

Bennington, VT Town Clerk's Office
_____, 20____ at _____
o'clock minutes M
book _____ on page ____ of
_____ Records
Attest. _____
Town Clerk

APPLICATION FOR ZONING PERMIT

Village of Old Bennington

Application #
Fee Paid
Date Received
Zone
Date Deemed Complete

NAME OF APPLICANT Kathy Wagenknecht & Patricia White
Address: 87 Monument Ave Email calmdogs@Gmail.com Phone 501-352-9473

NAME OF PROPERTY OWNER (If different from above) Wagenknecht-White Revokable Trust
Address Same

LOCATION OF PROPERTY 85-87 Monument Ave, Old Bennington

PARCEL ID. (Tax Bill): 49500900

LOT SIZE 0.64 acres Frontage on Public Road approx. 160 ft. Public Water Public Sewer

TYPE OF USE: Residential Business Agricultural Institutional Subdivision
 Sign Change of Use New Construction Addition Alteration Amendment

IF APPLICATION IS FOR CHANGE OF USE: Existing Use

Proposed Use: _____ (If business or institutional use, attach description)

IF APPLICATION IS FOR NEW CONSTRUCTION, ADDITION, ALTERATION OR AMENDMENT: ALTERATION: Addition of 2 exterior units required for operation of Mini-Split Heat Pumps to provide ecologically sound heating and cooling for both sides of the duplex. Limited location options because of historic modifications to the original buildings (eg, porches, garage, attached shed) require placing the external units in the alcoves on the front of the house, screened by fence/screen.

SETBACK FROM PROPERTY LINES: Front n/a ft. Rear n/a ft. Side n/a ft. Side n/a ft.

COST OF PROJECT approx \$23,000 (includes \$8,000 exterior) (Include land preparation and all sub-contractors' costs. Attach builder's estimate, if available). Appropriate fee (see fee schedule) must accompany application.

I understand I must secure a certificate of use/occupancy before using or occupying this structure.
I hereby certify that all statements contained herein and in all accompanying documents are true and correct, to the best of my knowledge.

Date _____ Applicant's Signature _____

ZONING ADMINISTRATOR'S REPORT

(Office Use Only)

ACTION: To PC _____ To ZBA _____ Minor Permit _____ Date _____

Approved Approved with conditions Denied Date _____

CONDITIONS/COMMENTS _____

Start Date _____ Completion Date _____ **ZONING ADMINISTRATOR** _____

A site development plan is required for all applications except those for "minor" permits. If your project is a small one, contact the zoning officer.

Site development plans must be submitted in duplicate and should show, drawn to scale in map form, the information in the table below for each type of application. The Zoning Administrator and/or Planning Commission may request any additional details or information which are deemed necessary for consideration of this application.

SIGN*	ALTERATION	ADDITION	NEW BUILDING	CHANGE OF USE	SUBDIVISION	"X" indicates that the information is required with the application. All information to be submitted in duplicate.
X	X	X	X	X	X	
X	X	X	X	X	X	EXISTING AND PROPOSED BUILDINGS ON LOT.
	X	X	X	X	X	EXISTING AND PROPOSED BUILDINGS WITHIN 200 FEET FROM THE SUBJECT LOT.
X	X	X	X	X	X	EXISTING AND PROPOSED STREETS AND DRIVEWAYS WITHIN A DISTANCE OF 200 FEET OF THE SUBJECT LOT.
	X	X		X		STREAMS, BROOKS, PONDS, NATURAL DRAINAGE WAYS AND WATER COURSES, SEWAGE AND STORM DRAINS.
	X	X				LANDSCAPING
	X	X		X		EXISTING CONTOURS AND LAND CONDITIONS.
X	X	X				SETBACKS FROM PROPERTY LINES AND RIGHTS-OF-WAY
	X	X	X	X	X	** PROPOSED VEHICULAR TRAFFIC AND PARKING.
	X	X	X	X	X	** PROPOSED PEDESTRIAN CIRCULATION, OPEN SPACE, PARK AND PLAYGROUND FACILITIES.

* Free standing signs only.

** Business applications and multifamily dwelling only.

1. For **ANY** construction project, "Building Plans" are required. These should include, in addition to the above information:
 - Building elevations showing door and window types, shutters and other exterior details.
 - A description of exterior building materials and colors.
 The commission may approve minor changes to the exterior of a structure without submission of full building plans as long as the application is clear and complete.
2. If application is for a sign, two copies of a dimensioned drawing of the sign must accompany the application, colors should be specified or shown. If the sign is to be lighted, show the type, location(s), and wattage of the fixture(s) proposed.
3. Before a permit can be issued, the following must be submitted, if applicable:
 - a) Copies of State permits required.
 - b) Copies of hookup permits from the Town of Bennington for water and sewage lines.

ADDENDUM TO APPLICATION FOR ZONING PERMIT

Kathy Wagenknecht & Patricia White

Purpose and Description: To allow heating and cooling of both sides of the duplex using modern and ecologically efficient renewable sources, specifically mini-split heat pumps, consisting of 6 interior units (2 in 85 Monument and 4 in 87 Monument). These will tie to 2 exterior units, one in the alcove between the two units, and the other in the alcove between the garage and 87 Monument.

Materials and Description:

See attached contractor specifications below.

Comments/Rationale:

1. By locating the exterior units in the alcoves between the existing buildings, the equipment can be camouflaged both by being the same color as the house and also by being screened by existing and new plantings, especially since there is a limited amount -- approximately 60' -- of street (for each unit) from which the equipment can be seen because of their being located within the alcoves.
2. If plantings do not suffice, a white wooden fence four-feet tall and four-feet wide will be erected in front of each exterior unit as a further screen. See mockups below:

87 Monument



85 Monument



Contractor Specifications:

KEARNS HEATING & COOLING PROPOSAL:

Install (2) 36,000 BTU outdoor Senville Arctic series units. One would be between 85 and 87 Monument Ave. Specifically on the left-hand side, tight to 87, as this is a gable end. It needs to be installed on a gable end so snow and ice cannot fall and crush the unit in the wintertime. The other unit would be installed against the southeast end of the house, north of the garage. This location is also a gable end, making it ideal for the installation. One system will have an 18,000 BTU Aura Series high wall unit, a 9,000 BTU Aura Series high wall unit, and a 12,000 BTU floor console. The other system will have an 18,000 BTU Aura series highwall, and (2) 9,000 BTU Aura series highwalls. The electrical service for 85 will be upgraded to accommodate this project. A new meter socket will be installed in the same place as the existing meter socket on 85. A new 40-spot breaker panel will be installed in the basement of 85 Monument Ave. This price includes the following. All equipment described above. Concrete pads for outdoor units Equipment stand for outdoor units Line voltage wiring Service disconnects with integrated surge protection for each outdoor unit Service upgrade for 85 Monument Ave New breaker panel for 85 Monument Ave White line covering for line sets Communication wiring Drain piping 1-year workmanship warranty 5-year parts/10-year compressor warranty from the manufacturer. Does not include the following Landscaping of any kind, building of any fence or trellis.

Project to begin within 3-4 weeks of approval by Zoning Board.

SCREENING

If plantings will suffice for screening, homeowner will supply and install the plant materials, potentially by transplanting from other parts of the property.

If deemed necessary, another contractor, Eric Bassler, will be hired to build fences after the exterior units are set. Estimated cost: \$500.