Town of Readsboro

PO Box 187 / 301 Phelps Lane
Readsboro, VT 05350
Phone (802) 423-5652 * Fax (802) 423-5423
www.readsborovt.org

Office of the Zoning Administrator

Aaron Beer
487 Rue Madeline
Readsboro, VT. 05350

RE: Zoning Permit # 2026-15
Parcel ID: T13-014

July 22, 2026

Dear Aaron,

I am pleased to inform you that your application for a Zoning Permit for a 10'x16' new construction shed has been approved. Please find enclosed the Permit Notice which needs to be displayed on the subject property through August 5, 2026 and it needs to be clearly visible from the public road.

You have 2 years to complete the project listed in the permit and please notify me when the project is completed so we can close out this permit.

Thank You,

_____
(Zoning Administrator)

PERMIT NOTICE

Addre

Applic

Projec

☑ **Pe** **oval**

#2026-15

☐ **Pu** **g**

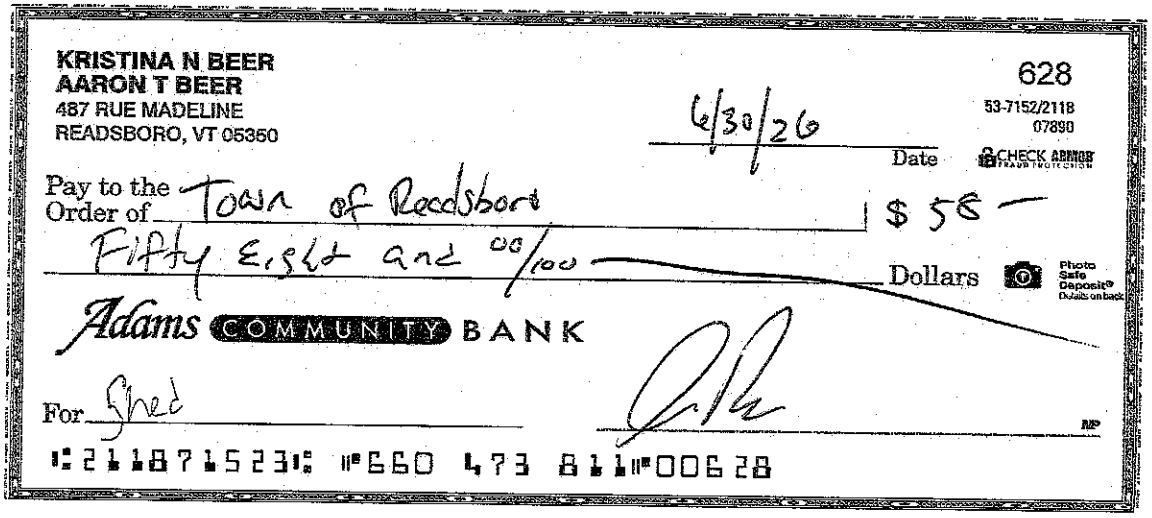
e:

For more information contact:

James Bleau/zoning@readsborovt.org
Zoning Administrator

Applicant: This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.

Issued by:
Town of Readsboro
Zoning Administrator
Initials:_____ Date:_____



KRISTINA N BEER
AARON T BEER
487 RUE MADELINE
READSBORO, VT 05350

628
53-7152/2118
07890

6/30/26
Date

CHECK ARMOR FRAUD PROTECTION

Pay to the Order of Town of Readsboro $ 58 —

Fifty Eight and 00/100 Dollars

Photo Safe Deposit® Details on back

Adams COMMUNITY BANK

For Shed

⑆211871523⑆ ⑈660 473 811⑈00628

Application/Parcel ID#: 2016-15
Date Received: July 1st 2016
Date Approved: July 1st 2016

Administrative Use Only

Permit Fees: $58.00
Check# 628 /By whom:
Filing Fees:
Total Fees Paid: $58.00
TaxMapNumber: 13-014

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. **APPLICANT:**
Name: Aaron Beer
Phone: (413) 652-2858
email address: abeer5150@gmail.com
Mailing Address:
487 Rue Madeline (Street) Readsboro (City) VT (State) 05350 (Zip)

2. **PROPERTY OWNER:**
Name: Aaron Beer
Phone: (413) 652-2858
Mailing Address:
487 Rue Madeline (Street) Readsboro (City) VT (State) 05350 (Zip)

3. **PROJECT LOCATION:** Rear of Property
Deed - Book: 86 Page: 6
Tax Map Page: 13 Lot#: 14 Parcel ID#: 13-014

4. **HOW IS THE PROPERTY USED NOW?**
unused

number of dwelling units:
residential square feet:
non-residential square feet:
public assembly/facility square feet:

Please describe any accessory structures that are on the property.
Shed, Chicken Coop pavillion

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.
New Shed 10'x16'

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? 05350 RRA

b. Dimensional Requirements:

	Required	Existing or Proposed	Comments
Lot Size:	2Acre	1 Ac	
Frontage:	200 ft	205 ft	
Front Setback from Centerline of the highway	75 ft	120'	
Rear Setback:	Min 20 ft	17'	
Left Side Setback:	Min 20 ft	20'	
Right Side Setback:	Min 20 ft	156'	

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: 5/21/26

_____ 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:**
National Forest	1400 Independence Ave Washington DC 20250
Kailee Atkinson	35 Brickyard rd #21 Essex Jct VT 05452
Jeffrey Farrance	4666 Rue Madeline Readsboro VT 05350
Edward Hoffstater	2840 A North Beach rd Englewood FL 34223

Name: _____

_____

_____

Mailing Address: _____

_____

_____

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

Comments: _____

_____

_____

Signature: _____ **Date:** _____

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2016-15

Date Received: July 1st 2016

_____

(initial by Admin. Officer)

Amount of Fee Paid: 50.00

Date Permit Issued: July 21st 2016

_____

Zoning Administrator

Development Review Board Action:

Date Received: _____

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

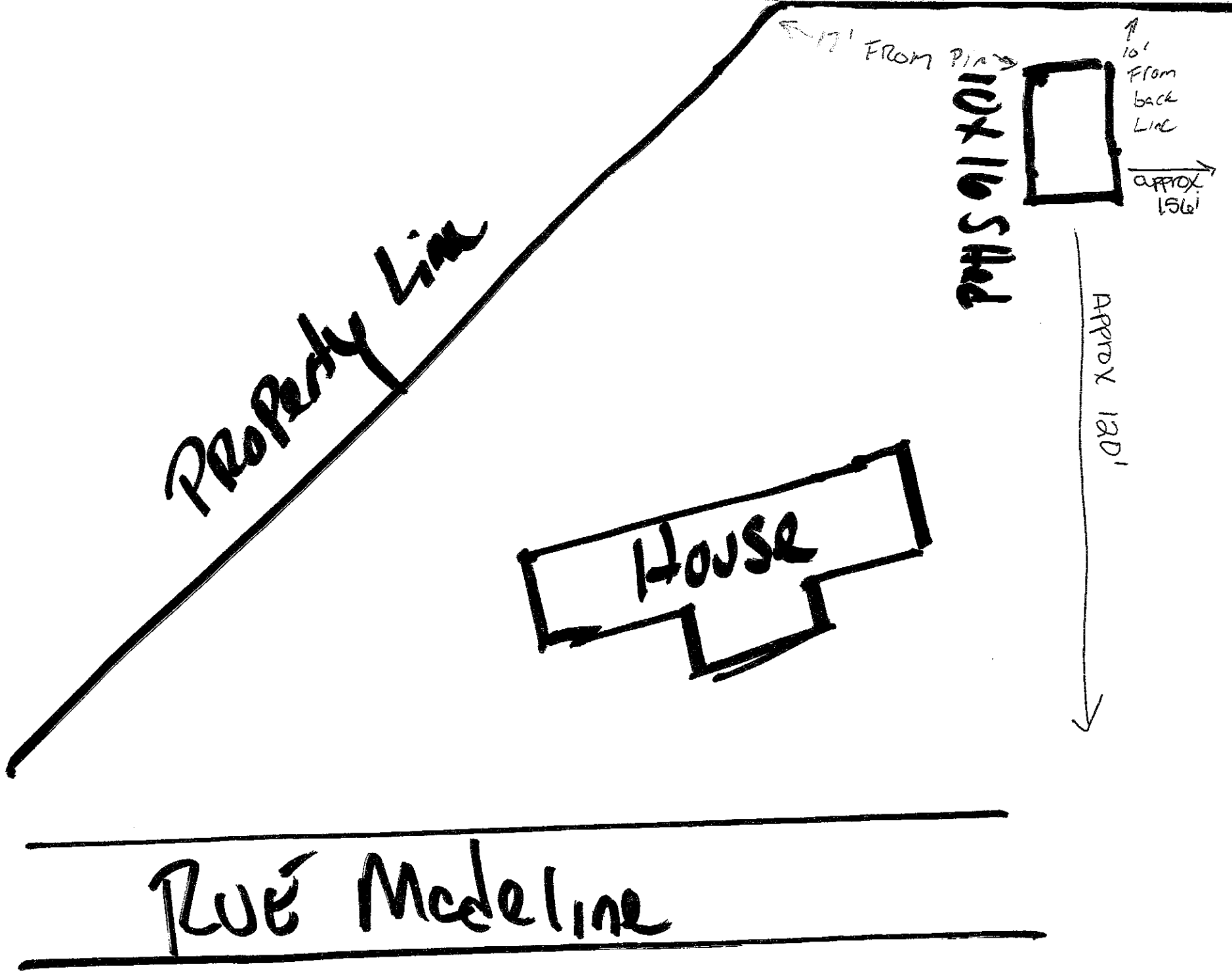
Decision: _____

(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


17' From Pin
10' From back Line
approx 156'
PHYSIQUE
approx 120'
Property Line
House
Rue Madeline

Important Information
For Applicants Appearing Before the Development Review Board

The Development Review Board hears all applications brought before the Board by the Zoning Administrator

All applications before the Development Review Board requires Public Hearing notification in the newspaper at least 15 days prior to the hearing (*exception is the application for subdivision which requires 7-day posted public notice but does not need to be posted in newspaper. Applicant will receive 7-day notice prior to the Development Review Board public hearing). *The Applicant will receive a copy of the notice of the Public Hearing at least 15 days prior to the Development Review Board public hearing.

A decision will be issued to the Applicant within 45 days of the date of the final Public Hearing for Variances and Appeals and 45 days of the date of the final Public Hearing for Conditional Uses. A decision from the Development Review Board can be appealed to the Vermont Environmental Court within 30 days of issuance of a decision under Chapter 117, Title 24 of the Vermont Statues Annotated, in accordance with the governing rules of procedure and the rules of the Vermont Environmental Court.

Below, please find additional information that pertains to the different types of hearings.

VARIANCES

In accordance with the Readsboro Zoning Bylaw, the Development Review Board may grant Variances from provisions of a zoning regulation for a structure if findings of fact are found and they are specified in the Development Review Board's decision. The findings of fact are listed below and applicants are expected to address each point at the hearing before the Development Review Board.

Findings of Facts: (*for structures that **are not** primarily a renewable energy resource structures*)

1. That there are unique physical circumstances or conditions, including irregularity, narrowness or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions, and not the circumstances or conditions generally created by the provisions of the Zoning Bylaw in the neighborhood or district in which the property is located, AND
2. That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Bylaw and that the authorization or Variance is therefore necessary to enable the reasonable use of the property, AND
3. That the unnecessary hardship has not been created by the appellant, AND
4. That the Variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare, AND
5. That the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the Zoning Bylaw and from the Town Plan.

Town of Readsboro, Vermont, Zoning Permit Application Fee Schedule

Application Fees

Current Fee Schedule

	Base Fees		Square Footage Fees In Addition To Base Fee
Residential Building- Single dwelling unit / primitive camp - New	$ 100		$ 0.05
Residential Building- Duplex dwelling unit - New	$ 200		$ 0.05
Residential Building- multi dwelling unit - New	$ 100	per unit	$ 0.05
Residential Building -Additions / Alterations	$ 50		$ 0.05
Accessory Building - up to 100 Square feet	$ 25		$ 0.05
Accessory Building - over 100 Square feet	$ 50		$ 0.05
Non-Residential Building- New	$ 200		$ 0.05
Non-Residential Building -Additions / Alterations	$ 75		$ 0.05
Certificate of Completion (free if part of active zoning permit)	$ -		$ -
Certificate of Compliance & Site Inspection	$ 70		$ -
Change of Use Permit (Development Review Board)	$ 250		$ -
Conditional Use Permit (Development Review Board)	$ 250		$ -
Appeals to Development Review Board	$ 250		$ -
Zoning Variance - (Development Review Board)	$ 250		$ -
Waiver to Dimensional Requirements (Development Review Board	$ 250		$ -
Interpretation of Zoning ordinance or map (Development Review Board)	$ 250		$ -
Signs	$ 40		$ -
Land Subdivision	$ 250		
All fees above including DRB fees will be doubled if construction has started prior to being issued a zoning permit			
			$ -
Other Permit Application Fees Schedule			$ -
Access Permit - (Town Road Foreman/Selectboard)	$ 70		$ -
Access Permit - Recreational vehicles (Town Road Foreman/Selectboard)	$ 35		

Any application that requires the DRB requires both the permit fee to construct plus the $250 DRB fee.

Example:

A new single dwelling unit house with 2000SF of floor space that requests a waiver to the dimensional requirements as it is too close to the road. $100 base fee + (2000 * $0.05 SF fee) = $200 permit fee to construct + $250 DRB fee = $450 total fees due.

Please note that any application that requires either a waiver & conditional use, or any other combination of two DRB items will only be charged one $250 fee.