

To: #4279-16 | 14 Russell Street | Parcel ID 23-3300014
Applicant: Stefan Golec
Date: November 17, 2016
RE: ZONING PERMIT DECISION – APPROVED 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 a perimeter fence (accessory structure) that is for a residential property as outlined in the application and attached sketch.

The proposed accessory structure meets the requirements allowed in the Residential 7 Zoning district under section 2421 of the Rockingham Zoning Bylaw. A zoning permit is required because the height of the fencing exceeds 4.5 feet but is under 6.5 feet. The property perimeter already has existing fencing that may be repaired versus replaced. This permit covers every repair, replacement, or new installation contingency for the purposes of constructing a full perimeter fence around the entire property.

The fence and supporting posts must remain completely within the property. There are no side or rear property setbacks required. The fencing on the street frontage should be located a minimum of 2-3 feet back from the sidewalk to allow for efficient snow removal and to prevent fence damage. The Applicant may consult with the Highway Superintendent to ensure a proper setback is achieved.

An access permit has been filed with the Town and the Applicant can construct the front perimeter fence with the expectation of receiving an access permit for a circular driveway.

A zoning approval notice sign is attached to this permit and must be posted on one of the existing fence posts fronting Russell Street. The sign should remain outside 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.

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

17 November 2016
Date

Cc: Town Clerk __, Applicant __, Posted __, Listers __, Web ____

**TOWN OF ROCKINGHAM
APPLICATION FOR ZONING PERMIT**

Date filed: <u>17 November 2016</u>	(OFFICE USE ONLY)
Fee Paid: <u>YES</u>	Applicant: <u>Golec</u>
Zoning District: <u>R-7</u>	Owner: <u>Golec</u>
Referred to:	Parcel Map# <u>23-3300014</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 Stefan Golec
(List Names of all Property Owners as shown on deed.)
Mailing Address: 117 Russell Street Zip Code 05101
Tel. No.: (Daytime) 860 526 9504 (FAX) — Email: bftruske@yahoo.com
- APPLICANT(s) Names: Same
(If different than Landowners)
Mailing Address: Same Zip Code _____
Tel. No.: (Daytime) Same (FAX) — Email: Same
- Contact Person: Stefan Golec (Daytime Tel.) 860 526 9504

Property Information

- PROPERTY LOCATION: Street Number 14 Street Name Russell Street
- 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:**
Area of Lot: .30 acres (Square Feet or Acres)
Lot Frontage on Road/Right-of-way 98 ft. Lot Depth (front to rear) 130'- 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 : VACANT land - undeveloped

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 : VACANT land - undeveloped

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: N/A

Proposed Construction Activity

12. Describe Briefly
New Construction () _____

Remodeling/Addition : Repairing fence, adding fence

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 _____ ft. Length _____ ft.

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

Rockingham Zoning Application – p. 1-4

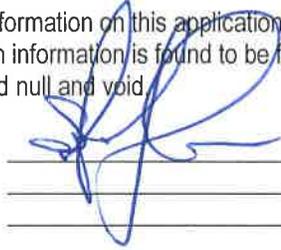
Application # 4279-16

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)



Date: NOV 17, 16

Date: _____

Date: _____

Applicant(s) Signature(s)

Date: _____

Date: _____

Date: _____

3510. AIRPORTS

Heights of structures within 2000 feet of airports shall not exceed limitations prescribed by FCC and FAA Rules and Regulations or as provided in this Bylaw.

[Amended section generally May 21, 2002, Effective June 11, 2002.]

3520. EXCEPTIONS

Except as provided by this bylaw, or within 2000 feet of an aircraft landing strip nothing herein shall be interpreted to limit or restrict the height of silos, church spires, cupolas, bell, clock, fire and observation towers and essential public utility structures.

[Amended section generally May 21, 2002, Effective June 11, 2002.]

3600. ABANDONED – DAMAGED STRUCTURES

Within one year after work on an excavation for a building has begun, or within one year after any permanent or temporary building or structure, or significant portion thereof, has burned, collapsed or otherwise been destroyed, or demolished, or abandoned, all structural materials, building debris, and/or rubble shall be removed from the site, and the excavation thus remaining shall be covered or filled to existing grade.

Nothing in this section shall prevent reconstruction or restoration within two years of a building damaged by fire, accident or act of God, to its condition prior to such damage. Such reconstruction shall be considered a permitted use, and shall require a permit without payment of a fee. Such reconstruction shall not increase the nonconformity of the structure or use.

[Amended section generally July 7, 1998, Effective July 28, 1998.]

3700. FENCES**3710. REQUIREMENTS and EXCEPTIONS**

1. Zoning permits are required for walls or fences over four and one half (4.5) feet high except those located on an operating farm.
2. Fences with a height greater than 4.5' and nor more than 6.5' and which meet the requirements of this bylaw shall be approved by the Zoning Administrator.

Planning Commission approval is required for all fences over six and one half (6.5) feet high.

3. The fence and its supporting posts shall be located wholly within the property lines unless an agreement is made between the abutting property owners to located the fence on the property line. This agreement shall be recorded in the Town land records. Fences are not required to meet the dimensional regulations for the zoning district in which the property is located or abuts.

Issuance of a permit for a fence does not authorize maintenance of the fence from the abutting property.

4. No wall or fence shall be located at street intersections so as to obscure clear vision of a street, or between a sidewalk and street, or as to impair public safety. A fence shall not unduly interfere with the maintenance of nearby buildings.
5. Fences shall be constructed of standard commercially available fencing materials including wood, iron, vinyl, or chainlink. The use of barbed wire fencing in the R-7, R-14, and SR zoning districts shall require approval by the Planning Commission. The Commission may approve barbed wire fencing upon finding that the barbed wire fencing does not create a safety hazard to the neighborhood.

[Amended: new section added April 28, 1986; Effective May 19, 1986. Amended April 15, 1997, Effective May 6, 1997.]

3750. OUTDOOR SWIMMING POOLS

Every outdoor swimming pool with a 3' sidewall depth or height or any combination thereof shall be required to obtain a zoning permit and shall meet the following requirements:

- a. Every outdoor swimming pool constructed after the effective date of this amendment shall be completely enclosed by a wall and/or fence not less than four (4) feet in height measured on the outside of the enclosure measured from grade. The fence must be maintained year-round. Temporary fencing, such as snow fencing or poly/vinyl safety fencing, does not meet the requirements of this Bylaw.
- b. Railings and posts shall be within the enclosure.
- c. No openings, other than gates, with dimensions greater than four (4) inches shall be permitted. Where a picket fence is provided, horizontal openings between pickets shall not exceed four (4) inches.
- d. Gates provided in the fencing shall be self-closing and self-latching with the latch handle located within enclosure. Provided, however, that the door of any residence forming any part of the enclosure need not be so equipped.
- e. A wall of a dwelling is permitted to serve as part of the enclosure.
- f. A fence as required herein, must also meet the requirements for fencing as established in section 3700 of this Bylaw.
- g. Where an above ground pool has a deck attached to a dwelling and access to the deck may be achieved through a door in the exterior wall of the dwelling,

Perimeter fence Construction

4279-16

