

To: #4257-16 | 12 River Street | Parcel ID 17-0970012.1
Applicant: Leo Barnett, Sr.
Date: June 16, 2016
RE: ZONING PERMIT DECISION – APPROVED ADDITION TO ACCESSORY STRUCTURE

This zoning application is found to meet the provisions of the Town of Rockingham Zoning Bylaw and is hereby administratively approved. The permit is issued for an addition to an existing garage (accessory structure) that augments a residential use as outlined in the application and attached sketch.

The proposed accessory structure addition meets the requirements allowed in the Saxtons River Zoning district under section 2417 of the Rockingham Zoning Bylaw. The front, rear, and west-side setbacks are already met and the garage is not being expanded in those directions. The east-side setback requirement is 15 feet and a 32 feet side setback is proposed. This conforms with the setback requirement.

The rear of the parcel is in FEMA's Special Flood Hazard Area. This has been defined using Vermont's Agency of Natural Resources Atlas which shows aerial photography of the property, the Saxtons River, and the flood hazard area. The proposed garage expansion is outside of the flood hazard area by approximately 24 feet. The expansion does not encroach any further towards the flood hazard area. Furthermore, because the expansion is on the east-side, the new portion of the garage falls entirely within the conveyance shadow of the existing garage. The reason for this documentation is the close proximity of the garage expansion to the special flood hazard area. It is not within the flood hazard area, but close enough that this should be recorded in the permit.

The project shall be completed in accordance with the attached application and sketch plan. 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 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

16 June 2016
Date

**TOWN OF ROCKINGHAM
APPLICATION FOR ZONING PERMIT**

Date filed: <u>13 June 2016</u>	(OFFICE USE ONLY)
Fee Paid: <u>yes - \$120</u>	Applicant: <u>Barnett</u>
Zoning District: <u>Saxtons River</u>	Owner: <u>Barnett</u>
Referred to:	Parcel Map# <u>17-0970012.1</u>
() Planning Commission _____	W/in 100 yr. floodplain? <u>yes - parcel no - structure</u>
() Board of Adjustment _____	W/in Regulated Wetland? <u>no</u>
Date: _____	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 Leo R Barnett Sr.
(List Names of all Property Owners as shown on deed.)
Mailing Address: PO Box 40 Saxtons River VT Zip Code 05154
Tel. No.: (Daytime) cell 802-376-8779 (FAX) _____ Email: _____
- APPLICANT(s) Names: Same
(If different than Landowners)
Mailing Address: Same Zip Code _____
Tel. No.: (Daytime) Same (FAX) _____ Email: nbarnett@vermed.com
- Contact Person: Leo Barnett (Daytime Tel.) 376 8779

Property Information

- PROPERTY LOCATION: Street Number 17 Street Name River Street (garage)
- Property Owner's Deed is recorded in Book _____ Page _____ Date of Sale _____
(Information available in Town Clerk's Office)
- Is this lot recorded on a survey or subdivision map in the Town Clerk's Office? Yes No
If yes, provide Book _____, Page _____, and Date Recorded _____
- DIMENSIONS of LAND:** Lot A Lot B
Area of Lot: 0.25 acres 1.83 acres (Square Feet or Acres)
Lot Frontage on Road/Right-of-way 136 ft. Lot Depth (front to rear) 250 +/- 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): _____

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: zoning permit for the same in 2000
zoning permit 2/3/11-07

Proposed Construction Activity

12. Describe Briefly
New Construction () _____

Remodeling/Addition WAD 10' x 30' addition on garage

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 0 Number of bedrooms after remodeling/addition: 0

14. Approximate Construction Costs: \$5000

15. SIZE OF PROPOSED STRUCTURE OR ADDITION: Width 110' ft. Length 30' ft.

Height _____ ft.

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Application # _____

Plot Plan

16. **PLOT PLAN:** All applications must provide a plot plan of the property, drawn to scale. Graph paper is provided for drawing a plot plan. If the graph paper is too small, please use a larger sheet. If you have a survey of the property, this may be used and is preferred.

PLOT PLAN ATTACHED (). Please check to indicate that the following information is shown on the plot plan. If the information is not complete, the application will be returned.

Required of All Applications: (See example on pg. 2 of Information Sheet)

- a. () Property lines of the Lot where the project is located
- b. () Adjacent roads or streets and names and sidewalks
- c. () Location, size and shape of any existing or proposed structures, including porches, decks, pools, fences, and accessory structures
- d. () **MEASUREMENTS from existing and proposed structures to Lot lines, Road Center, Sidewalks**
 - () TO FRONT LOT LINE _____ ft. TO ROAD CENTER _____ ft.
 - () TO SIDE LOT LINES _____ ft. _____ ft.
 - () TO REAR LOT LINE _____ ft.
- e. () Driveway Location and Width, and whether paved or unpaved.
- f. () Parking Spaces. Show all parking spaces, and whether paved or unpaved. Indicate each parking space individually by lines. Each space is required to be 9 ft. X 22 ft.
Show parking for employees, customers, and deliveries, if applicable.
- g. () All rights-of-way and/or easements
- h. () Indication of the plan's scale (example 1" = 20 ft.)
- i. () Arrow showing North.

Required for Home Businesses, Multi-family Residences, All Non-residential Uses.

- j. () Landscaping. Show lawn area, trees, bushes, planters, etc. Show trees and other landscape features which are to be installed, removed or changed by the proposed work. The size at planting and type of landscape material must be noted on the plan.
- k. () Exterior Lighting. Existing and Proposed. The location, height, intensity, and bulb type of all external lighting fixtures.
- l. () Service Area Locations such as trash storage, fuel tanks, mechanical equipment, and other outside storage.
- m. () Screening of waste storage areas, condensers, etc. Show height, and what type of screening will be utilized and location.
- n. () Drainage Patterns and natural features on site (e.g. steep banks, swales, waterways etc.). Show plans for drainage control and existing drainage structures and flow.
- o. () Traffic Circulation. Show ingress and egress and interior traffic circulation pattern.

- 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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Application # 4257-16

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)	<i>Leo Barrett</i>	Date:	<i>6-13-16</i>
		Date:	
		Date:	
Applicant(s) Signature(s)		Date:	
		Date:	
		Date:	

4257-16

Barn

N
W + E
S

12 River St
Barnett
House

River Street

Existing
Garage
12 River
Street

Purposed
Addition
to
Garage

20'

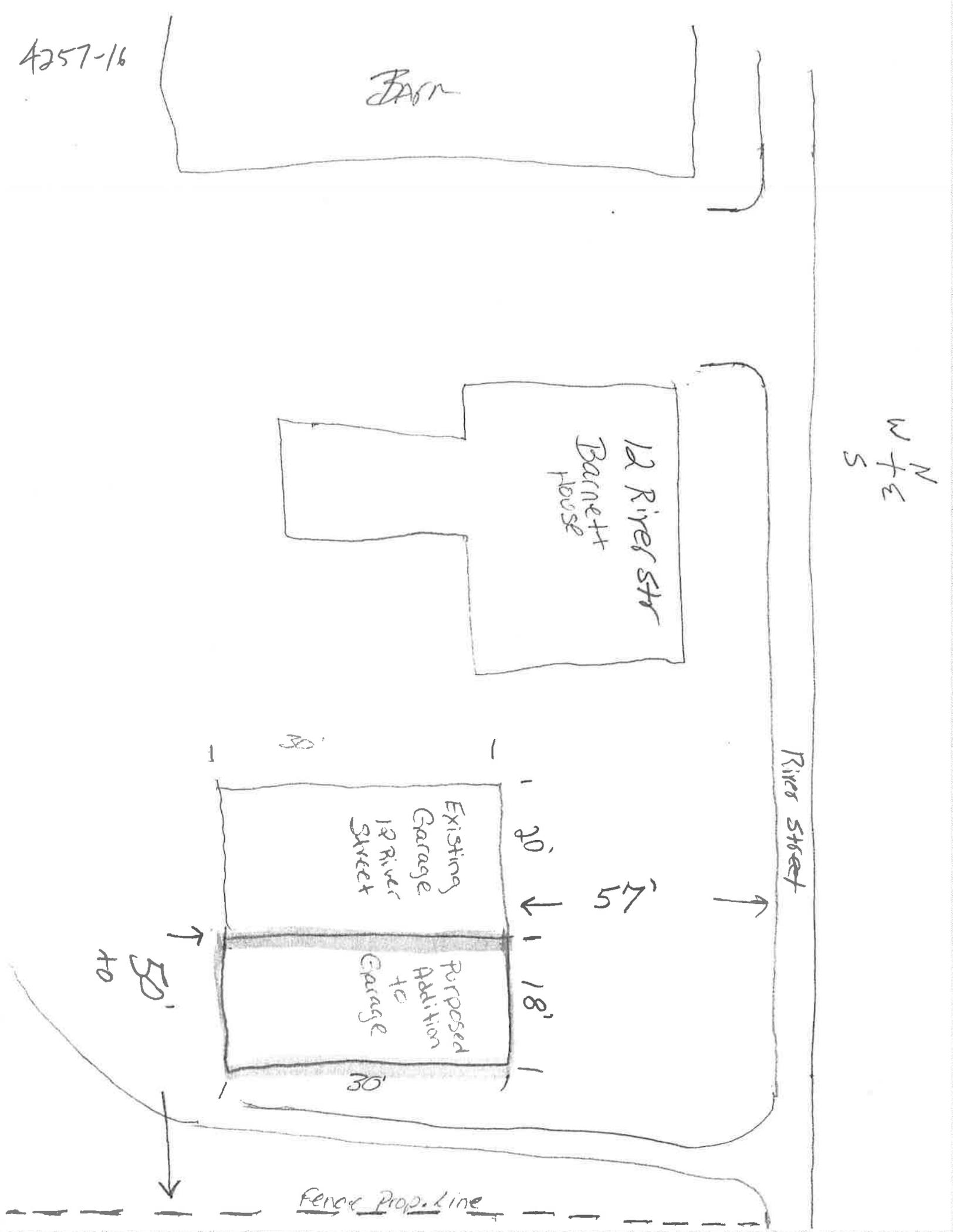
57'

18'

50'
to

30'

Fence Prop. Line



Town of Rockingham

ZONING PERMIT

PERMIT # 4257-16 PARCEL # 17-0970012.1

PERMITEE: Leo Barnett, Sr.

LOCATION: 12 River St.

DESCRIPTION: Accessory structure

APPEAL BY July 1, 2016

Charles Wise 6/16/2016

ADMINISTRATIVE OFFICER

DATE ISSUED

POST IN A CONSPICUOUS PLACE ON THE PREMISES WHERE IT IS VISIBLE FROM THE ROAD THROUGH THE APPEAL PERIOD.

Issued by the Town of Rockingham. Approval valid 15 days from the date signed unless an appeal is filed. For more information, please email planning@rockbf.org.