

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 Johnny and Mary Randel

Address: 544 Lynwood Drive, Encinitas, CA 92024 Email: johnny_randel@yahoo.com Phone: 858.784.1860

NAME OF PROPERTY OWNER (If different from above) The Randel Family Trust

Address: same as above

LOCATION OF PROPERTY 11 West Road, Bennington, Vermont 05201

PARCEL ID. (Tax Bill): -48501700

LOT SIZE 5.7 acres Frontage on Public Road ~240 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 Area was formerly a clay tennis court that became overgrown.

Proposed Use Replace overgrown weeded area with a garden with plants and walkways. (If business or institutional use, attach description)

IF APPLICATION IS FOR NEW CONSTRUCTION, ADDITION, ALTERATION OR AMENDMENT: Describe

We are converting the area formerly used as a clay tennis court to a garden with pathways and we are proposing to place a 12 ft octagonal gazebo in the center of this area. The area is far back on the property behind the house and many trees.

BUILDING Length 12 ft. Width 12 ft. Height 12.5 ft. No. of Stories 1

SETBACK FROM PROPERTY LINES: Front ~450 ft. Rear ~350 ft. West Side ~60 ft. East Side ~260 ft.

COST OF PROJECT \$27,000 (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 August 16, 2025

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	NONE REQUIRED - SEE # 1	X	X	X	X	BOUNDARIES AND AREA OF LOT. SUBDIVISION APPLICATIONS MUST SHOW PROPOSED BOUNDARIES.
X		X	X	X	X	EXISTING AND PROPOSED BUILDINGS ON LOT.
		X	X	X	X	EXISTING AND PROPOSED BUILDINGS WITHIN 200 FEET FROM THE SUBJECT LOT.
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	** PROPOSED VEHICULAR TRAFFIC AND PARKING.
		X	X	X	X	** PROPOSED PEDESTRIAN CIRCULATION, OPEN SPACE, PARK AND PLAYGROUND FACILITIES.

* Free standing signs only.

** Business applications and multifamily dwelling only.

- 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.
- 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.
- Before a permit can be issued, the following must be submitted, if applicable:
 - Copies of State permits required.
 - Copies of hookup permits from the Town of Bennington for water and sewage lines.

PROPOSAL

BEAR CONSTRUCTION LLC.

William J. LaTour

1315 Middle Pownal Road

Bennington, VT 05201

H(802)442-6102 C(802)688-6112



PROPOSAL SUBMITTED TO

PHONE

DATE

Perry Schaad

7/30/2025

STREET

JOB NAME

RE: Old Benn Job

Gazebo 12x12 octagon

CITY, STATE, ZIP

ARCHITECT

DATE OF PLANS

OLD BENN VT

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

TO BUILD AN OCTAGON GAZEBO ON A PRE LAID STONE PATIO AREA 12X12. EACH LEG OF THE OCTAGON WILL BE APPROX 60" OR 5FT. 2 ENDS WILL REMAIN OPEN WITH THE OTHER SECTIONS HAVING A RAIL SYSTEM. (TYPE AND MATERIAL TBD) DECK WILL BE 2X6 PRESSURE TREATED LUMBER, WITH PRESSURE TREATED DECKING (OTHER DECKING CAN BE USED IF DESIRED) 4X4 CEDAR POST AND RAFTERS, WITH 2X6 TUNG AND GROOVE PINE EXPOSED CEILING. SLATE ROOF WITH CEDAR TRIMMINGS.

TOTAL PROJECT LABOR AND MATERIALS \$27,300.00

2 WEEKS TO COMPLETE

**ANY ADDITION, CHANGES OR ALTERATIONS TO ORIGINAL PROJECT SHALL BE DONE ON A T/M
BASIS AT A RATE OF \$75 PER MAN HOUR AND MATERIALS AT COST PLUS 20%**

ALL CHECKS TO BE MADE OUT TO WILLIAM LATOUR

WE PROPOSE HEREBY TO FURNISH MATERIALS AND LABOR-COMplete IN ACCORDANCE WITH ABOVE SPECIFICATIONS, FOR THE SUM OF:

PAYMENT TO BE MADE AS FOLLOWS:

DEPOSIT UPON ACCEPTANCE OF PROPOSAL 10% plus cost of any special order materials. \$4,500.00

50% DAY OF START \$13,650.00

REMAINING TOTAL UPON COMPLETION \$9,150.00

All material guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration from the above specifications involving extra costs will be executed only upon written orders, and will become an extra/change over and above the estimate. All agreements contingents upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance.

Authorized Signature _____

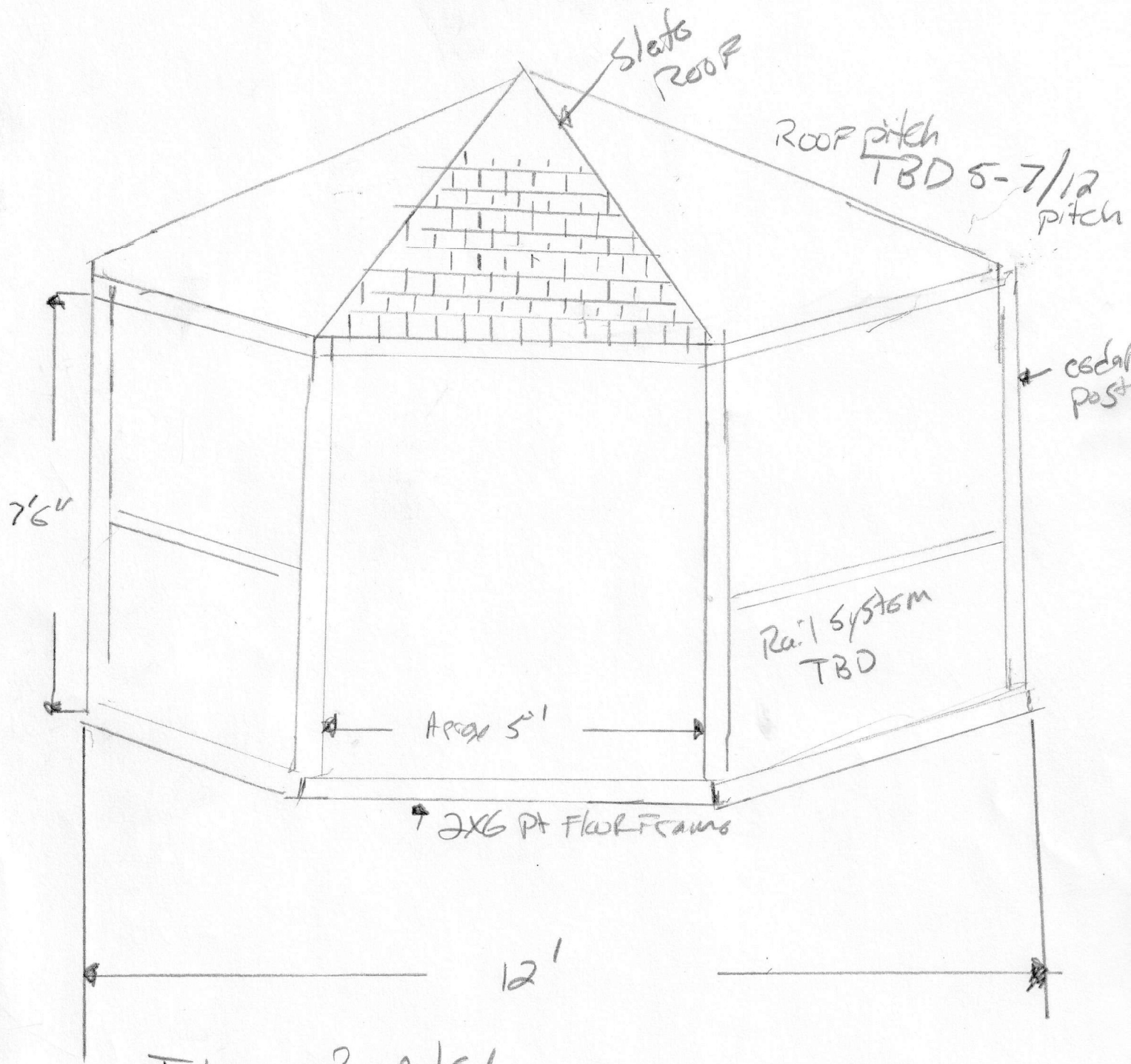
Note this proposal may be withdrawn by us if not accepted within 30 days

ACCEPTANCE OF PROPOSAL the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

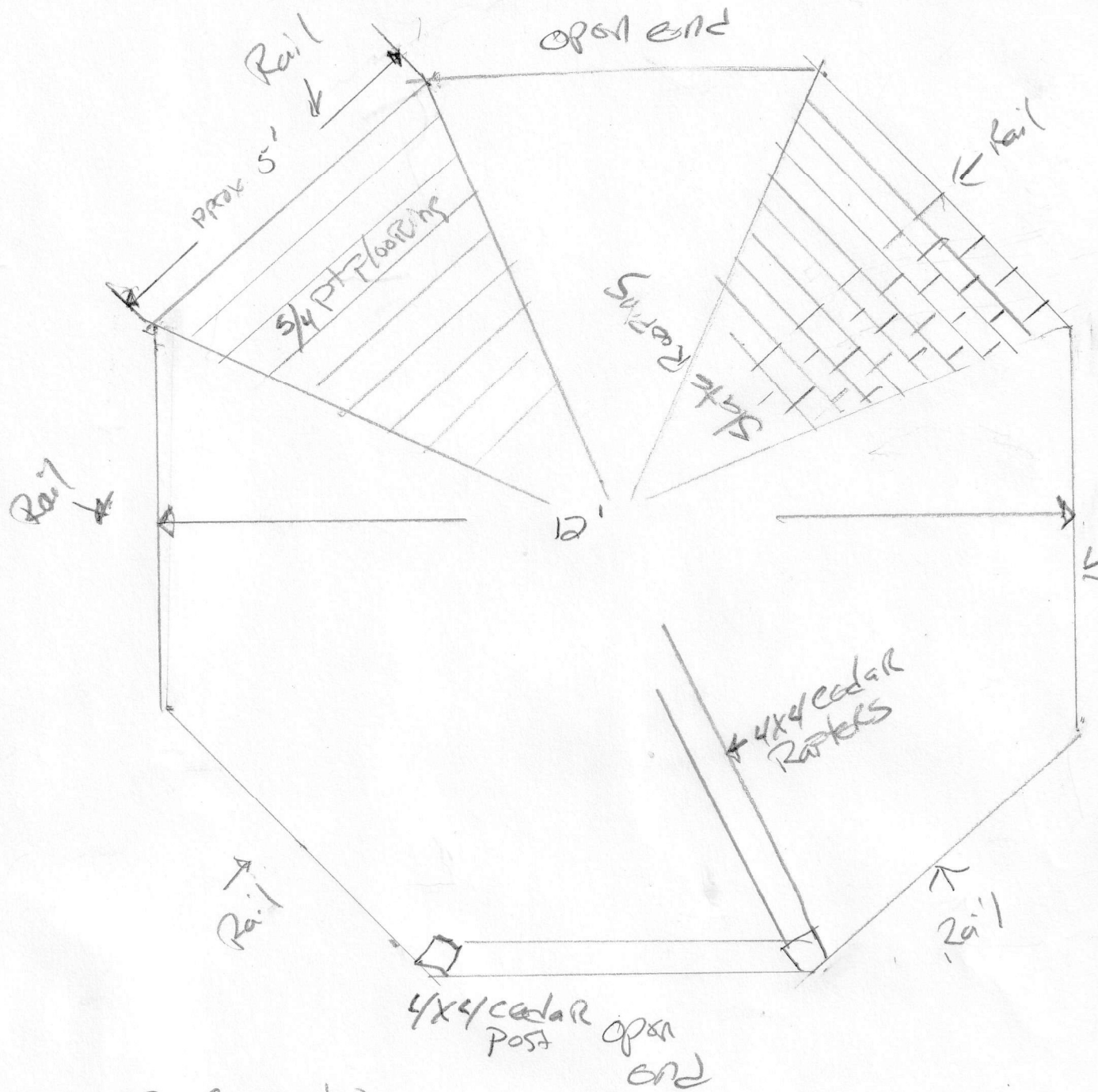
Date of Acceptance _____

Signature _____

Signature _____



Johnny Rando
11 West Rd
Old Ben



12x12 Gazebo

Johnny Randel
11 West Rd
Old Bonn