

Application/Parcel ID#: 2025-26/T01X925
Date Received: Sep 24, 2025
Date Approved: Sep 24, 2025

Administrative Use Only

Permit Fees: \$132.00
Check# 529 /By whom:
Filing Fees:
Total Fees Paid: \$132.00
TaxMapNumber: 13-002

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

All sections must be completed. Incomplete applications will not be considered.

1. APPLICANT:

Phone: (845) 461- 3196

Name: Brian Ballard

email address: ballardfamily21@gmail.com

Mailing Address:

<u>4 Hillary Court</u>	<u>Tuxedo Park</u>	<u>NY</u>	<u>10987</u>
Street	City	State	Zip

2 PROPERTY OWNER:

Name: Brian Ballard

Phone: (845) 461- 3196

Mailing Address:

<u>4 Hillary Court</u>	<u>Tuxedo Park</u>	<u>NY</u>	<u>10987</u>
Street	City	State	Zip

3 PROJECT LOCATION: 1304 Route 100, Lot 5A, Readsboro, VT 05350

Deed - Book: 40

Page: 206

Tax Map Page: ~~13-001~~ 429-431

Lot#: 5A

Parcel ID#: T01X925

4 HOW IS THE PROPERTY USED NOW?

vacant land / storage

number of dwelling units: N/A
residential square feet: N/A

non-residential square feet: N/A
public assembly/facility square feet: N/A

Please describe any accessory structures that are on the property.

(2) 40' x 8' storage containers

5. WHAT WORK IS PLANNED UNDER THIS PERMIT? (New construction, addition, subdivision, installation or change of sign, change of use). Please be specific. Application must include dimensions, number of stories and square footage of gross floor area for all construction.

As requested, documentation being submitted for two existing 40'x8' storage containers

6. PLEASE CHECK WORK BELOW THAT APPLIES:

- ☐ Accessory structures with up to 100 square feet of floor area
- ☒ Accessory structures greater than 100 square feet of floor area
- ☐ New residential construction single dwelling unit (1 units).
- ☐ New residential construction duplex dwelling unit (2 units)
- ☐ New residential construction multi dwelling unit (3 units or more).
- ☐ Residential addition/alteration/renovation.
- ☐ Non-residential addition/alteration/renovation.
- ☐ New Non-residential construction
- ☐ Subdivision or boundary line adjustment. For applications involving subdivision of land or a boundary line adjustment a survey plat meeting the requirements of 27 V.S.A. §1403 and the rules of the Board of Land Surveyors; stamped by a Registered Land Surveyor licensed to practice in Vermont or equivalent.
- ☐ Signs.
- ☐ Change of use: from residential to non-residential or non-residential to residential; or from one non-residential use to another non-residential use.
- ☐ Conditional Use - Requires Site Plan Review & public hearing with the Development Review Board.
- ☐ Variance request
- ☐ Waiver to dimensional requirements request (lot size, setbacks, road frontage)
- ☐ Home Occupation - Provide Zoning Administrator with description of Home Occupation in writing.

7. ZONING INFORMATION - may be obtained with assistance from: zoning@readsborovt.org

a. What zoning district is the property located in? CON

b. Dimensional Requirements:

	Required ^{JB}	Existing or Proposed	Comments
<u>Lot Size:</u>	5 acres	5 acres	
<u>Frontage:</u>	200 ft	339 feet	
<u>Front Setback from Centerline of the highway</u>	75 ft	150 feet	
<u>Rear Setback:</u>	40 ft	260 feet	
<u>Left Side Setback:</u>	40 ft	100 feet	
<u>Right Side Setback:</u>	40 ft	140 feet	

8 SIGNATURES AND AUTHORIZATIONS :

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented in sub section 5 on this permit application.

The undersigned hereby certifies that the information submitted in this application regarding the property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance on the above representations and will be automatically void if any are untrue or incorrect

Signature of owner(s) of property: _____

Date: 9/22/25

Date: _____

Signatures of applicant(s) other than property owner: _____

Date: _____

Date: _____

This information must be submitted with a Site Plan (for subdivisions a survey is required that meets the standards set by the State of Vermont) if required, other required forms and an application fee. Your site plan must contain all the information listed below. **INCOMPLETE APPLICATIONS WILL NOT BE CONSIDERED.**

No Zoning Permit Application will be accepted for any new construction without approved State of Vermont Wastewater System & Potable Water Supply Permit and a Road Access Permit for access onto State or Town Roads. Applicants are hereby notified that additional Federal, State, or Local permits may be required including but not limited to VT Dept. of Health Lodging or Food License, Wetlands, Stormwater, or ACT 250. A copy of all required permits must accompany the Zoning Permit Application. Failure of the Zoning Administrator to recognize the need for any Federal, State, or Local permits does not relieve the applicant from the requirements to obtain them.

NOTE: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Applicant is required to provide the names and addresses of adjoining property owners without regard to any public right of way. Information can be found at:
<https://next.axisgis.com/ReadsboroVT/> and is located at the Town Office.

Name:

Mailing Address:

Christopher and Jocelyn Cowan

68 Priscolls Lane, Whitingville, MA 01588

State of Vermont

2 Governor Aiken Ave, DR22, Montpelier, CT 05633

Name:

Mailing Address:

_____: Agency of Natural Resources has reviewed the Property in the Flood Plain Area

Comments: ^{ZA comments:} Previous owner had a violation for said shipping containers. This
permit will fix the now compliance. JB

Signature: _____

Date: _____

For Administrative Use Only:

Zoning Administrator Action

Application Number: 1025-26

Date Received: Sept 24, 2015

JB

(initial by Admin. Officer)

Amount of Fee Paid: \$131.00

Date Permit Issued: Sept 24, 2015

[Signature]

Zoning Administrator

Development Review Board Action:

Date Received: _____

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

Decision: _____

(Approved, denied, approved
with conditions)

DRB Chair or Clerk

The Zoning Permit shall take effect 15 days after being issued and is valid for 2 years from the date of approval

