

To: #4243-16 | 24 Forest Street | Parcel ID 26-3860024
Applicant: Donna Allen
Date: June 30, 2016
RE: ZONING PERMIT DECISION – APPROVED ACCESSORY ADDITION

This zoning application is found to meet the provisions of the Town of Rockingham Zoning Bylaw and is hereby administratively approved.

The zoning permit is issued for an accessory addition to a residential one-family dwelling unit as outlined in the application and attached site plan.

The proposed accessory addition meets the requirements allowed in the Residential 7 Zoning district under section 2421 of the Rockingham Zoning Bylaw. The current residence does not meet the two dimensional regulations of this zoning district - the current front setback is 14 feet, west-side setback is 10 feet. The proposed addition does not increase the degree of nonconformity of these setbacks. The east-side setback is 30+ feet which exceeds the side setback requirement. The rear-yard setback is 42 feet which exceeds the rear setback requirement. The Administrative Officer may approve an application if in conformity with the provisions of the Zoning Bylaws. While the existing structure does not meet all dimensional regulations, the proposed addition does meet the relevant minimum setback requirements and can be approved.

The project shall be completed in accordance with the attached application and modified site drawing. No alterations shall be made in the project except where written application to the Zoning Office has been made and the required approvals obtained.

A zoning approval notice sign is attached to this permit and must be posted at the construction site and easily viewable from a public road or street. The sign must be in place for a period of 15 days starting with the date the permit is issued. The 15 day public notice requirement is mandated by Vermont State Law.

The permit is effective 15 days from date of decision. A zoning permit shall become void if the work described therein has not been started within two years from the date of issuance.

An interested person may appeal a decision of the Zoning Administrator to the Zoning Board of Adjustment. An appeal must be taken within 15 days of the date of the Zoning Administrator's decision. After the 15 day period, the decision becomes final.

Charles Wise
Zoning Administrator

30 June 2016
Date

Cc: Town Clerk Applicant Posted Listers Web

**TOWN OF ROCKINGHAM
APPLICATION FOR ZONING PERMIT**

Date filed: <u>30 June 2016</u>	(OFFICE USE ONLY)
Fee Paid: <u>yes</u>	Applicant: <u>Allen</u>
Zoning District: <u>Residential 2</u>	Owner: <u>Allen</u>
Referred to:	Parcel Map#: <u>26-3860024</u>
() Planning Commission <u>/</u>	W/in 100 yr. floodplain? <u>No</u>
() Board of Adjustment <u>/</u>	W/in Regulated Wetland? <u>No</u>
Date: <u> </u>	PLOT PLAN ATTACHED & APPLICATION COMPLETE ()

COMPLETE ALL ITEMS OR APPLICATION WILL BE RETURNED. COMPLETE IN INK. DO NOT USE PENCIL. NO CONSTRUCTION OR USE IS TO BE STARTED WITHOUT AN APPROVED PERMIT. IF CONSTRUCTION OR USE BEGINS WITHOUT A PERMIT, A LATE FEE (See Fee Schedule Information) IS ASSESSED.

**PART I
(ALL APPLICANTS MUST COMPLETE Part I)**

Owner & Applicant Information

- PROPERTY OWNER(s) Names Donna Allen
(List Names of all Property Owners as shown on deed.)
Mailing Address: 7 Old Terrace, Bellows Falls Zip Code 05101
Tel. No.: (Daytime) 591 0251 (FAX) Email: ed.tor@vermontjournal.com
- APPLICANT(s) Names: same
(If different than Landowners)
Mailing Address: same Zip Code same
Tel. No.: (Daytime) same (FAX) Email: same
- Contact Person: Donna Allen (Daytime Tel.) 591 0251

Property Information

- PROPERTY LOCATION: Street Number 24 Street Name Forest Street
- Property Owner's Deed is recorded in Book 299 Page 486 Date of Sale 5-4-06
(Information available in Town Clerk's Office)
- Is this lot recorded on a survey or subdivision map in the Town Clerk's Office? Yes X No.
If yes, provide Book , Page , and Date Recorded
- DIMENSIONS of LAND:
Area of Lot: 7/8 1/4 Acre (Square Feet or Acres)
Lot Frontage on Road/Right-of-way 61 ft. Lot Depth (front to rear) 91 ft.

Use of Property Information

8. CURRENT USE: Describe What the Property Is Used for Now. If there is more than one use, describe them all.
Residential: Single-family Two-Family ()
Multiple-family () Number of Apartments _____

Describe:
Commercial (): _____
Industrial (): _____
Other (): _____

9. PROPOSED USE
Residential:
Single family Multiple-family () Number of Existing Apartments: _____
Two-family () Number of Proposed Apartments: _____
Total Number of Apartments: _____

Non-residential: Describe the Products You Will Be Making and Activities You Intend to Conduct.
Commercial () _____
Industrial () _____
Other () _____

10. What, if any, Current Uses Will Continue (List): Single Family

11. Prior Zoning Permits. Has this parcel of land been the subject of any prior Town Zoning Permits or Subdivision Permits? If yes, indicate for what: None

Proposed Construction Activity

12. Describe Briefly
New Construction () _____
Remodeling/Addition 10x15 addition
Has construction started? Yes No. Describe: _____

For property within the **Design Review & Historic Districts**, see Part III for additional information to submit with application.

13. Residential: Current Number of Bedrooms _____ Number of bedrooms after remodeling/addition: _____

14. Approximate Construction Costs: _____

15. SIZE OF PROPOSED STRUCTURE OR ADDITION: Width 15 ft. Length 10 ft.

- p. () Loading areas
- q. () Pedestrian walks
- r. () All changes to the physical features of the site. Include soil removal or filling areas.

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Signatures

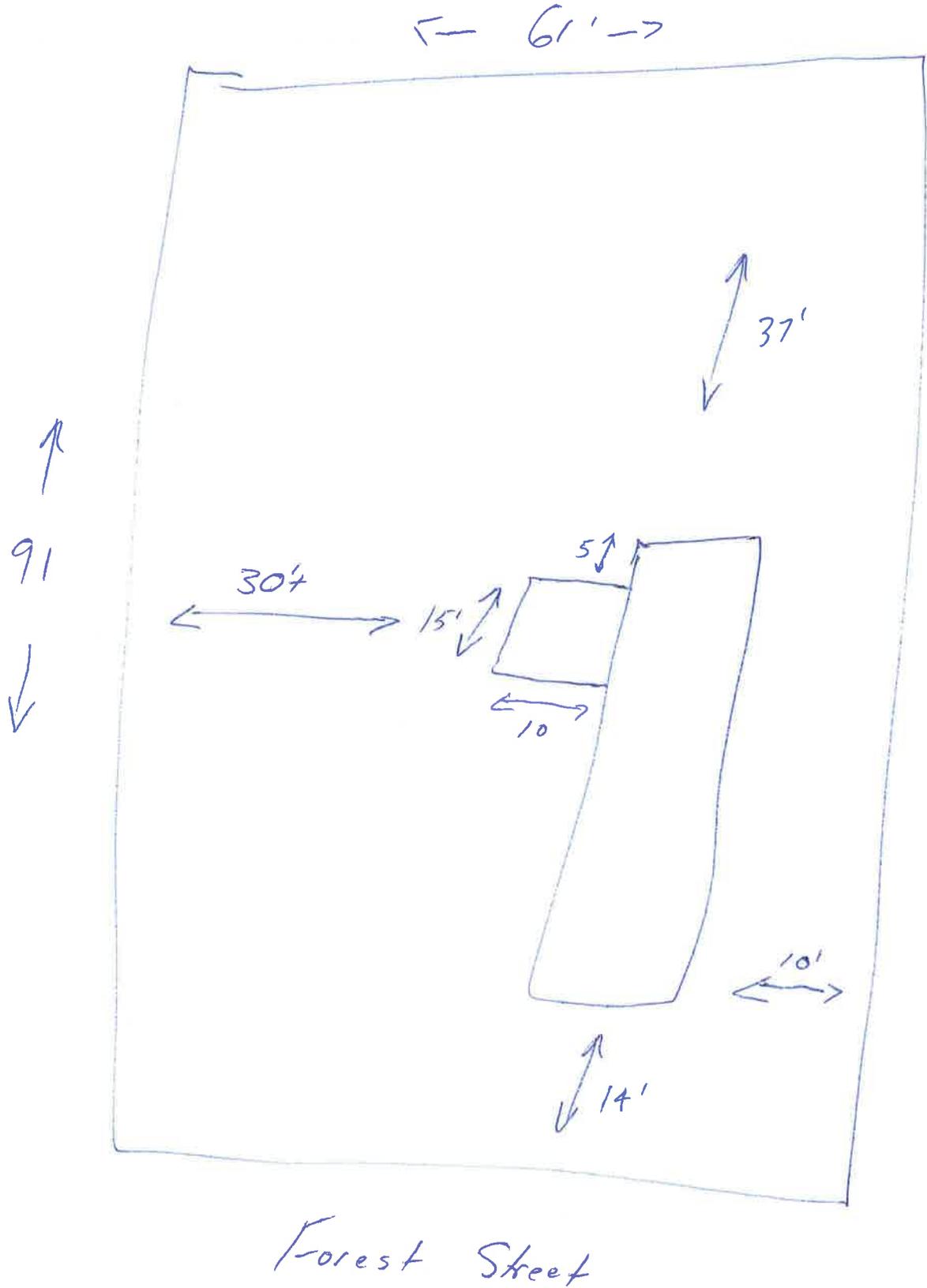
Signatures: All Landowner(s) and Applicant(s) must sign the application.

By signing below, I certify that all information on this application and all supporting forms, plans, and documents are true and accurate and agree that, if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

Property Owner(s) Signature(s)	<u><i>Norona K. Allen</i></u>	Date: <u>7-7-16</u>
	_____	Date: _____
	_____	Date: _____
Applicant(s) Signature(s)	<u><i>Norona K. Allen</i></u>	Date: <u>7-7-16</u>
	_____	Date: _____
	_____	Date: _____

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Site Plan



Forest Street