

CHK# 44281 by LaFlamme Carpentry

Administrative Use Only
Application Number/Property ID #: 2023-15/NJRV105
Date Received: 08 MAY 23
Date Approved:

Permit Fees: \$175
Filing Fees:
Total Fees Paid: 175
Tax Map Number: 15-043

ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

1. APPLICANT

Name: John LaFlamme Jr. Phone: 802 380-0557

Mailing Address:
28 Grinka Farm Dr. Readsboro VT 05350
Street City State Zip

2. PROPERTY OWNER

Name: SAME Phone: ()

Mailing Address:
Street City State Zip

3. PROJECT LOCATION: 78 Grinka Farm Dr. Readsboro VT 05350

Deed - Book: 83 Page: 245
Tax Map Description - Book: Page: 15 Lot#: 43

4. HOW IS THE PROPERTY USED NOW?

Existing single family Dwelling used as work shop on first floor.

number of dwelling units 1 industrial square feet ∅
commercial square feet ∅ public assembly/facility square feet ∅

Please describe any accessory structures that are on the property.

NONE

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.

Build 17'-6" by 6'-0" deck at First Floor height and a 8'-0" by 6'-0" deck at second floor height with 3'-0" wide stairs to ground level.

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., Home Industry, Health Care Facility, campground (see Pages 32 & 33 in 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 - See Pages 19 & 20, Article 3, section 3.2.3 a - f and Page 31 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: Robert Matte at 802-423-5068 or email: rmatte73@gmail.com

a. What zoning district is the property located in? V11

b. Dimensional Requirements:

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

	Required	Existing or Proposed	Comments
Lot Size:	<u>0.5 acres</u>	<u>0.14 acres</u>	<u>Pre-existing lot/prior to bylaws</u>
Frontage:	<u>85' ft.</u>	<u>100' ft.</u>	<u>Pre bylaws</u>
Setback from Right-of-Way:	<u>35' ft.</u>	<u>38' ft.</u>	
Rear Setback:	<u>20' ft.</u>	<u>25' ft.</u>	
Left Side Setback:	<u>20' ft.</u>	<u>23' ft.</u>	
Right Side Setback:	<u>20' ft.</u>	<u>49' 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 \$ \$ 5,000.⁰⁰

9. SIGNATURES AND AUTHORIZATIONS

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

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: John LaFlamme Jr. Date: 5-4-23
_____ 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 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	Address
<u>William Zboray</u>	<u>87 Grinka Farm Dr.</u>
<u>John LaFlamme Jr.</u>	<u>28 Grinka Farm Dr.</u>
<u>Timothy Brown</u>	<u>P.O. Box 15</u>
_____	_____

Name

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: _____

For Administrative Use Only:

Administrative Officer Action

Application Number: 2023-15

Date Received: 08 MAY 23 (RM)
(initial by Admin. Officer)

Amount of Fee Paid: \$175-

Date Permit Issued: 08 May 23



Zoning Administrator

Development Review Board Action:

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

Decision: _____
(Approved, denied, approved with conditions)

DRB Chair or Clerk

Approved by Planning Commission 8/15/2013 (This application cannot be altered or changed).

Land of
William Zboray

ROW

Grinka
Farm
Dr.

Land of William Zboray

Existing
Structure

23'-0"

14'-10"

20'-6"

1'-10"

25'-6"

11'-6"

25'-6"

29'-3"

23'-0"

21'-0"

Proposed
8'-0" x 6'-0" Floor Deck
and
Stairs

Proposed
17'-6" x 6'-0" Deck
First Floor

Large
Rock

Land of John LaFlamme Jr.
28 Grinka Farm Dr.

14 Acre

49'-0"

Land of
78 Grinka Farm Dr.
John LaFlamme Jr.
John LaFlamme Jr.
May 4, 2003

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Echer Ln.

