

Town Office Use Only			
Town of Brandon	Tax Map # <u>10-3-31</u>	MDP 26	
49 Center Street	Parcel ID # <u>0086-2260</u>	Date Completed: _____	
Brandon, Vermont 05733	No. of Acres <u>1.67 AC</u>	Decision: _____	
Phone: (802) 247-3635	Fee \$ _____	Check # _____	Rec'd by _____
FAX: (802) 247-5481	Zone <u>HDMU</u>	Deed Reference <u>B 239 P 417</u>	

### APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s): Kristy Pinkham/Tony Johnson Home Phone: 802-345-3201  
2260 Franklin St PO Box 346 Work Phone: 802-345-1110  
Brandon Fax Phone: NA  
Email: plumbtonp217@gmail.com

Name and Address of Applicant: \_\_\_\_\_ Home Phone: \_\_\_\_\_  
*(if different from property owner)* Work Phone: \_\_\_\_\_  
Fax Phone: \_\_\_\_\_  
Email: \_\_\_\_\_

Current property information/location (for boundary adjustments include for all parcels involved):  
2260 FRANKLIN ST

**THIS APPLICATION IS FOR: (Check all that apply)**

- Division of parcel into two or more parcels (Please complete Addendum B)
- Construction, reconstruction, conversion, structural alteration, relocation, enlargement of any building or other structure
- Landfill, mining, or excavation operations
- Substantial change in nature or intensity of the current use of any building, structure or parcel of land
- Extension of current use of land
- Increase in number of dwelling units on a parcel of land
- Razing any structure, temporary or otherwise, over 500 sf or any structure in the Central Business District
- Interior renovations to residential structure in contemplation of increase in number of bedrooms or dwelling units
- Interior renovations to a nonresidential primary structure done in contemplation of a change in use or intensity of use.
- Home occupation
- Sign(s) (Please complete Addendum C)
- Development in Flood Hazard Area (Please Complete Addendum E)

**ADDENDUM MAY BE REQUIRED FOR THE FOLLOWING:**

**Development Review Board Hearings: (Check all that apply)**

- Hearing
- Appeal
- Variance
- Conditional Use
- Major Subdivision
- Planned Unit Development
- Local Act 250 Review

1. Give a detailed description of the CURRENT use of the property, how many buildings and their respective uses, dimensions, setbacks, etc: Existing 20x20 structure used as a garage, storage. We purchased the home in 2018 with this structure existing.

2. Give a detailed description of the PROPOSED project:

a) Describe the construction (include building dimension, size and location), and the proposed use: Remove existing 20x20 structure and replace with a 40x40x10 structure in same location. Will apply for

b) Does it involve erecting a sign (Please complete Addendum C attached), fence, pre-made structure or installing a pool? \_\_\_\_\_ If yes, describe dimension, size and location:

*home occupation permit also*

c) Does it involve a change of use? NO If yes, describe current use and proposed use:

d) Does it involve a subdivision or boundary line adjustment? NO If Yes, Please complete Addendum B attached.

e) Does it involve construction of an agricultural structure or use? NO If Yes, Please complete Addendum D attached.

f) Does it involve development or construction in a flood hazard area? NO If Yes, Please complete Addendum E attached.

3. Give the estimated cost of the project: \$ 60,000

4. Answer ALL questions on Addendum A to this Application, pertaining to the Performance Objectives and Standards in Section 601 - 627 in the Brandon Land Use Ordinance, for ALL applications.

5. Attach a site plan or use the grid on the last page to draw an ACCURATE sketch of the lot showing all EXISTING structures and all PROPOSED construction. Give all dimensions of lots and structures, as well as the distance from property lines, other structures and septic.

Intended Start Date: April 2023

Intended Completion Date: May 2023

I certify that the statements made by me in this Application For Land Use Permit are accurate and complete. I hereby grant permission to the Town of Brandon to allow its agent to inspect this property relative to this application for both approval and to ensure compliance once project is complete. I understand that this is an application for a local permit. To find out if State permits may be needed, I should contact the Rutland Offices of the District Environmental Commission at 802-786-5900 and the Department of Labor and Industry at 802-786-5867.

Date 9/29/22

Landowner Kristy Pinkham

Landowner Tony Johnson

If different from landowner, Applicant \_\_\_\_\_

Comments by the Administrative Officer: PRE-ZONING NON-CONFORMING SF HOUSE & DETACHED GARAGE. OWNERS REQUESTS TO DEMO GARAGE & REPLACE WITH LARGER DETACHED GARAGE ALONG EXISTING NON-CONFORMING FRONT LINE. ALL OTHER SETBACKS CONFORM TO BLUO SEC. 303. SEWER SYSTEM LIMITS NEW RELOCATION TO S.E. REQUEST APPEARS TO QUALIFY FOR SETBACK WAIVER; BLUO SEC. 106. REFERENCES TO DRB 10/26/22 AMH/ZA

TOWN of BRANDON, VT  
APPLICATION to DEVELOPMENT REVIEW BOARD (DRB)  
FOR SETBACK WAIVER per Section 1016 of B.L.U.O.

Application # 6221

LANDOWNER: Tony Johnson / Kristy Pinkham PHONE: 802.345.1110  
EMAIL: plumbstone217@gmail.com 345.3201

APPLICANT (IF Not the Owner) \_\_\_\_\_ PHONE: \_\_\_\_\_  
EMAIL: \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY 2260 Franklin St. TAX MAP# \_\_\_\_\_

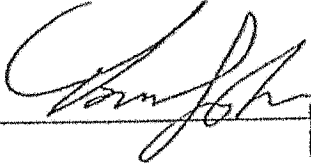

ZONING DISTRICT: 303 High Density Multi-use SUBJECT PROPERTY AREA (acreage): .107

*Describe in detail the Conditions that the DRB may consider as grounds for this request for a waiver of the usual setback requirements :*

We intend to remove the existing 20'x20' structure and replace with a 40'x40' structure that is better suited for our needs. The proposed building will be placed in the exact same location as the original as to not disturb the back lawn or be any closer to the road.

The most important need for the placement of our new structure is the positioning of our septic system. We don't have an option to push the new building back due to the location of our septic system being across the back yard. Therefore, we intend to build in the same spot as the original structure.

Thank you for your consideration.

Signature of Landowner(s):  date 10/25/22  
Signature of Applicant(s) if not the same  date \_\_\_\_\_

APPLICATION 2221 A.P. MAP SCALE 1"=43.17'  
PINKHAM & JOHNSON

