	<u>4/06/23</u>
DRB HEARING			
CERT COMPLIANCE			
SIGN PERMIT			
CURB CUT PERMIT			
R-O-W PERMIT			
VIOLATION NOTICE			

All Records of Municipal Actions are located in the Town Clerk's Office. See permit &/or decision for applicable conditions.