

Application/Parcel ID#: 2024-17/T18X210
Date Received: 10 Sept 24
Date Approved: 26 Sept 24

Administrative Use Only

Permit Fees: \$20
Check# 4619/By whom: T. Botthof
Filing Fees: _____
Total Fees Paid: \$20
Tax Map Number: 08-054

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Phone: (401) 749-1916

Name: THOMAS BOTTHOF

email address: _____

Mailing Address:

73 PEPIN ST. WEST WARWICK RI 02893
Street City State Zip

2. PROPERTY OWNER:

Name: THOMAS BOTTHOF

Phone: (401) 749-1916

Mailing Address:

73 PEPIN ST W. WARWICK RI 02893
Street City State Zip

3. PROJECT LOCATION:

600 SMITH DRIVE, READSBORO, VT

Deed-Book: 87

Page: 47

Tax Map Page: 08

Lot#: 054

Parcel ID#: T18X210

4. HOW IS THE PROPERTY USED NOW?

RESIDENTIAL

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.

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. ACCESSORY STRUCTURE

PLACING A GARAGE SHED WITH APPROX. 240 sq.ft AND
1 STORY HIGH ON PROPERTY ON GRAVEL FOUNDATION

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? RURAL RESIDENTIAL

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>11.12 ACRES</u>	
<u>Frontage:</u>	<u>200 FEET</u>	<u>≈ 400 FEET</u>	
<u>Setback from Right-of-Way:</u>	<u>75' FT</u>	<u>265' FT</u>	
<u>Rear Setback:</u>	<u>40 FEET</u>	<u>1023' FT</u>	
<u>Left Side Setback:</u>	<u>40 FEET</u>	<u>145' FT</u>	
<u>Right Side Setback:</u>	<u>40 FEET</u>	<u>242' 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: \$ 9,250

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: Thomas J. Bell Date: 08/19/2024

U. Bell Date: 08/19/2024

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:

Robert + Gail Butler

22 Waydale Rd.

~~Robert + Gail Butler~~

Nantucket, MA 02554

Paul + Colleen Surrille

82 Oakers St.

Berlington, VT 05201

Name: across the Road ;

LT SMITH LLC

Mailing Address:

209 Walliams Rd.

Wallingford, CT 06492

Philip Villone III

195 Daly Rd Coventry CT 06238

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:

Date:

Signature:

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2024-17

Date Received: 10 Sept 24

(initial by Admin. Officer)

Amount of Fee Paid: \$200

Date Permit Issued: 26 Sept 24

Zoning Administrator

Development Review Board Action:

Date Received: _____

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

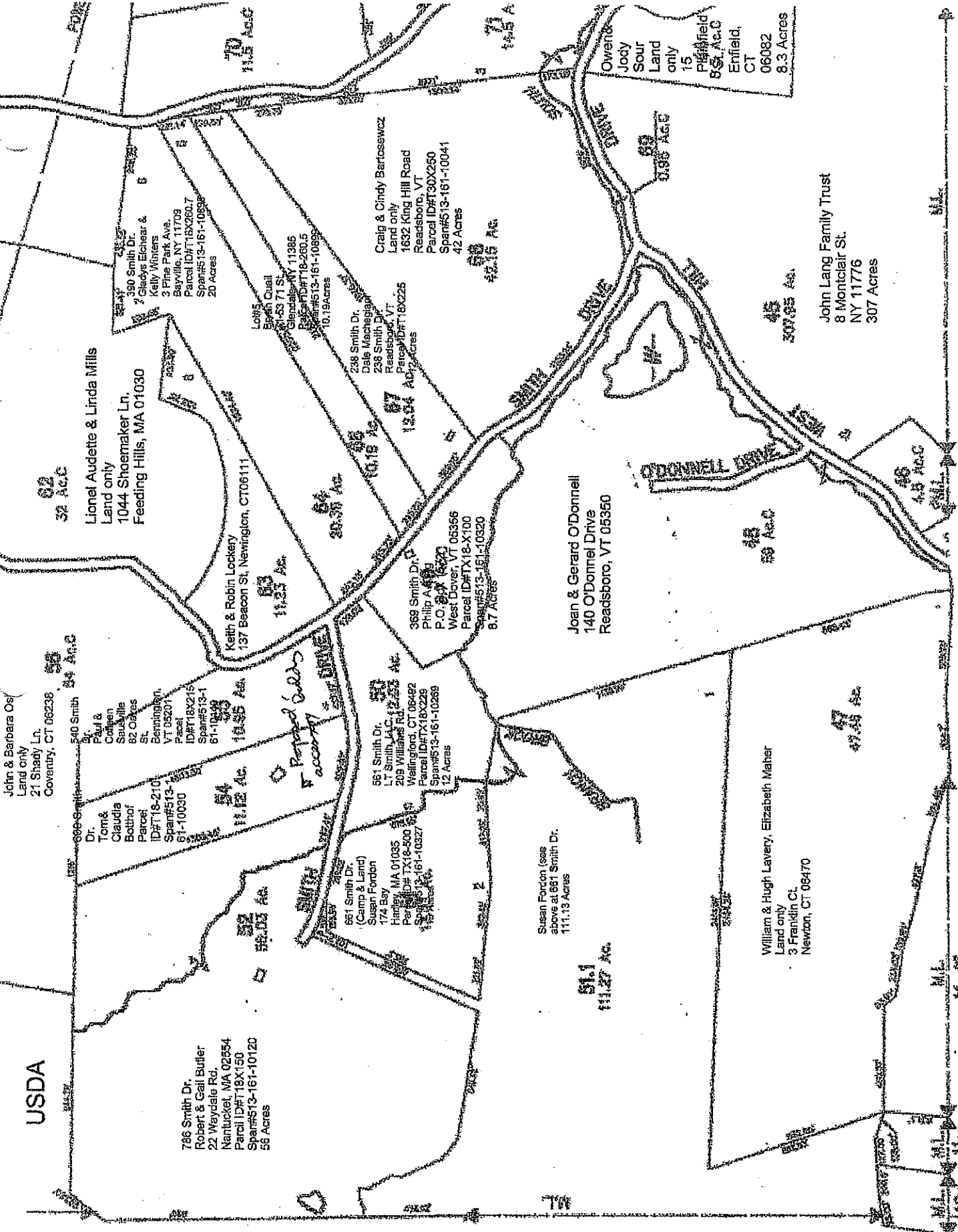
Decision: _____

(Approved, denied, approved with conditions)

DRB Chair or Clerk

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

USDA



THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.

REVISED & REPRINTED BY

LEGEND

ASSESSOR LOT NO.

30" SPRUCE
CORNER BLAZED

187.05'

N80°09'-15" W
154.14'

24" BEECH
B.P.W.
RBD (YELLOW)

6" BEECH
B.P.

N69°42'-23" W
149.69'

8" MAPLE
B.P.W.

12" ROCK MAPLE
B.P.W.

N72°30'-32" W
238.54'

18" YEL
E
M
20

LOT #1
11.03 ACRES

LOT #2
11.12 ACRES

S04°-20'-24" E
1308.65'

S06°-20'-24" E
1308.36'

S46°03'-41" E
56.42'

S87°57'-43" E
73.44'

S16°39'-56" E
115.58'

S27°04'-51" E
103.90'

S13°24'-45" E
52.70'

S53°51'-04" W
18.13'

S43°15'-17" E
18.37'

S05°31'-33" E
79.04'

S10°52'-48" E
85.72'

S15°38'-39" W
75.05'

S11°23'-48" E
47.26'

S11°23'-48" E
63.04'

S11°23'-48" E
22.01'

HOUSE

12'x21'
GARAGE

242'

445 ft

265 ft

DRIVEWAY

R = 610.36'

DEED REF
28/278
(N/E SANGER)

LOT #4
12.03 ACRES

L = 240.65'

