

Application/Parcel ID#: 2025-18 / ALPS020.165 Administrative Use Only
Date Received: July 23, 2025
Date Approved: July 23, 2025

Permit Fees: \$143.00
Check# 107 /By whom: _____
Filing Fees: _____
Total Fees Paid: \$143.00
TaxMapNumber: _____

ZONING PERMIT APPLICATION
TOWN OF READSBORO, VERMONT

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

1. APPLICANT:

Name: Michael G Tierney: TRUSTEE

Phone: (338) 970-1347

email address: Tierneystattoo@Yahoo.com

Mailing Address: _____

Street _____

City _____

State _____

Zip _____

2. PROPERTY OWNER:

Name: MG T Revocable Living Trust

Phone: () - _____

Mailing Address: _____

Street 1168 Oberdorf Rd.

City Readsboro

State VT

Zip 05350

3. PROJECT LOCATION:

Deed - Book: 88

Page: 258

Tax Map Page: 13-055

Lot#: 165

Parcel ID#: ALPS020.165

4. HOW IS THE PROPERTY USED NOW?

Domicile - Homestead - Primary Residence

number of dwelling units: 1

non-residential square feet: _____

residential square feet: < 1600 Sq ft

public assembly/facility square feet: _____

less than

Please describe any accessory structures that are on the property.

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.

Building a deck for accessibility & egress exits due to structure exits being on split level. wraps around to both exits. 427 square feet. See Drawing with Dimensions. thanks.

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.

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

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

	Required	Existing or Proposed	Comments
<u>Lot Size:</u>	2 2 acres	1.2 + another Acres lot	
<u>Frontage:</u>	200 ft 200	208 ft	
<u>Front Setback from Centerline of the highway</u>	100 75 ft	120 ft Aprx	
<u>Rear Setback:</u>	20	20	
<u>Left Side Setback:</u>	20	50 +	
<u>Right Side Setback:</u>	20	50 +	✓

the Rear of my house is the only side that is real close to the exact set back Requirement. the Deck on the sides happen to be both where I have plenty of extra space to meet set back Requirements. the proposed plan does not go over the allowed set backs.

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

UCC 1-308
Signature of owner(s) of property: Michael Tierney Date: 7/20/25

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.**

<u>Name:</u>	<u>Mailing Address:</u>
Stacia Hlavati	Lots 141
Michael Tierney	Lots 143, 169
Mark Strafaci	lot 151
Chandler	lot 161

Name:

Jody Holm
Atticus
Gillen
Andrew Bodony

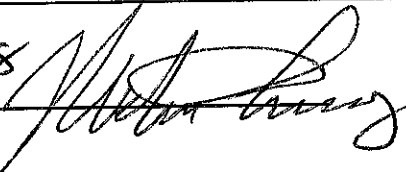
Mailing Address:

lot 144
lot 142
lot 167
lot 166

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

Comments:

Signature:

VCC1-308 

Date:

7/20/25

For Administrative Use Only:**Zoning Administrator Action**

Application Number: 2025-18

Date Received: July 23, 2025

JB

(initial by Admin. Officer)

Amount of Fee Paid: \$143⁰⁰

Date Permit Issued: July 23, 2025



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.

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

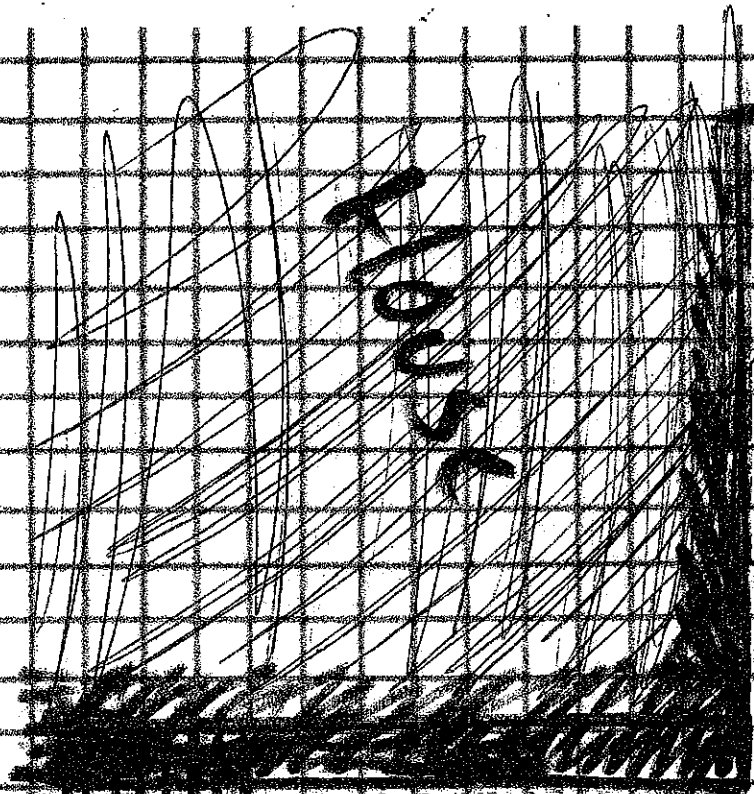
Please note that any application that requires either a waiver & conditional use, or any other combination of two DRB items will only be charged one \$250 fee.

50 +
21.35
71.35

427 Sq ft = 71.35
x 2
142.70

● = Post + S
= 2 sq ft

Stairs



→ Cantalene Beam

← 10' 3" →

6 ft between posts

4127.23 sq ft

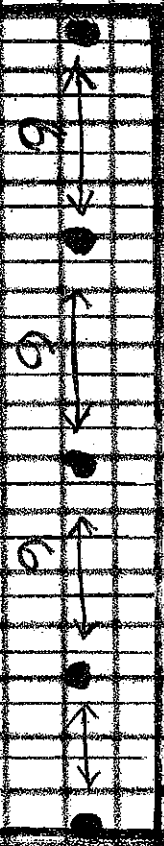
$$\begin{array}{r} 10.3 \\ \times 30.0 \\ \hline 315 \end{array}$$

$$\begin{array}{r} 19.35 \\ \times 5.0 \\ \hline 112.23 \end{array}$$

19.35

←

← 29' 6.5" →



30' 6"

Concrete 30' Beam

Double 2 x 8 x 30' P.T.

← 10 Ft →

6 x 6 Posts

Concrete footing 10 x 10

7-10-68

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Mile Tierney
Site plan
Original

LC

NO WASTEWATER DISPOSAL SYSTEMS
EXISTING OR PROPOSED LOCATED
WITHIN PROPOSED WELLSHIELD

PROPOSED DRILLED WELL TO ANY
WASTEWATER DISPOSAL SYSTEM

SETBACK

PROPOSED 3-BEDROOM
SINGLE-FAMILY RESIDENCE

PROPOSED
DRILLED WELL

20' MIN.
FRONT
SETBACK

IR PIPE
FOR

PROPOSED 1500 GALLON
AST SEPTIC TANK WITH
EFFLUENT TEE FILTER

15' MIN.
TO
DRIVEWAY

Duck

TBM
NAIL AT BASE OF
12" MAPLE TREE
ELEVATION 100.00

PROPOSED
DRIVEWAY

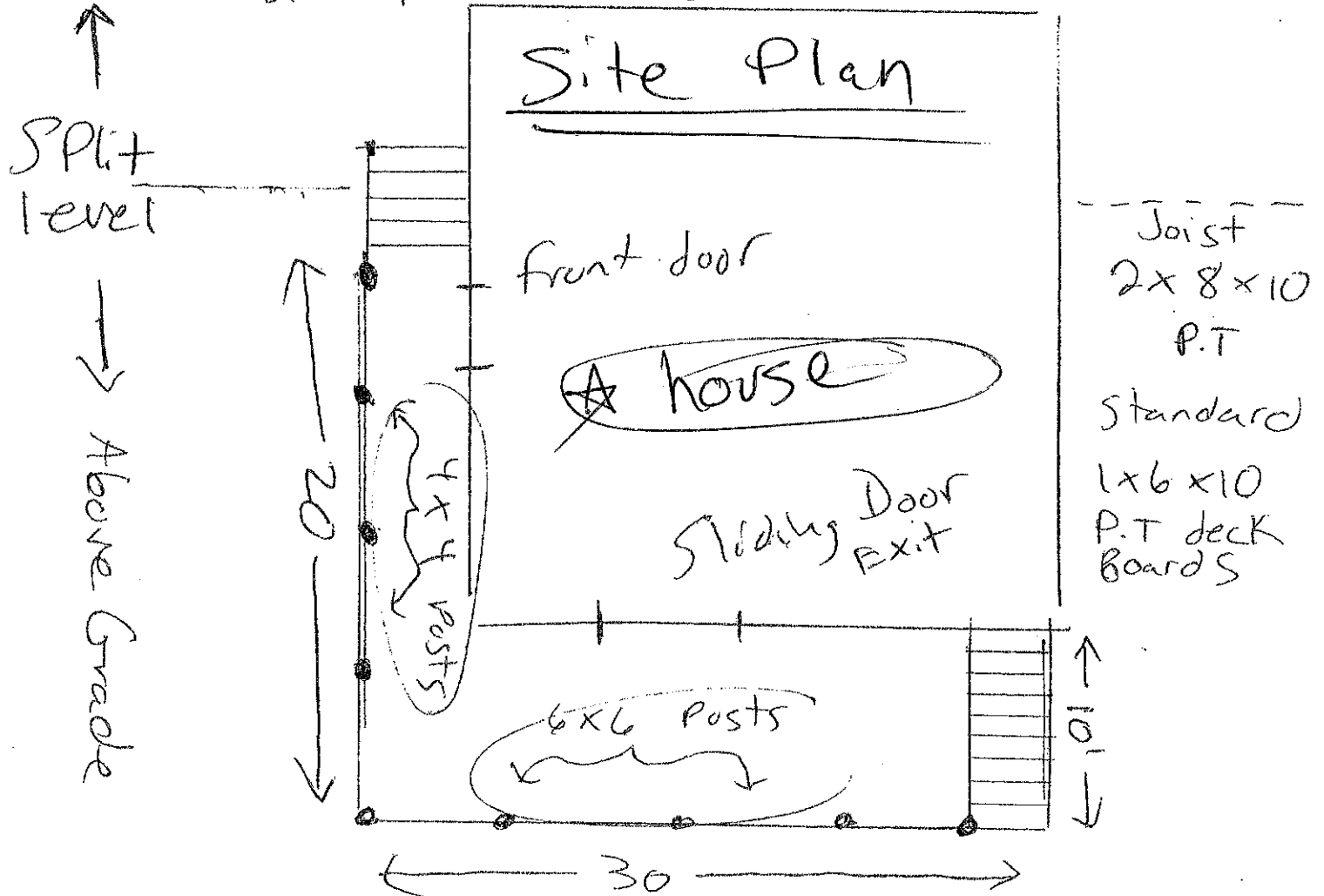
OPEN

ROAD

75'
FRONT
ZONING
SETBACK

FIN
HIC
ELE

- ① Need two safety exits. egress
- ② because its split level and cant get out to ground level.
- ③ I cant complete exterior siding on far Gable end with out the elevation and platform of the Deck.



All materials Secured & use additional hangers and brackets, All over built for longevity.

- Posts are 6x6 x 10' Spaced apart 6 feet with a double 2x8 beam cantilever
- Recessed back 2.5 feet from Rimboard
- front corner of house

- ④ Reason of All - wife wants it this way!

