

Application/Parcel ID#: <u>2026-06</u>	Administrative Use Only	Permit Fees: # <u>122</u>
Date Received: <u>March 16, 2026</u>		Check# <u>1011</u> /By whom:
Date Approved: <u>Apr 16, 2026</u>		Filing Fees:
		Total Fees Paid: # <u>122</u>
		TaxMapNumber: <u>6-35</u>

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Phone: (802) 780-7350

Name: Michael and Samantha Cole

email address: mcole7067@gmail.com

Mailing Address: P.O. Box 23 Readsboro VT 05350

Street _____ City _____ State _____ Zip _____

2. PROPERTY OWNER:

Name: Michael and Samantha Cole

Phone: (802) 780-7350

Mailing Address: P.O. Box 23 Readsboro

Vt 05350
~~05350~~

Street _____ City _____ State _____ Zip _____

3. PROJECT LOCATION: 1632 King Hill Rd

Deed - Book: 91

Page: 526-532

Tax Map Page: 6

Lot#: 35

Parcel ID#: T23X810

lot is not on tax map was a part of 35

4. HOW IS THE PROPERTY USED NOW?

We are moving in as a primary residents.

number of dwelling units: 1 non-residential square feet: _____
residential square feet: 1840 public assembly/facility square feet: _____

Please describe any accessory structures that are on the property.

There are 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 dimensions, number of stories and square footage of gross floor area for all construction.

See Attached

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.

Not required
by bylaw 3.1

7. ZONING INFORMATION - may be obtained with assistance from: zoning@readsborovt.org

a. What zoning district is the property located in? Rural Residential

b. Dimensional Requirements: 5 acres

	Required	Existing or Proposed	Comments
Lot Size:	5 acres	5.38	
Frontage:	200 ft	515 ft	
Front Setback from Centerline of the highway	75 ft	30 ft	This is to the existing farmhouse that remains
Rear Setback:	40 ft	100 ft	
Left Side Setback:	40 ft	370 ft	
Right Side Setback:	40 ft	100 ft	

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: *J Cole* Date: 3/10/26

 [Signature] Date: 3/10/26

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:
 Craig and Cindy *Bartosewicz*

Mailing Address:
 1549 King Hill Rd Readsboro Vt 05356

Name:

Mailing Address:

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

Comments: ^{ZA comments} Even the old farmhouse is now conforming it is pre existing and by bylaw section 3.1 as the new portions of construction falls outside of the new bylaw setbacks. (JB)

Signature: _____

Date: _____

<u>For Administrative Use Only:</u>	<u>Development Review Board Action:</u>
<u>Zoning Administrator Action</u>	Date Received: _____
Application Number: <u>2026-06</u>	Notice of Hearing: _____
Date Received: <u>March 16, 2026</u>	Date of Hearing: _____
<u>JB</u> (initial by Admin. Officer)	Date of Decision: _____
Amount of Fee Paid: <u>\$ 122</u>	Decision: _____
Date Permit Issued: <u>April 6, 2026</u>	(Approved, denied, approved with conditions)
_____ Zoning Administrator	_____ 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

SITE PLAN

A Site Plan is required if the Applicant is requesting approval for one of the following:

- Construction of a residence
- Addition to a residence (examples: deck, porch, building expansion)
- Construction of a non-residential building
- Addition to a non-residential building
- An accessory building/structure (examples: garage, shed, barn)
- A ground sign
- Conditional Use
- Variance
- Waiver to dimensional requirements
- 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.

The Site Plan must include:

1. Name, address, and signature of the property owner and applicant (if different from property owner); names and address of the owners of record of adjoining lands (including all property that is directly across a road or stream from the land under consideration); name and address of person or firm preparing map
2. Property lines, acreage figures, scale of map, north point, date
3. Existing contours and features, including structures with dimensions, easements and rights of way
4. Proposed site grading and location of proposed structures with dimensions, sewage disposal facilities, water supply and land use areas
5. Proposed layout of roads, driveways, walkways, traffic circulation, parking spaces
6. Existing trees, shrubs, and other vegetation to be preserved on the site
7. Proposed landscaping and screening
8. If the application is for a sign, clear and accurate indication of the size and location of the any size to be removed or installed.

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 Statutes 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.



Findings of Facts: *(for structures that are primarily a renewable energy resource structures)*

1. It is unusually difficult or unduly expensive for the appellant to build a suitable renewable energy resource structure in conformance with the regulations; and
2. The hardship was not created by the appellant; and
3. 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, nor be detrimental to the public welfare;
4. That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the zoning regulation and from the plan.

CONDITIONAL USES

Pursuant to the Town of Readsboro Zoning Bylaw, you should be prepared to discuss the following issues by explaining how the proposed conditional use will not adversely affect:

1. The capacity of existing or planned community facilities;
2. The character of the area affected;
3. Traffic on roads and highways in the vicinity;
4. Any land use or land development regulations or ordinances of the Town of Readsboro then in effect;
5. The intrinsic capability of the land to support the use; and
6. Utilization of renewable energy resources.

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	-	

\$370
\$370

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.

King Hill Road

Existing Driveway

Existing Driveway

1638
King
Hill
Road

Original
Farmhouse
to remain

New
16'20'
Kitchen

8'20" Porch

New
32'x30'
garage

New
Parking

5,380 sq ft

• Flagpole

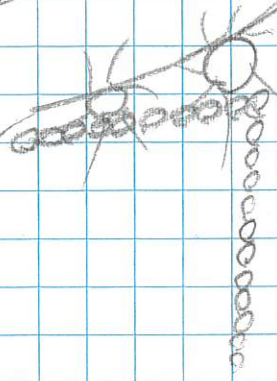
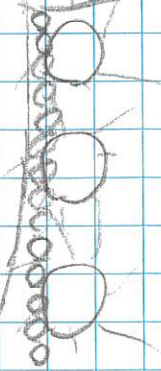
• Pine
Tree

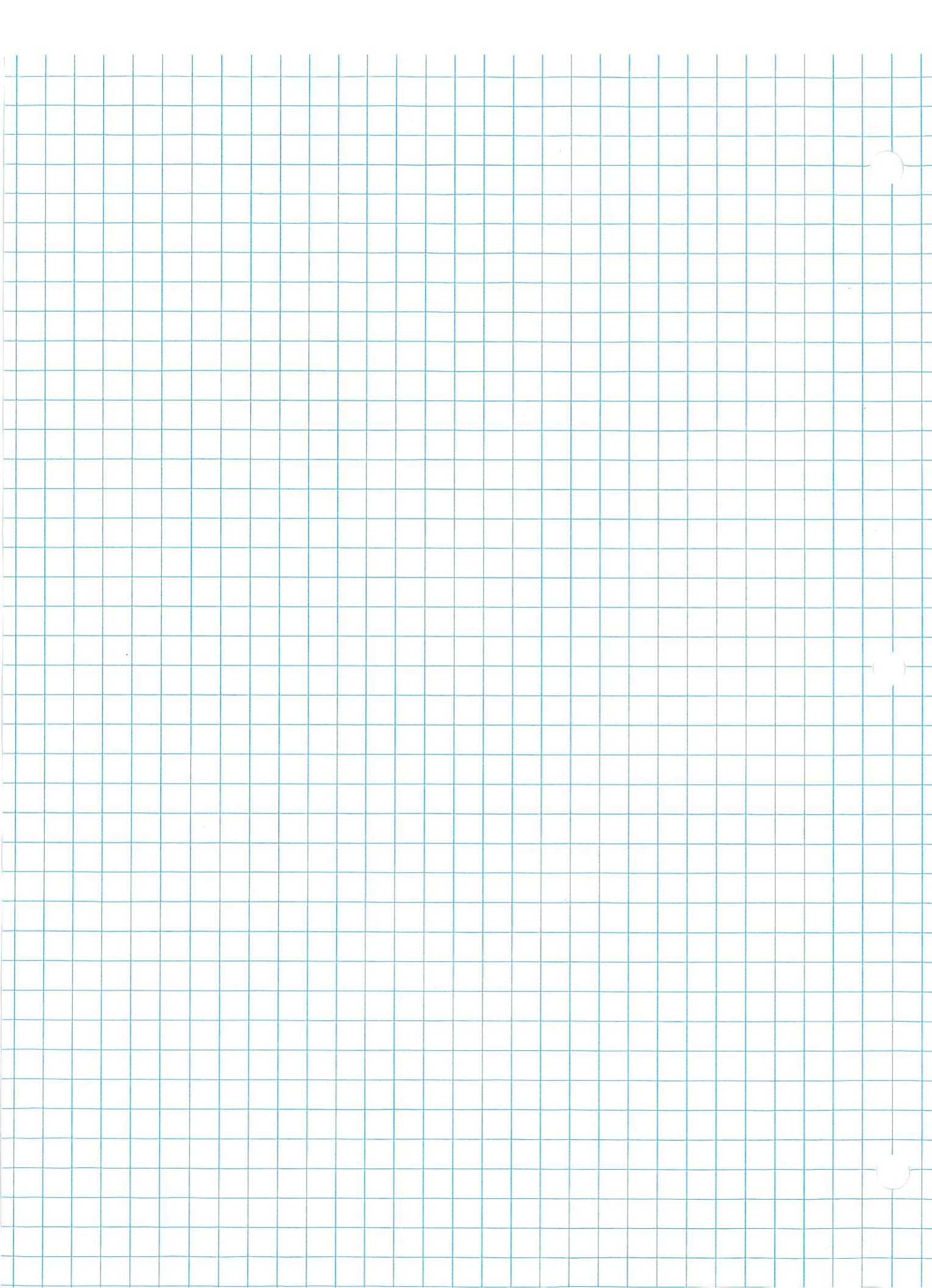
Property
Line

Barfosewicz

Land owned by
Craig and Cindy

Apple
Tree





5. What Work is Planned Under This Permit?

The original 24'x34' Farm house will remain. We are going to tear down the existing 14'x16' Kitchen and 24'x16' attached garage along with the 7'x30' covered porch.

We will then ~~re~~erect a new 16'x20' addition with an 8'x20' covered porch and an attached 32'x30' two bay garage. All of which will be one story.

The new garage and Kitchen will be 1280 square feet and the covered porch will be 120 square feet.

ARTICLE 3

3.0 GENERAL REGULATIONS

3.1 Non-Conforming Uses and Non-Conforming Structures

Any structure, lot, or any use of a structure or land lawful on the effective date of the Bylaw shall continue to be a lawful structure, lot or use, subject to the provisions of this section, in accordance with Section 4412(7) {Required provisions and prohibited effects; nonconformities} of the Act.

a. Continuation:

Any non-conforming use or non-conforming structure may be continued indefinitely, but shall not be moved, enlarged, altered, extended, re-constructed or restored, except as provided below, nor shall any external evidence of a non-conforming use be increased by any means whatsoever.

b. Change:

A non-conforming use may be changed to another non-conforming use of equal or less intensity, but such use shall not then be permitted to change back to a more intensive use.

c. Re-establishment:

A non-conforming use shall not be re-established or restored without the approval of the Development Review Board if such use has been discontinued in whole or in part for a period of one year.

d. Repair or re-construction:

If the non-conforming structure is damaged or destroyed, it may be repaired or restored, provided that the owner obtains a Zoning Permit for the construction, and

1. the size of the repaired or restored structure does not exceed the size of the structure before it was damaged or destroyed, and
2. the work is commenced within one year from the date of damage or destruction and is diligently pursued.

e. Extension and Enlargement:

a. Extensions or enlargements may be made to the nonconforming portion of a nonconforming structure in accordance with all applicable requirements of this Bylaw.

f. Maintenance and Repair:

Nothing in this Section shall be deemed to prevent normal maintenance and repair of a nonconforming structure provided that such action does not increase the degree of nor create any new nonconformity with regards to the regulations pertaining to such structures.

3.2 Requirements of the Act

In accordance with Section 4412 {Required provisions and prohibited effects} and Section 4413 {Limitations on municipal bylaws} of the Act, the following provisions shall apply:

