

<u>Administrative Use Only</u>	Permit Fees: _____
Application Number/Property ID #: _____	Filing Fees: _____
Date Received: _____	Total Fees Paid: _____
Date Approved: _____	Tax Map Number: _____

ZONING PERMIT APPLICATION TOWN OF READSBORO, VERMONT

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

1. APPLICANT

Name: _____ Phone: () _____

Mailing Address:

Street _____ City _____ State _____ Zip _____

2. PROPERTY OWNER

Name: _____ Phone: () _____

Mailing Address:

Street _____ City _____ State _____ Zip _____

3. PROJECT LOCATION: _____

Deed - Book: _____ Page: _____

Tax Map Description - Book: _____ Page: _____ Lot#: _____

4. HOW IS THE PROPERTY USED NOW?

number of dwelling units _____
commercial square feet _____

industrial square feet _____
public assembly/facility square feet _____

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 number of stories and square footage of gross floor area for all construction.

6. PLEASE CHECK WORK BELOW THAT APPLIES:

- Accessory structures with less than 100 square feet of floor area and lacking a permanent foundation, electricity, or other utility connections require a Zoning Permit.
- New residential construction (1 or 2 units)
- New residential construction (3 units or more)
- Residential addition/alteration/renovation
- Non-residential construction/addition/alteration
- Subdivision or boundary line adjustment (Site Plan 2.5.1) 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 - A use permitted in a particular zoning district i.e., Home Industry, Health Care Facility, campground (see Pages 32 & 33 in Readsboro Zoning Bylaw Article 2.4.4 for Permitted uses in each zoning district). Requires Site Plan Review & public hearing with the Development Review Board.
- Appeals of Decision by Zoning Administrator to the Development Review Board
- Variance request (Bylaw Article 2.4.2)
- Home Occupation - See Pages 19 & 20, Article 3, section 3.2.3 a - f and Page 31 Article 4 Section 4.1.4 - Provide Zoning Administrator with description of Home Occupation in writing.

7. ZONING INFORMATION - may be obtained with assistance from: admin@readsborovt.org, or call 802-423-5652.

a. What zoning district is the property located in? _____

b. Dimensional Requirements:

*If this is an Appeal to the Development Review Board please skip this question and go to 7c.

	Required	Existing or Proposed	Comments
Lot Size:	_____	_____	_____
Frontage:	_____	_____	_____
Setback from Right-of-Way:	_____	_____	_____
Rear Setback:	_____	_____	_____
Left Side Setback:	_____	_____	_____
Right Side Setback:	_____	_____	_____

c. If this is an Appeal to the Development Review Board please answer the following two questions:

Provision of the Zoning Bylaw in Question: _____

Reason for Appeal: _____

8. ESTIMATED COST OF IMPROVEMENTS \$ _____

9. SIGNATURES AND AUTHORIZATIONS

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

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: _____

_____ 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 a new residential or commercial construction until Septic System Permit has been inspected and approved the State of Vermont and an Access Permit for curb cuts on State or Town Roads has been approved by Readsboro's Superintendent of Public Works and/or the Selectboard prior to construction. A copy of both permits must accompany the Zoning Permit Application.

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 is located at the Town Office.

Name	Address
_____	_____
_____	_____
_____	_____
_____	_____

Name

Address

_____	_____
_____	_____
_____	_____

If you have any questions, please call, Administrative Officer, Helyn Strom-Henriksen at 802-423-5652 or email: admin@readsborovt.org.

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

Comments:

Signature: _____

Date : _____

For Administrative Use Only:

Administrative Officer Action

Application Number: _____

Date Received: _____

(initial by Admin. Officer)

Amount of Fee Paid: _____

Date Permit Issued: _____

Development Review Board
Action:

Notice of Hearing: _____

Date of Hearing: _____

Date of Decision: _____

Decision: _____
(Approved, denied, approved with conditions)

Zoning Administrator

DRB Chair or Clerk

Approved by Planning Commission 8/15/2013 (This application cannot be altered or changed).

SITE PLAN
Readsboro Bylaw Article 2.5.1

A Site Plan is required if the Applicant is requesting approval for one of the following:

- Construction of a residence
- Addition to a residence
- Construction of a non-residential facility
- Addition to a non-residential facility
- An accessory structure (examples: deck, garage, shed, barn)
- A ground sign
- Condition Use
- Variance
- 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, easements and rights of way
4. Proposed site grading and location of proposed structures, 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 Section 2.4.2 of 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 Section 2.4.4 of 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.

Approved by the Planning Commission 1/17/2013

Town of Readsboro, Vermont, Zoning Permit Application Fee Schedule		Application Fees
		Current Fee Schedule
Accessory structures with less than 100 Sq. ft. of floor area & lacking a permanent foundation	Permit Required	\$15.00
Non-residential Buildings, value up to \$2,000.00	Permit Required	\$60.00
Non-residential Addition/Alteration, value up to \$10,000.00	Permit Required	\$85.00
Non-residential Addition/Alteration, value greater than \$10,000.00	Permit Required	\$120.00
Non-residential Buildings, value between \$2001.00 and \$10,000.00	Permit Required	\$85.00
Non-residential Building, value greater than \$10,000.00	Permit Required	\$130.00
Residential Building or Mobile Home, Single Family Dwelling-Additions	Permit Required	\$125.00
Residential Building or Mobile Home, Single Family Dwelling	Permit Required	\$175.00
Residential Building or Mobile Home, Multi Family Dwelling	Permit Required	\$185.00
Residential Addition/Alteration, value up to \$10,000.00	Permit Required	\$85.00
Residential Addition/Alteration, value greater than \$10,000.00	Permit Required	\$120.00
Commercial Building, value less than \$10,000.00	Permit Required	\$120.00
Commercial Building, value greater than \$10,000.00	Permit Required	\$220.00
Commercial Addition/Alteration, value up to \$10,000.00	Permit Required	\$120.00
Commercial Addition/Alteration, value greater than \$10,000.00	Permit Required	\$150.00
Certificate of Compliance (structure built prior to 1983)	Fee Required	\$45.00
Certificate of Compliance-Occupancy & Site Inspection	Fee Required	\$70.00
Change of Use Permit (Development Review Board)	Permit Required	\$175.00
Grade change in excess of 30% or Land Fill - (Development Review Board)	Permit Required	No application Fee Required
Conditional Use Permit (Development Review Board)	Permit Required	\$250.00
Appeals to Development Review Board	Permit Required	\$200.00
Zoning Variance - (Development Review Board)	Permit Required	\$250.00
Waiver to Dimensional Requirements (Development Review Board)	Permit Required	\$250.00
Interpretation of Zoning ordinance or map (Development Review Board)	Permit Required	\$250.00
Commercial Signage - Plus \$6.00 per Sq. Ft.	Permit Required	\$30. (plus \$6. per sq. ft.)
Other Permit Application Fees Schedule		
Access Permit - (Town Road Foreman/Board of Selectman)	Permit Required	\$70.00
Septic System Permit (Sanitation Offices)	Permit Required	\$75.00
Watershed District Work Permit	Permit Required	\$75.00
Land Subdivisions (effective July 16, 2002)	Permit Required	\$275.00
Telecommunication Facility (effective July 16, 2002)	Permit Required	\$300.00
Certificates of Compliance and Occupancy and any letter or notice pertaining to property, must be recorded in Land Book of Recprds and/or to your Deed.		
Recording Fee: \$10.00 per page. Page recording included in permits.		
Note: State will take over control of Septic Permits in July 2007 and fees will be adjusted or eliminated when Town & Planning Commission have more information.		
Effective date:		
Fee schedule approved at the Selectboard Meeting of August 28, 2013 (new date will be when approved by Selectboard 2015/16 ?		

Readsboro Zoning Permit Application - Submittal Checklist

Application Copy of Septic System Permit (if New Residential or Commercial construction)
 Check here if not applicable

Application Fee Copy of Driveway Access Permit (if New Residential or Commercial construction)
 Check here if not applicable

Site Plan (8 1/2" x 11") (plot plan)

Copy of Subdivision Survey (if subdivision of land)
 Check here if not applicable