



# TOWN OF UNDERHILL

## ZONING PERMIT APPLICATION

**OFFICE USE ONLY**

APPLICATION #: B-19-31

PROPERTY CODE: BV073

**ZONING DISTRICT(S):**

- Underhill Flats Village Center
- Underhill Center Village
- Rural Residential
- Water Conservation
- Mt. Mansfield Scenic Preservation
- Soil & Water Conservation

**APPLICANT:**  
Scott + Amy Tower

**PROPERTY LOCATION:**  
73 River Road

**MAILING ADDRESS:**  
same

**EMAIL ADDRESS:**  
scotthtower@hotmail.com

**PHONE NUMBER:**  
802-889-2923

**LANDOWNER (IF DIFFERENT FROM APPLICANT):**

**LANDOWNER'S CONTACT INFORMATION:**

**CONTRACTOR:**  
Robert Linde

**CONTRACTOR'S CONTACT INFORMATION:**  
304-995-9517

**PROJECT DESCRIPTION:**  
replacement of deck 10x16  
addition to deck 7x12'

**Section A**

**Zoning Permit Application Type:**

- Agricultural Exemption (Requires VT Review)
- Boundary Line Adjustment Permit (see Supp. Form)
- Building Permit (see Section B)
- After-the-Fact Building Permit (see Section B)
- Conversion/Change of Use Permit (see Section C)
- Home Occupation Permit (see Supplemental Form)
- Sign Permit (see Supplement Form)
- Temporary Structure Permit
- Temporary Use Permit
- General/Other: \_\_\_\_\_

**Section B**

**Building Permit Application Information:**

- Accessory Dwelling (see Section D)
- Accessory Structure(s) (e.g. barn, garage, shed, etc.)
- Addition:
  - Number of Bedrooms (if applicable): \_\_\_\_\_
  - Number of Bathrooms (if applicable): \_\_\_\_\_
- Single-Family Dwelling:
  - Number of Bedrooms: \_\_\_\_\_
  - Number of Bathrooms: \_\_\_\_\_
- Two-Family Dwelling:
  - Dwelling 1 - Number of Bedrooms: \_\_\_\_\_
  - Dwelling 1 - Number of Bathrooms: \_\_\_\_\_
  - Dwelling 2 - Number of Bedrooms: \_\_\_\_\_
  - Dwelling 2 - Number of Bathrooms: \_\_\_\_\_
- Multi-Family Dwelling:
  - Number of Units: \_\_\_\_\_
  - Total Number of Bedrooms: \_\_\_\_\_
  - Total Number of Bathrooms: \_\_\_\_\_
- Commercial/Industry
- Carport
- Porch/Deck/Fence
- In-Ground Pool

**Section D**

**Accessory Dwelling Application Information:**

- Attached Accessory Dwelling, or
- Detached Accessory Dwelling Structure

Square Footage of Principal Dwelling: 1320 sq. ft.

Square Footage of Proposed Accessory Dwelling: 84 sq. ft.

Number of Bedrooms (in Accessory Dwelling): 2

Number of Bathrooms (in Accessory Dwelling): 2

**Section C\***

**Conversion/Change of Use Application Information:**

Existing Use: 1480

Proposed Use: NA

# of Bedrooms Added (if applicable): \_\_\_\_\_

# of Bathrooms Added (if applicable): \_\_\_\_\_

\*Please fill out this section if the project includes the conversion of unfinished living space to living space.

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### Dimensions of ALL Proposed Construction

Proposed Structure(s)	Front	Side	Side	Rear	Height (Max. 35 ft.)	Square Feet Added
7x12 Deck	12	7				
	12ft.	7ft.	7ft.	12ft.	3'	84 sq. ft.

Acreage: 2.5 Acres / 300      Frontage: 389 ft. / 350      Estimated Value/Cost of Construction: \$ 3300

### FOR OFFICE USE ONLY

Setbacks: To be measured as the closest part of ALL NEW CONSTRUCTION to the subject lot line and natural features.

Proposed Structure(s)	Front	Side	Side	Rear	River, Stream, or Ponds	Wetland
Deck	~99ft. (South)	~35ft. (West)	~276ft. (East)	~347ft. (North)	N/A	N/A
SFD w/ Existing Decks	~65ft. (South)	~26ft. (West)	~229ft. (East)	~341ft. (North)	N/A	N/A

#### Site Constraints

#### Building & Lot Coverage Information

- Class II Wetland
- Class III Wetland
- Wetland Buffers
- Deer Wintering Yard
- Floodplain: Zone
- Named River(s)
  - Named River 1: \_\_\_\_\_
  - Named River 2: \_\_\_\_\_
- Prime Agricultural Soils (Not in project area)
- Unnamed Stream
- Source Protection Area
- Steep Slopes
- Very Steep Slopes } Not in project area.

Well → 57ft. (East)

a. Total # of Acres:	2.5 acre(s)
b. Total Lot Area (1 Acre = 43,560 sq. ft.):	<del>108,900</del> sq. ft.
c. Footprint of Proposed Project (sq. ft.):	84 sq. ft.
d. Footprint of Existing Buildings (sq. ft.):	1,840 sq. ft.
e. Footprint of Proposed & Existing Buildings (sq. ft.):	1,924 sq. ft.
f. Total Building Coverage (line e / line b * 100):	1.77 %
g. Total Impervious Service (sq. ft.):	3,424 sq. ft.
h. Total Lot Coverage (lines e + g / line b * 100):	3.14 %

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**INSTRUCTIONS:** Provide a sketch showing dimensions of the proposed construction. You may use another sheet, or the space below.

See attached.

**Please Accurately Depict the Following (Checklist):**

**Required Features to Depict**

- Location of Existing Property Boundaries
- Dimensions of Property's Boundaries
- Location & Footprints of Existing Structure(s)
- Location & Footprints of Proposed Structure(s)
- Location & Footprints of Existing Access Ways
- Location & Footprints of Proposed Access Ways
- Dimensions of Existing/Proposed Access Ways
- Setbacks from Property Boundaries
- Floor Plan of Proposed Structure(s)
- Height of Proposed Structure(s)

**Required Features to Depict if Applicable**

- Location of Existing/Proposed Easements
- Location of Existing/Proposed Rights-of-Way
- Location of Existing/Proposed Utilities
- Setbacks from Road Rights-of-Way
- Setbacks from Surface Waters & Wetlands
- Location of Existing/Proposed Water System (Well)
- Location of Existing/Proposed Wastewater Systems
- Other: \_\_\_\_\_

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The undersigned hereby requests a Zoning Permit for the construction project described in this application. By signing below, Applicant acknowledges that he/she/they will comply with the requirements of the permit, if granted, and all Town Regulations. **Separate State permits including, but not limited to, water/wastewater, stormwater, Act 250, and Construction General Permits may be required. The applicant bears the responsibility and obligation to contact the State Permit Specialist at 802-477-2241 prior to construction.**

The Zoning Administrator (or representative) may access the subject property for purposes of inspections before, during, and upon completion of the project. Upon approval, a Permit Notice sign will be supplied to the Applicant to be posted within view of a Town Highway until the 15-day appeal period expires. Interested parties may exercise their appeal rights pursuant to 24 VSA §4465.

Applicant and/or their consultant(s) should check with the Road Foreman for any posted road restrictions. Failure to substantially commence construction by the permit expiration date will require a new permit from the Zoning Administrator. Upon completion of construction, Applicant must contact the Listers' office and the Zoning Administrator to obtain a Certificate of Occupancy (where applicable).

Scott H. Town  
Applicant Signature

7-29-19  
Date

\_\_\_\_\_  
Landowner Signature

\_\_\_\_\_  
Date

### OFFICE USE ONLY

RECEIVED: Date 8/2/2019

DEVELOPMENT REVIEW BOARD REVIEW (IF APPLICABLE):

Required  Not Required

Date: 8/14/2019

- Conditional Use Review
- Site Plan Review
- Variance Request

APPROVED: Date \_\_\_\_\_

Effective Date \_\_\_\_\_

Expiration Date \_\_\_\_\_

REJECTED: Date \_\_\_\_\_

Permit Fee	\$
Posting Fee	\$ <u>15.00</u>
Recording Fee	\$ <u>15.00</u>
<b>TOTAL FEE</b>	<b>\$</b>
<input type="checkbox"/> Check #	<input type="checkbox"/> Cash

REFERRED (IF APPLICABLE):

To: \_\_\_\_\_

Date: \_\_\_\_\_

To: \_\_\_\_\_

Date: \_\_\_\_\_

Comments/Conditions:

Article XI, Definitions defines "Principal Structure" as "Tall structure or building in which the main, primary or principal use of the property is conducted. Attached accessory dwellings, garages, porches or carports, or other structures which share a common wall and/or roof, or are connected by an enclosed breezeway, are considered to be part of the principal structure. ↳ Since deck is considered part of principal structure, deck must meet setbacks for a principal structure.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Date

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1 order to promote desired types and patterns of mixed use development (see Article XI). See  
2 also Mixed Use, Planned Residential Development.

3  
4 **Plat:** A map or representation on paper, Mylar or other accepted material, of a piece of land  
5 subdivided into lots and roads, drawn to scale.

6  
7 **Post Office:** A facility operated by the United States Postal Service for the collection and  
8 distribution of mail, and associated mailing and delivery services.

9  
10 **Primary Agricultural Soils:** Agricultural soils of federal (prime), state (statewide) or local  
11 importance for growing food and forage crops, as defined and mapped for the state by the  
12 USDA Natural Resource Conservation Service.

13  
14 **Principal Structure:** A structure or building in which the main, primary or principal use of the  
15 property is conducted. Attached accessory dwellings, garages, porches or carports, or other  
16 structures which share a common wall and/or roof, or are connected by an enclosed  
17 breezeway, are considered to part of the principal structure.

18  
19 **Private Club:** An establishment operated for social, recreational, educational or cultural  
20 purposes that is open only to members and their invited guests, and not the general public.

21  
22 **Public Improvement:** Any improvement which shall be owned or maintained by the Town of  
23 Underhill or other government entity.

24  
25 **Public Facility:** A building or other facility owned, leased, held, used, and/or controlled  
26 exclusively for public purposes by a municipality, state or federal government, regulated utility  
27 or railroad. Such facilities include, but may not be limited to municipal buildings and garages,  
28 public parks and playgrounds, water and wastewater facilities, power generation and  
29 transmission facilities, and educational facilities (see Section 4.16).

30  
31 **Quarrying:** The removal of rock or minerals by means of open excavation to supply material for  
32 construction, industrial or manufacturing purposes (see Section 3.4). See also Extraction.

33  
34 **Reasonable Use:** A use of real property which is allowed within the district in which the  
35 property is located, which provides some (but not necessarily all) potential benefit to the  
36 owner, and which does not lead to unreasonable interference with another's use of property,  
37 or with the natural flow of water. Reasonable use does not mean highest and best use; nor  
38 does it include accessory uses, structures, or additions which may be customary, but are not  
39 necessary, to the existing or intended principal use (e.g., garages, swimming pools).

40  
41 **Reconstruct:** To replace or rebuild a building or structure which has been substantially  
42 destroyed or demolished without regard to cause.

43  
44 **Recreation, Indoor:** A building or structure designed, equipped and used for sports, leisure  
45 time, and other recreational activities, except for such facilities which are accessory to an