

Zoning Department
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TOWN OF LANDGROVE, VERMONT
Utley Flats Scenic Overlay District
Conditional Use Approval Application Form
\$ See Fee Schedule

Town Offices
88 Landgrove Road
Landgrove, VT 05148
Hours: Thurs 9am-1pm

Applicant is responsible for legal notice fees

UTLEY FLATS

(For Use by ZBA Only)

Fee paid: \$ _____ Application: # _____ Property ID # _____

Date *completed* application received by ZBA: _____

Date of public hearing(s) WARNED: _____

HELD: _____

Application: APPROVED

or DENIED on _____(date)

Notice of Decision Mailed: _____ (date)

Referred to: (check all applicable and note date)

Type of Decision Mailed: (check all applicable)

ZBA for Variance _____

State Agency for review _____

PC for Right-of-Way Approval _____

PC for Site Plan Approval _____

Residential _____

Change in use

New construction

Installation of above-ground power/utility lines

Construction of tower/satellite dish/windmill

Removal of trees/vegetation

Subdivision of farm/open land

Non-Residential _____

PRD/PUD

Addition

Instructions to Applicants: All conditional uses listed in Section 532 of the Landgrove Zoning Bylaws require approval of the Zoning Board Adjustment (ZBA) before a Zoning Permit is issued. Application using the regular zoning application forms should be submitted first to the Administrative Officer so that s/he may approve all other zoning requirements and rule on which items require ZBA review.

A public hearing will be held within 60 days of receipt of your COMPLETE Application. During the hearing and review process, your project will be evaluated based on the standards contained in Section 148.1 and Section 320 in addition to Sections 541 and 542 of the Landgrove Zoning Bylaws. Special conditions may be placed on your project to minimize its impact on the surrounding area (see Section 148.2). Decisions by the ZBA shall be rendered within 60 days after completing the public hearing. Please refer to **Article V** of the Landgrove Zoning Bylaws for detailed information regarding the Utley Flats Scenic Overlay District.

Please submit an original plus two (2) copies of this application for and all required attachments to: Town of Landgrove, Zoning Administrator, 88 Landgrove Road, Landgrove, Vermont, 05148.

ALL ITEMS MUST BE COMPLETED & FEES PAID OR APPLICATION WILL BE RETURNED
(if questions are not applicable to your project, please indicate so)

1. Name of Applicant _____ Phone # _____
Mailing Address _____

2. Name of Landowner (if different) _____ Phone # _____
Mailing Address _____

3. Location of Property _____
Deed Recorded in Book # _____ Page _____ Of Landgrove Land Records

4. Size of property which is proposed for conditional use (# acres): _____
This property has frontage on: Public Road (incl.# ft.) ____ (or) Private Right-of-Way (incl. # ft.) ____

5. Date property acquired _____ Lot Zoned as _____

6. Type of Water System _____ Type Septic System _____

7. Do you own any land/ property that abuts this property? Yes No
If YES, please identify: # Acres _____ # Feet frontage _____ Date acquired _____
Current use of abutting property _____

8. EXISTING USE OF PROPERTY: Describe the EXISTING USE of the property (use of structures and/or land). _____

9. PROPOSED USE OF PROPERTY: Describe the PROPOSED USE of the property for which you are seeking Conditional Use Approval (use of structures and/or land). _____

(Complete the following based on the PROPOSED USE of the property as applicable)

For residential uses.....} # dwelling units _____ # bedrooms _____

For non- residential uses.....} # employees _____ days of operation _____
patrons /day _____ hours of operation _____
vehicles/day (1- way trips) _____
identify types of vehicles _____

10. PROPOSED WORK: Describe all construction activity and site work associated with this project. These, along with change of use, will be the warned items for which the ZBA will hold a hearing and approve or disapprove a permit. (For example: Build 2000 square foot home for residential and home business use; remove vegetation; install utility lines and new driveway, etc.)

Work will commence on _____ (date) & be completed by _____ (date)

11. LAND SUBDIVISION: If this application involves the subdivision of land into two (2) or more parcels, please complete the following:

Number of lots in proposed subdivision (including the original property): _____

Size of each lot (# acres) & frontage of each lot (# ft.) after division (e.g., 10 acres/500 ft.): _____

12. DIMENSIONS OF STRUCTURES: If this application involves the construction, reconstruction, or enlargement of any structure on the property, please include a floor plan indicating changes and/ or new construction and complete the following:

	<u>Existing</u>	<u>Proposed *</u>
Dimensions of Structure:	Front _____ ft.	Front _____ ft.
	Side _____ ft.	Side _____ ft.
	Rear _____ ft.	Rear _____ ft.
	Height _____ ft.	Height _____ ft.
	# Stories _____ ft.	# Stories _____ ft.
	Total Square feet _____	Total Square feet _____
Shortest distance from Structure to:	Road Center _____ ft.	Road Center _____ ft.
	Rear lot line _____ ft.	Rear lot line _____ ft.
	Side lot line _____ ft.	Side lot line _____ ft.
	Side lot line _____ ft.	Side lot line _____ ft.

[* SPECIAL NOTE: If any proposed structure does not meet existing set back requirements as identified in the Landgrove Zoning Bylaws, a VARIANCE from the Zoning Board of Adjustment is required (the Bylaws outline required setbacks by zoning district: CARE District **241.2**, Village District **242.2**, Commercial District **243.2**, and Rural Residential District **244.2**). Please contact the Zoning Administrator for necessary forms and procedures.]

13. SITE PLANS. Two site plans must accompany this Utey Flats Scenic Overlay Conditional Use Approval Application. One is to be a plan on a large scale showing property boundaries, watercourses, abutting properties, and structures thereon, etc. A second, smaller scale site plan is to be submitted and must include the following (pursuant to Section **552** of the Landgrove Zoning Bylaws):

- a. Information showing the location of existing vegetation, vegetation proposed to be removed, and all proposed landscaping improvements, including information regarding the type, bulk and height of trees and shrubs at the time of planting;
- b. Information showing the location, slopes, and dimensions of existing and proposed driveways and roadways;
- c. Information showing the size and location of existing and proposed above and below ground utility lines.

13. REQUIRED PHOTOGRAPHS. Pursuant to section **552** of the Landgrove Zoning Bylaws, the applicant must submit photographs of the land proposed for development, taken from each Key Public Vantage Point (map showing points is on file at the Landgrove Town Hall)

14. PROFILE SKETCHES: For applications involving the construction or enlargement of a structure (including the installation of power or utility lines), a drawing or sketch of the proposed structure in its finished state as viewed from each Key Public Vantage Point must be submitted. Such drawings shall accurately depict all structures, additions, access roads or driveways, utility lines, and the location of existing and proposed screening vegetation.

14. OTHER APPROVALS. Submit copies of the following approvals with this application, as applicable:

State Subdivision Permit # _____ Dated _____

Highway Access Permit # _____ Dated _____

Other State Permits _____ Dated _____

15. ADJOINING/ SURROUNDING PROPERTY OWNERS. (Please list complete addresses and use additional sheets if needed.)

Name: _____ Mailing Address _____

Name: _____ Mailing Address _____

Name: _____ Mailing Address _____

Name: _____ Mailing Address _____

Name: _____ Mailing Address _____

I (WE) HEREBY CERTIFY THAT ALL STATEMENTS HEREIN CONTAINED ARE TO THE BEST OF MY (OUR) KNOWLEDGE, TRUE AND CORRECT.

Signature of Applicant: _____ Date _____

Signature of Landowner _____ Date _____
(if different than Applicant)

(For Use by ZBA Only)

DECISION: APPLICATION FOR CONDITIONAL USE APPROVAL AS REQUESTED IN THIS APPLICATION FORM IS HEREBY:

- APPROVED (See attached Findings of Fact for conditions to approval)
- DENIED (See attached Findings of Fact for reasons for denial)

Signature of Chair of the ZBA: _____ Date _____

ANY INTERESTED PERSON, AS DEFINED BY CHAPTER 117, TITLE 24, SECTION 4471, MAY APPEAL ANY DECISION OF THE ZONING BOARD OF ADJUSTMENT TO ENVIRONMENTAL COURT WITHIN 30 DAYS OF SUCH DECISION.