Town of Readsboro

PO Box 187 / 301 Phelps Lane
Readsboro, VT 05350
Phone (802) 423-5652 * Fax (802) 423-5423
www.readsborovt.org

Office of the Zoning Administrator

Mr. Christopher Schofield
106 Glen Avenue
Readsboro, Vermont 05350

RE: Zoning Permit # 2026-19
Parcel ID: VGLN604

November 10, 2026

Dear Christopher:

I am pleased to inform you that your application for a Zoning Permit for Replacement porch has been approved. Please find enclosed the Permit Notice which needs to be displayed on the subject property through the project and it needs to be clearly visible from the public road.

You have 2 years to complete the project listed in the permit and please notify me when the project is completed so we can close out this permit.

Thank You,

Ken Ward
Zoning Administrator

PERMIT NOTICE

Address: 106 Glen Avenue

Applicant: Christopher Schofield

Project Description: Replace Existing Porch

☑ ***Permit / Approval***

Type: Permit# 2026-19

Date Issued: Novermber 10, 2026

Appeal by:

☐ ***Public Hearing***

Date / Time:

Place:

Purpose:

For more information contact:

Ken Ward
Zoning Administrator

Applicant: **This notice shall be displayed on the subject premises and be clearly visible from the public way. Notice shall be displayed at the time of application and shall not be removed until after the appeals expiration date.**

Issued by:
Town of Readsboro
Zoning Administrator
Initials:_____ Date:_____

Application/Parcel .ID#: VG LN604 Date Received: 11/9/2026 Date Approved: 11/10/2026	**Administrative Use Only**	Permit Fees: 52.50 Check# 2925/By whom: Chris S. Filing Fees: Total Fees Paid: TaxMapNumber:

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. **APPLICANT:**
Name: Christopher Schofield Phone: (802) 423-5479

email address:

Mailing Address: 10L Glen Ave Readsboro VT 05350
Street City State Zip

2. **PROPERTY OWNER:**

Name: Chris Schofield Phone: (802) 423-5479

Mailing Address: 10L Glen Ave Readsboro VT 05350
Street City State Zip

3. **PROJECT LOCATION:**

Deed - Book: 67 Page: 446 - 446

Tax Map Page: Lot#: Parcel ID#: VGLN604

4. **HOW IS THE PROPERTY USED NOW?**
Homestead

number of dwelling units: 1 non-residential square feet: 0
residential square feet: 1300 sq.ft. public assembly/facility square feet: 0

Please describe any accessory structures that are on the property.
None

5. **WHAT WORK IS PLANNEDUNDERTHISPERMIT?** (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.

Replacement ~~porch~~ porch

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: 11-9-2021

_____ 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:	**Mailing Address:**
Ronda Smith and J Raymond Eilers	48 Glen Ave
Kenneth Duncan	26 John Street Pittsfield Ma
Karen Davis	41 Orchard St. Brattleboro, Vt

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.

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.