

Application/Parcel ID#: 2025-23 / DH0X013
Date Received: Aug 27, 2025
Date Approved: Aug 27, 2025

Administrative Use Only

Permit Fees: \$58.50
Check# 608 /By whom:
Filing Fees:
Total Fees Paid: \$58.50
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: abeers156@gmail.com

Mailing Address:

487 Rue Madeline Readsboro VT 05350
Street City State Zip

2. PROPERTY OWNER:

Name: Aaron Beer

Phone: (413) 652-2858

Mailing Address:

487 rue madeline Readsboro VT 05350
Street City State Zip

3. PROJECT LOCATION:

Remove Deck, build mud room / covered porch 36

Deed - Book: 86

Page: 6 (487 Rue Madeline)

Tax Map Page: 13

Lot#: 14

Parcel ID#: DH0X013

4. HOW IS THE PROPERTY USED NOW?

Deck

number of dwelling units: 1

non-residential square feet: _____

residential square feet: _____

public assembly/facility square feet: _____

Please describe any accessory structures that are on the property.

Pavillion, shed, chicken coop

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.

change of use / addition - 8x12, 96 sq ft 8x10 Covered Porch 80 sq ft

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? conservation

b. Dimensional Requirements:

	Required	Existing or Proposed	Comments
Lot Size:	5 acres	1 Acre	Pre existing small lot (JB)
Frontage:	200ft	194'	↓
Front Setback from Centerline of the highway	75ft	75'	
Rear Setback:	40ft	105'	
Left Side Setback:	40ft	125'	
Right Side Setback:	40ft	60'	


Name:

Mailing Address:

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

Comments:

Signature:



Date:

4/1/25

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2025-23

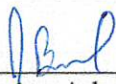
Date Received: Aug 27, 2025

JB

(initial by Admin. Officer)

Amount of Fee Paid: 58⁵⁰

Date Permit Issued: Aug 27, 2025



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

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: 4/7/25

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:

National Forest

Kailee Atkinson

Jeffrey Farrance

Edward Hoffstater

Mailing Address:

1400 Independence Ave Washington DC 20250

35 Brickyard Rd #21 Essex Jct VT 05452

466 Rue Madeline Readsboro VT 05350

2840A North Beach Rd Englewood FL 34223

Town of Readsboro, Vermont, Zoning Permit Application Fee Schedule

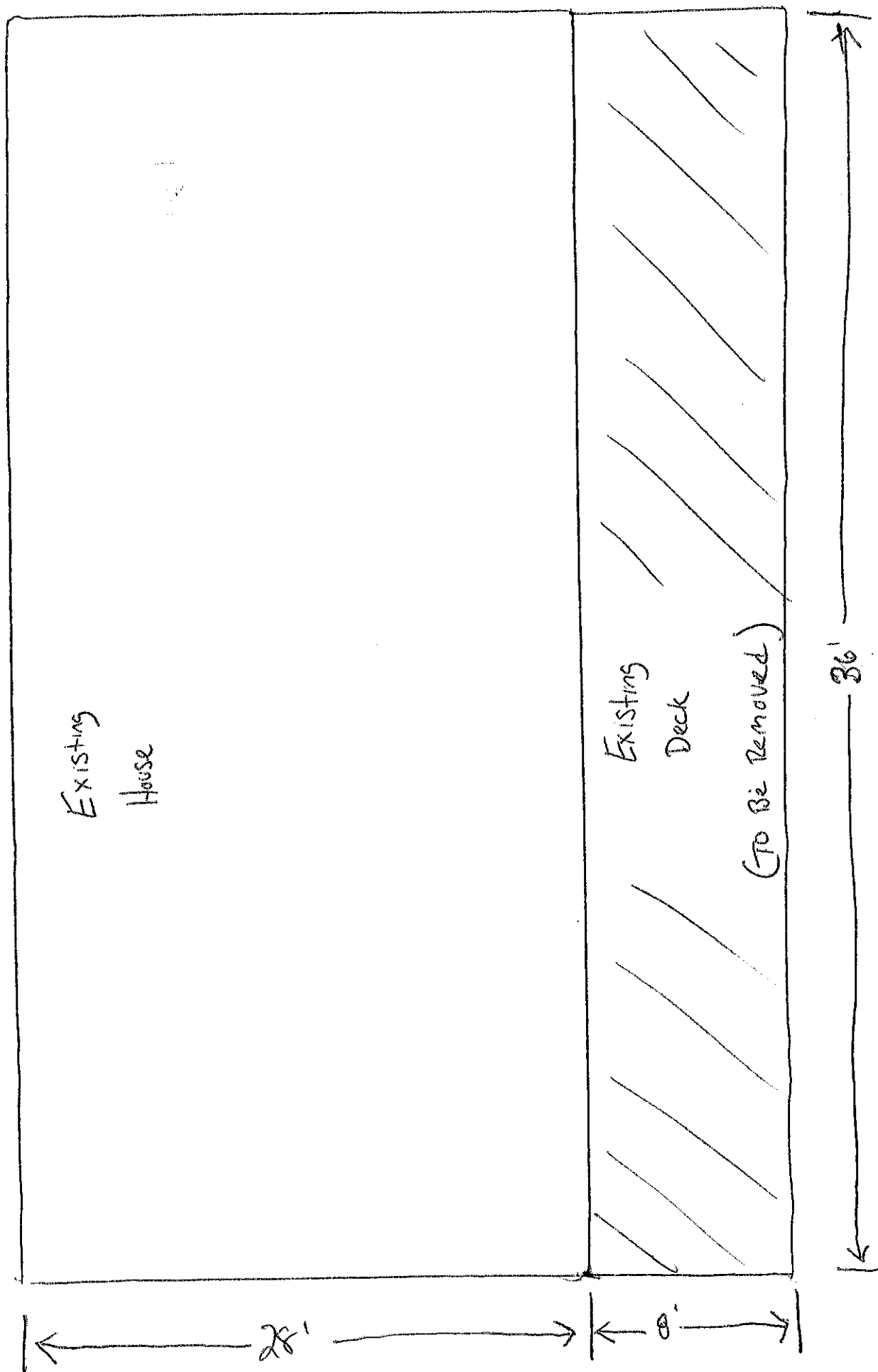
	Application Fees	
	Current Fee Schedule	Square Footage Fees
	Base Fees	In Addition To Base Fee
Residential Building- Single dwelling unit / primitive camp - New	\$ 100	\$ 0.05
Residential Building- Duplex dwelling unit - New	\$ 200	\$ 0.05
Residential Building- multi dwelling unit - New	\$ 100 per unit	\$ 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.

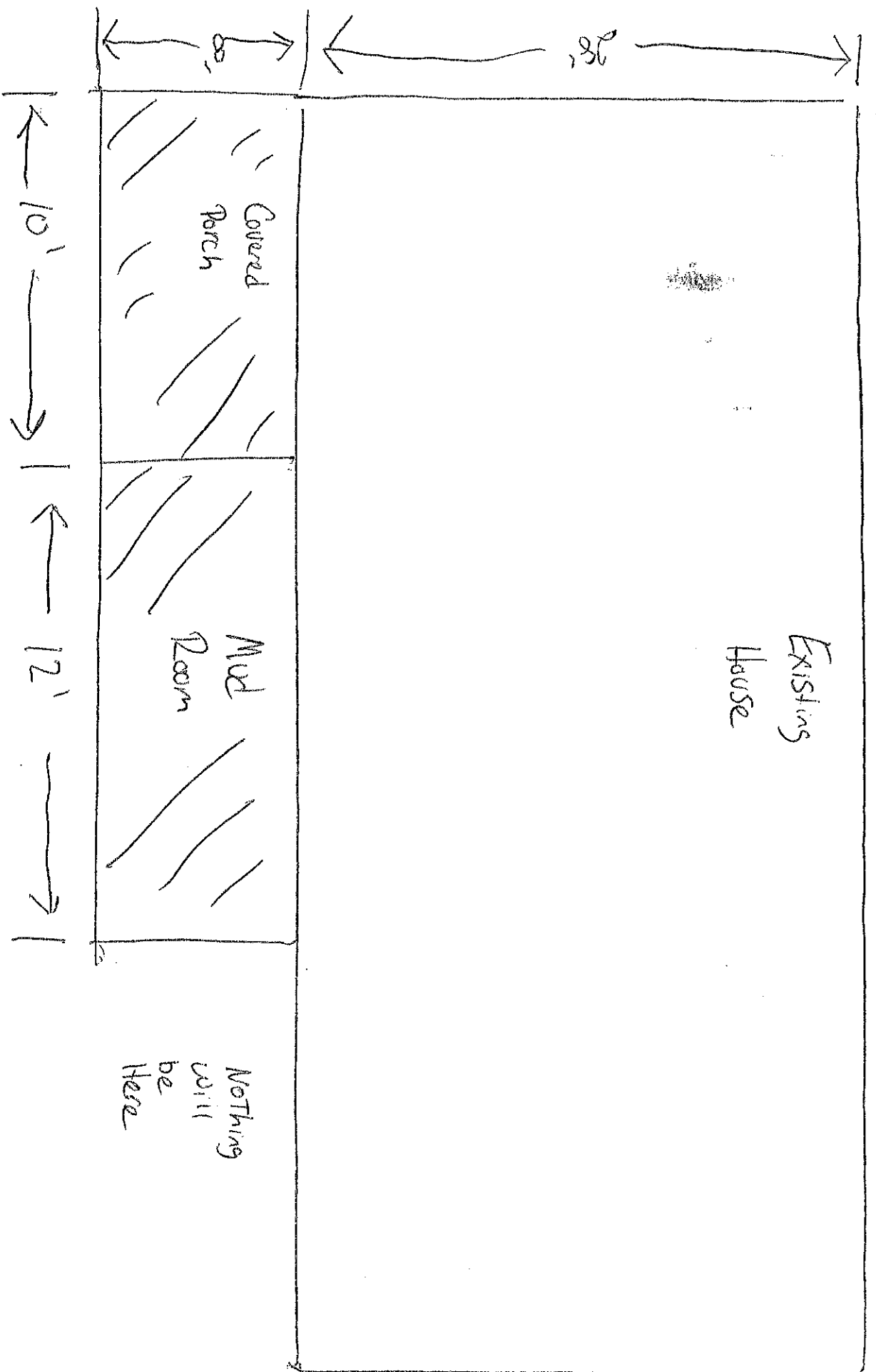
Example:

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.
 $\$100 \text{ base fee} + (2000 * \$0.05 \text{ SF fee}) = \$200 \text{ permit fee to construct} + \$250 \text{ DRB fee} = \$450 \text{ total fees due.}$

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.



★ (FLIP) ★



★ (FLIP) ★