

Administrative Use Only	Permit Fees: <u>\$120</u>
Application Number/Property ID #: <u>2023-19/K01 X 290</u>	Filing Fees: _____
Date Received: <u>01 Jun 23</u>	Total Fees Paid: <u>\$120</u>
Date Approved: <u>05 Jun 23</u>	Tax Map Number: <u>05-102</u>

**ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT**

PAID
CASH
ACK 5/31/23

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

1. APPLICANT

Name: CURTIS BERARD Phone: (802) 681-3187

Mailing Address:
P.O. Box 65 READSBORO VT 05350
Street City State Zip

2. PROPERTY OWNER

Name: CURTIS & DALLAS BERARD Phone: (802) 681-3187

Mailing Address:
P.O. Box 65 READSBORO VT 05350
Street City State Zip

3. PROJECT LOCATION: 4129 VT RTE 100, READSBORO, VT, 05350

Deed - Book: _____ Page: 86 Page: 546
 Tax Map Description - Book: _____ Page: 5 Lot#: 102

4. HOW IS THE PROPERTY USED NOW?

EMPTY HOUSE, STORAGE.

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.

ATTACHED GARAGE

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, REMOVE ATTACHED GARAGE AND BUILD A 30' x 40' ADDITION. GARAGE TO BE A WALK OUT AND BASEMENT, 1ST FLR TO BE MAIN LIVING SPACE.

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? RR

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>5 ACRES</u>	<u>7 ACRES</u>	
Frontage:	<u>600 500' 200'</u>	<u>501'</u>	
Setback from Right-of-Way:	<u>120 75'</u>	<u>135'</u>	
Rear Setback:	<u>500 40'</u>	<u>550'</u>	
Left Side Setback:	<u>120 40'</u>	<u>120'</u>	
Right Side Setback:	<u>330 40'</u>	<u>330'</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 \$ 40,000

Name

Gomill VT, LLC

Address

1 Presby Farm Ln. East Sanwick MA 02537

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: 2023-19

Date Received:

01 Jan 23 (initial by Admin. Officer)

Amount of Fee Paid: \$120-

Date Permit Issued: 06 Jan 23

[Signature]

Zoning Administrator

Development Review Board Action:

Notice of Hearing:

Date of Hearing:

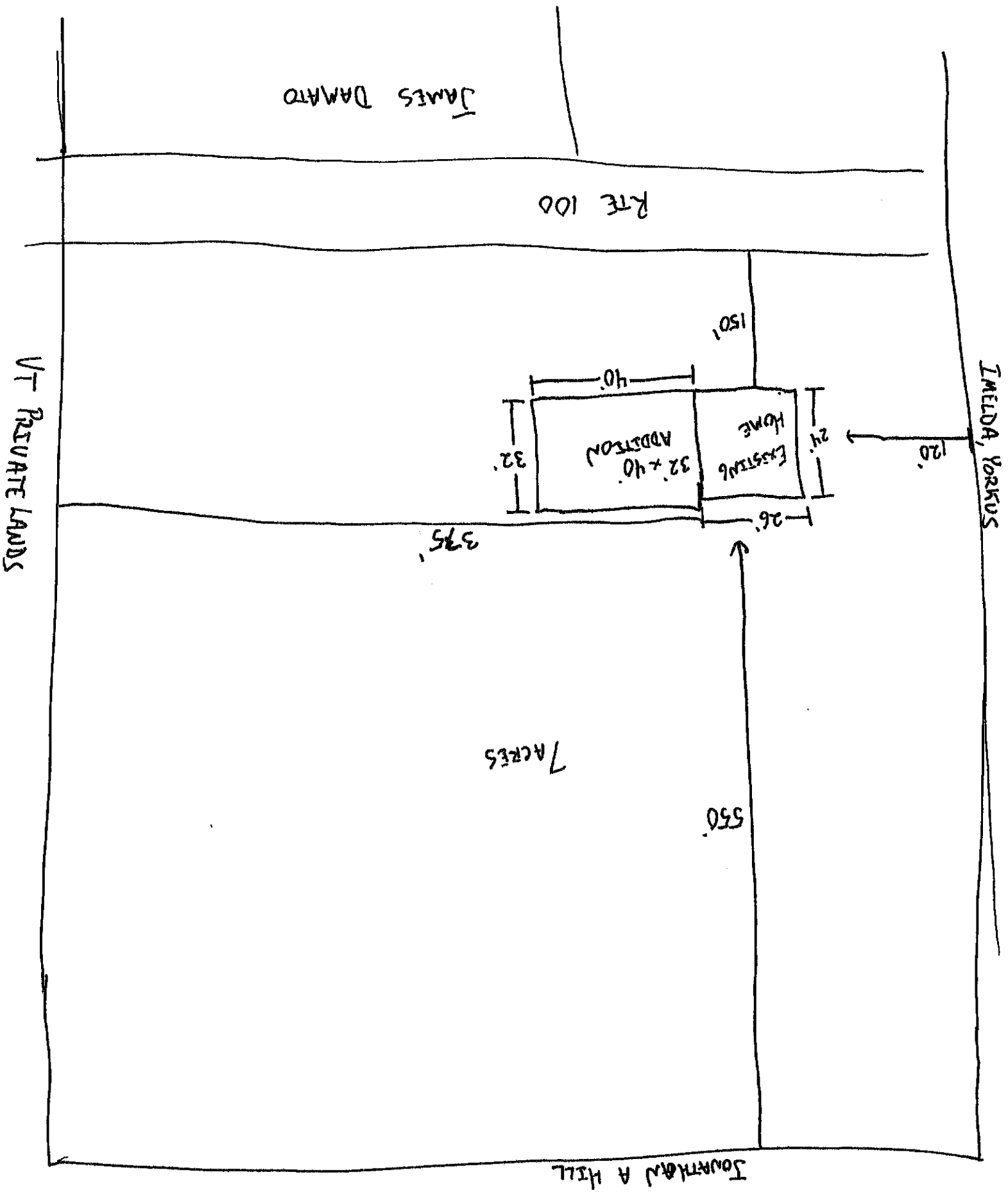
Date of Decision:

Decision: (Approved, denied, approved with conditions)

DRB Chair or Clerk

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

CURTIS BEZARD SITE: 4129 VT RTE 100



JAMES DAMATO

RTE 100

VT PRIVATE LANDS

IMELDA, YORKUS

TOWN OF A HILL

7 ACRES

550'

375'

150'

