

Application/Parcel ID# 2025-17 / T25X230
Date Received: July 21, 2025
Date Approved: July 21, 2025

Administrative Use Only

Permit Fees: \$50.00
Check# 024 / By whom: _____
Filing Fees: _____
Total Fees Paid: \$50.00
TaxMapNumber: _____

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: LONA & LEW OSBORNE

Phone: (802) 423-0069

email address: losborne94@gmail.com

Mailing Address: 713 POTTER HILL ROAD, READSBORO VT 05350
Street City State Zip

2. PROPERTY OWNER:

Name: (SAME)

Phone: (SAME)

Mailing Address: (SAME)
Street City State Zip

3. PROJECT LOCATION:

SPAN ID: 513-161-10236
Deed - Book: 82 Page: 455
Tax Map Page: 06 Lot#: 04 Parcel ID#: T25X230

4. HOW IS THE PROPERTY USED NOW?

PRIMARY RESIDENCE (LAND & DWELLING)

number of dwelling units: 1
residential square feet: 1508

non-residential square feet: _____
public assembly/facility square feet: _____

Please describe any accessory structures that are on the property.

MAIN RESIDENCE, BARN, SHEDS, GAZEBO WITH DECK
CAREN AREA, CHICKEN COOPS

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.

12x14 (168 SQ FT)
REPLACE DECK AT FRONT OF BARN & ADD OF SMALL
LANDING & STAIRS AT REAR OF BARN (2ND FLOOR EGRESS)
(4FT LANDING WITH STAIRS)

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. *DECK REPLACEMENT @ FRONT OF BARN*
☐ Non-residential addition/alteration/renovation. *NEW EGRESS FROM 2ND FLOOR ATT TO*
☐ New Non-residential construction *W/STAIRS*
☐ 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. *GROUND LEVEL*
☐ 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.

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

- a. What zoning district is the property located in? _____
 b. Dimensional Requirements:


	Required	Existing or Proposed	Comments
<u>Lot Size:</u>	5 ACRES	53 ACRES	
<u>Frontage:</u>	200'	178'	EXISTING
<u>Front Setback from Centerline of the highway</u>	75'	560' ±	
<u>Rear Setback:</u>	40'	802' ±	
<u>Left Side Setback:</u>	40'	1,98' ±	
<u>Right Side Setback:</u>	40'	82' ±	FROM EDGE OF PROPOSED DECK

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

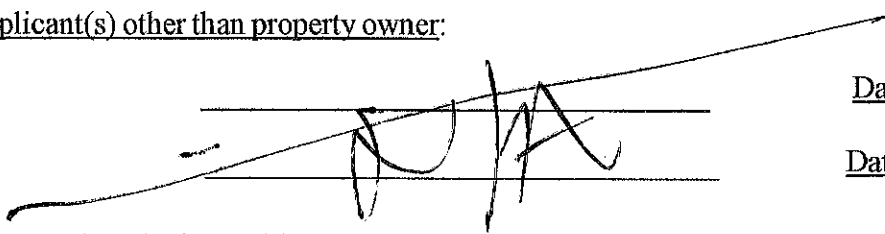
Signature of owner(s) of property:



Date: 07/21/2025

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 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:

MARIE HOUTON

Mailing Address:

675 POTTER HILL RD

FRED DAHLMYER

770 POTTER HILL RD

TOM & BRENDI DEUTE

265 POTTER HILL ROAD

JOHN & VIRGINIA WHITMAN

1011 POTTER HILL RD

Name:

Mailing Address:

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

Comments:

Signature:

Date: _____

For Administrative Use Only:

Zoning Administrator Action

Application Number: 2025-17

Date Received: July 21, 2025

JB

(initial by Admin. Officer)

Amount of Fee Paid: \$53.40

Date Permit Issued: July 21, 2025

[Signature]

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

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.

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	-

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.
 $\$100 \text{ base fee} + (2000 * \$0.05 \text{ SF fee}) = \$200 \text{ permit fee to construct} + \$250 \text{ DRB fee} = \$450 \text{ total fees due.}$

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.

Property Card: 713 POTTER HILL RD

Town of Readsboro, VT



Parcel Information	
Tax Map Number:	06-004-000
Property ID:	T25X230
Owner:	OSBORNE LEONARDO H.
Co-Owner:	SHASKAN-OSBORNE ILONA
Mailing Address:	713 POTTER HILL ROAD READSBORO,VT 05350
Description:	LAND & DWELLING
Book / Page:	82 / 455
Sale Date:	9/26/2019
Sale Price:	\$270,000
Parcel Status:	A
SPAN:	513-161-10236
Category:	
Acreage:	53
Land Value:	\$94,400
Building Value:	\$177,700
Total Value:	\$272,100
Homestead Value:	\$272,100
Housesite Value:	\$215,200

Building Details:	
Building Type: Single Family	No. Total Rooms: 7
Foundation: No Data	No. Bedrooms: 3
Frame: Studded	No. Baths: 2
Living Area SF: 1,508	No. Half Baths: 0
Appr. Year Built: 1987	Kitchens: 1
Effective Age: 34	Basement Wall: Concrete 8 in.
Condition: Average	Basement Area SF: 1,508
Quality: 2.5	Basement Fin: No Data
Style: 1 Story	Fin Bsmt Area SF: 0
Design: Ranch	Roughins: 1
Phys Depr: 23	Fireplaces: 0
Funct Depr: 0	Porch SF: 1090
Econ Depr: 0	Garage SF: 0
Energy Adj: Average	

CAI Technologies

www.cai-tech.com

This information is believed to be correct but is subject to change and is not warranted.



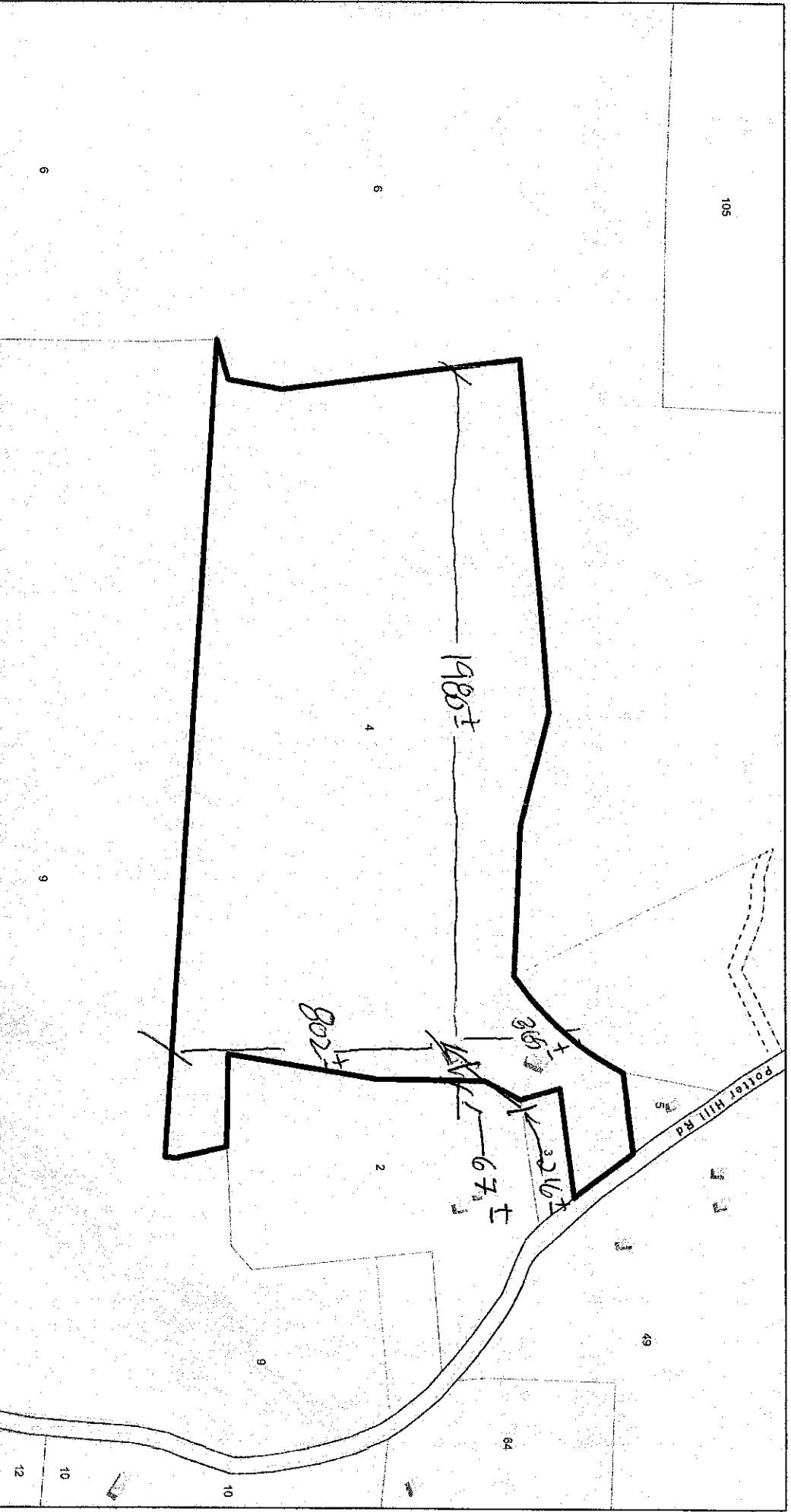
July 19, 2025

Readsboro, VT

1 inch = 277 Feet



www.cat-tech.com



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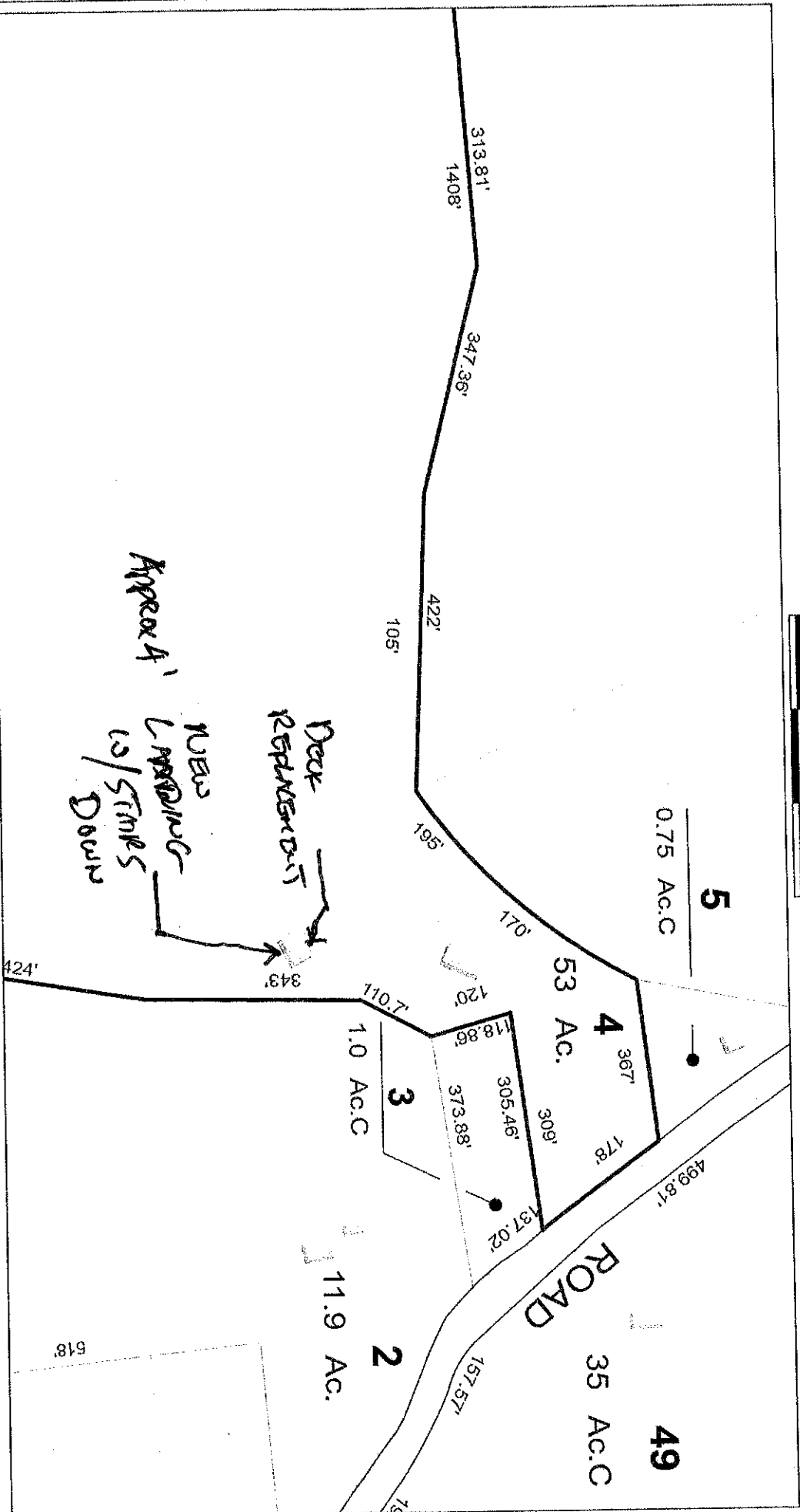
July 21, 2025

Readsboro, VT

1 inch = 139 Feet



CAI Technologies
www.cai-tech.com



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July 19, 2025

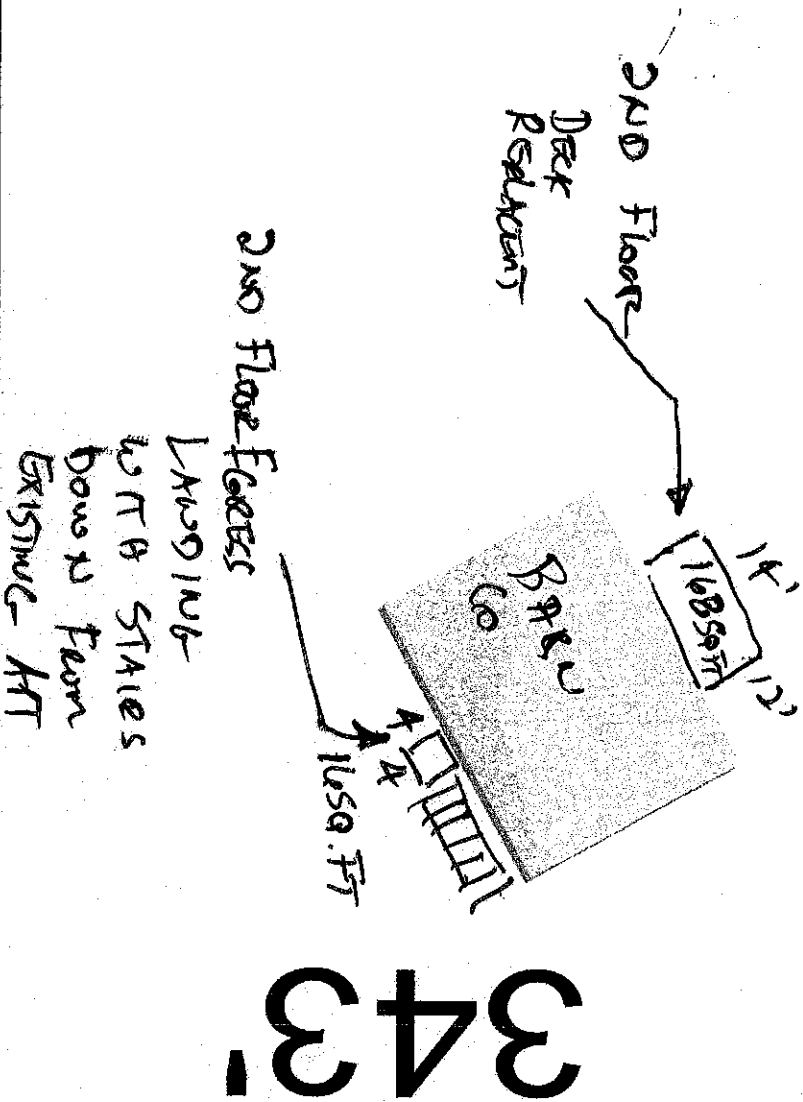
Readsboro, VT

1 inch = 18 Feet



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