

|  |                                |   |
|--|--------------------------------|---|
| Application/Parcel ID#: <u>2024-19/T25X130</u> | <u>Administrative Use Only</u> | Permit Fees: <u>\$ 120 -</u>                  |
| Date Received: <u>17 Sept 24</u>               |                                | Check# <u>237</u> /By whom: <u>R. Bernard</u> |
| Date Approved: <u>26 Sept 24</u>               |                                | Filing Fees: <u>-</u>                         |
|  |                                | Total Fees Paid: <u>5120</u>                  |
|  |                                | Tax Map Number: <u>09-07</u>                  |

## ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

**1. APPLICANT:**

Name: Richard L Bernard

Phone: (413) 884-2381

email address: Rbernard189@gmail.com

Mailing Address:

51 Potter Hill Rd Readsboro                      VT                      05350  
Street    City    State    Zip

**2. PROPERTY OWNER:**

Name: SARA Bernard

Phone: (413) 884-2990

Mailing Address:

51 Potter Hill Rd Readsboro                      VT                      05350  
Street    City    State    Zip

**3. PROJECT LOCATION:**

51 Potter Hill Rd

Deed - Book: 75

Page: 499

Tax Map Page: 09

Lot#: 07

Parcel ID#: T25X130

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

Homestead

number of dwelling units: 1  
commercial square feet: \_\_\_\_\_

industrial square feet: \_\_\_\_\_  
public assembly/facility square feet: \_\_\_\_\_

Please describe any accessory structures that are on the property.

10x10 Shed

**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 number of stories and square footage of gross floor area for all construction.

Addition                      1 Story  
20' x 24'                      480 SQ FT

6 PLEASE CHECK WORK BELOW THAT APPLIES:

- Accessory structures with less than 100 square feet of floor area and lacking a permanent foundation, electricity, or other utility connections require a Zoning Permit.
- New residential construction (1 or 2 units).
- New residential construction (3 units or more).
- Residential addition/alteration/renovation.
- Non-residential construction/addition/alteration.
- Subdivision or boundary line adjustment (Site Plan 2.5.1) 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 - A use permitted in a particular zoning district i.e., Primitive Camps, Home Industry, Health Care, Facility, campground (see Readsboro Zoning Bylaw Article 2.4.4 for Permitted uses in each zoning district). Requires Site Plan Review & public hearing with the Development Review Board.
- Appeals of Decision by Zoning Administrator to the Development Review Board.
- Variance request (Bylaw Article 2.4.2).
- Home Occupation - Article 3, section 3.2.3 a - f  
Article 4 Section 4.1.4 - Provide Zoning Administrator with description of Home Occupation in writing.

7 ZONING INFORMATION - may be obtained with assistance from: rmatte73@gmail.com or call 802-423-5068.

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

b. Dimensional Requirements:

\*if this is an Appeal to the Development Review Board, please skip this question and go to 7c.

|                                   | <u>Required</u> | <u>Existing or Proposed</u> | <u>Comments</u>        |
|-----------------------------------|-----------------|-----------------------------|------------------------|
| <u>Lot Size:</u>                  | <u>5 acres</u>  | <u>1.9 Acres</u>            | <u>Records bylaws!</u> |
| <u>Frontage:</u>                  | <u>2000' ft</u> | <u>415 FT</u>               |                        |
| <u>Setback from Right-of-Way:</u> | <u>75' ft</u>   | <u>114 FT</u>               |                        |
| <u>Rear Setback:</u>              | <u>40' ft</u>   | <u>170 FT</u>               |                        |
| <u>Left Side Setback:</u>         | <u>40' ft</u>   | <u>45 FT</u>                |                        |
| <u>Right Side Setback:</u>        | <u>40' ft</u>   | <u>278 FT</u>               |                        |

c. If this is an Appeal to the Development Review Board, please answer the following two questions:

Provision of the Zoning Bylaw in Question: \_\_\_\_\_

Reason for Appeal: \_\_\_\_\_

8 ESTIMATED COST OF IMPROVEMENTS: \$ 50 K

9 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: Sam Berd Date: 8/28/24

[Signature] Date: 8/28/24

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 a new residential or commercial construction until Septic System Permit has been inspected and approved the State of Vermont and an Access Permit for curb cuts on State or Town Roads has been approved by Readsboro's Superintendent of Public Works and/ or the Selectboard prior to construction. A copy of both permits must accompany the Zoning Permit Application.

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 is located at the Town Office.

Name:

Mailing Address:

Burdys Crawford

11 Potter Hill RD

Tom & Brenda Dente

265 Potter Hill RD

Glenn & Phyllis Harrison

136 Potter Hill RD

Jeremy Lynch

12 Bacon Rd. Enfield, CT 06082

Name:

Mailing Address:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

If you have any questions, please call, Administrative Officer, Robert Matte

at 802-423-5068 or email: rmatte73@gmail.com.

\_\_\_\_\_ : Agency of Natural Resources has reviewed the property in the Flood Plain Area

Comments:


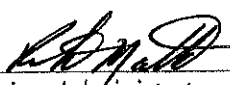
\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

| <u>For Administrative Use Only:</u>   | <u>Development Review Board Action:</u>      |
|---|--|
| <u>Zoning Administrator Action</u>  | Date Received: _____                         |
| Application Number: <u>2024-19</u>  | Notice of Hearing: _____                     |
| Date Received: <u>17 Sept 24</u>  | Date of Hearing: _____                       |
|  | Date of Decision: _____                      |
| (initial by Admin. Officer)   | Decision: _____                              |
| Amount of Fee Paid: <u>\$ 120-</u>  | (Approved, denied, approved with conditions) |
| Date Permit Issued: <u>26 Sept 24</u>   |  |
|  |  |
| Zoning Administrator  | _____ DRB Chair or Clerk                     |

Approved by Planning Commission 01/10/2023 (This application cannot be altered or changed).

STATE OF VERMONT

PROBATE COURT

District of Marlboro, ss.

In re: The Estate of Mae Lucy Lovering

Late of Jacksonville

LICENSE TO SELL REAL ESTATE

TO: Judith A. Bernard, Executor:

WHEREAS, Judith A. Bernard, Executor of the Estate of Mae Lucy Lovering, late of Jacksonville, deceased, has presented to this Court a motion requesting a license to sell the following real estate:

Two parcels of land located on Main Street, Readsboro, Vermont, being all and the same lands and premises, title to which was conveyed to Richard N. Lovering (since deceased) and Mae L. Lovering, husband and wife, as tenants by the entirety, through Warranty Deed of Mary F. Brown and Gardner W. Brown dated July 31, 1956, recorded August 1, 1956, appearing in Readsboro Land Records Book 27 at Page 451;

WHEREAS, the Motion was accompanied by the appropriate consents of persons interested in the estate;

WHEREAS, notice having been given and hearing held if required by statute and the rules of probate procedure;


NOW, THEREFORE, the Court makes the following findings with respect to the motion:

That the proposed sale would be beneficial to the estate because neither of the legatees and devisees wish to acquire the real estate and therefore, wish to have the real estate sold.

THEREFORE, the Court does order and decree that the real estate described above may be sold and the Court licenses, authorizes and empowers you, the Executor of the estate, to sell at private sale or public auction.

If you sell the real estate at public auction, you must give notice of your intention to do so by posting notice thereof in one of the most public places in the Town of Readsboro at least seven days prior to the day of sale.

NOTE - Garage has separate permit but was included in this sketch

-  = 20' x 24' Addition
- = Property Line
- 00000 = Stone Wall / property line

