

APPUCAT. # 6304 &
6304(A)

Attachment to Application for Land Use Permit

8 Conant Square, Brandon, VT

Section 1:

8 Conant Square is a commercial building in Brandon's Central Business District that has 2 commercial units on the ground floor and 3 residential apartments on the second floor. The basement is mostly (approx. 60%) unfinished storage space, but one room has been finished and is being used as a library and reading room by the building owner, Briggs Lane Brandon, LLC. The library is approximately 750 sq. ft. Of the 2 commercial units, one of them (the unit on the right when facing the building) is occupied by a bookstore, The Bookstore, and the other is vacant. The two commercial units in the building are approximately the same size, though the bookstore unit is slightly larger. The 3 residential apartments are currently occupied by tenants. The building's dimensions are 40' by 50', so each floor, including the basement, is 2000 sq. ft. The property includes a parking lot behind the building (off Briggs Lane). This lot typically has 5 cars parked overnight that belong to the residential tenants and the bookstore tenant uses a parking spot during the day when most of the tenants are away from the building. The lot can accommodate up to 8 cars, so approval of this application will not increase the parking burden on the town.

Section 2 (a):

This Application for Land Use Permit is a request for a zoning variance/conditional use for the vacant commercial unit so it can be an owner-occupied residence. This is a limited request not intended to change the commercial nature of the ground floor. If approved, *only* (emphasis added) the owner of the building will be able to occupy the unit as a residence, the unit will not be made available to the public as a residential unit. The proposed Dwelling Unit will have one bedroom. If approved, no construction will be required as the unit already has a kitchen and full bathroom, and the storefront window will be unchanged. A floor plan of the vacant unit is attached. It is approximately 750 sq. ft.

Section 2 (c):

Yes, this request is for a conditional change of use of the vacant commercial unit so that it can be used as a Dwelling Unit by the building owner. The building currently has 3 Dwelling Units on the second floor and this request would increase the total number of Dwelling Units to 4. **Section 302. Central Business District (h)** of the Brandon Land Use Ordinance describes how the Maximum Number of Allowable Dwelling Units per Structure is calculated. The calculation for 8 Conant Square is as follows:

Existing 3 Dwelling Units sq. ft.	2,000
4 th DW (including library) sq. ft.	+ 1,500
Total	3,500
Divided by	800
Total Number of Allowable Dwelling Units	4.38

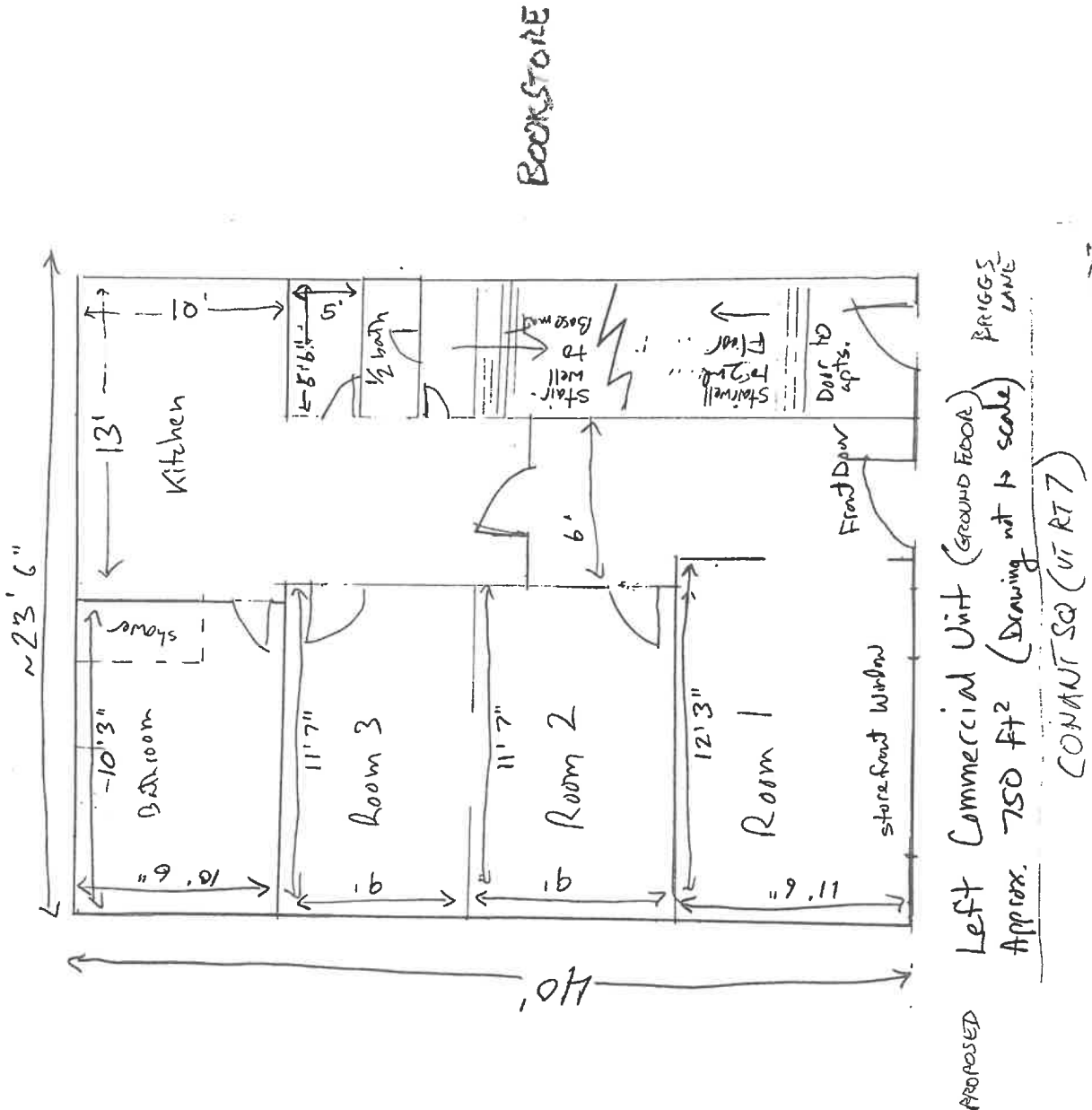
Attachment to Application for Land Use Permit

8 Conant Square, Brandon, VT

Section 2 (a):

Request is for a zoning variance for the vacant commercial unit so it can be an owner-occupied residence. There are two commercial units in the building that are approximately the same size. While facing the building, the unit on the right is occupied by a bookstore and the unit on the left is unoccupied. Current zoning allows for up to 50% of the commercial space to be an owner residence, provided the occupied 50% is along the back of the building and does not include store frontage. We respectfully request a variance so that the left 50% of the building be owner-occupied, including the store frontage.

6304
PARCEL 22-51-23



PROPOSED
Left Commercial Unit (GROUND FLOOR)
Approx. 750 ft² (Drawing not to scale)
CONANT SQ (VT RT 7)

Application No.: 6304

Town Office Use Only

Town of Brandon
49 Center Street
Brandon, Vermont 05733
Phone: (802) 247-3635
FAX: (802) 247-5481

Tax Map # 22-51-23
Parcel ID # 0042-0008
No. of Acres 0.24
Fee \$ _____
Zone CBD
Date Completed: _____
Decision: _____
Check # _____
Rec'd by _____
Deed Reference B225 P545

FEB 21 2024

By: _____

APPLICATION FOR LAND USE PERMIT

Name and Address of Owner(s):
Briggs Lane Brandon LLC
Jesse Murdock, Managing Member
6304 General Meyer Ave.
New Orleans, LA 70131
Home Phone: 504-635-5754
Work Phone: _____
Fax Phone: _____
Email: jc57902@gmail.com

Name and Address of Applicant:
(if different from property owner)

Home Phone: _____
Work Phone: _____
Fax Phone: _____
Email: _____

Current property information/location (for boundary adjustments include for all parcels involved):
8 Conant Square, Brandon, VT 05733

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: Two commercial units on ground floor (1 vacant, other is a bookstore). Three residential apartments on 2nd floor. Each commercial unit is approximately the same size, including storefront.
2. Give a detailed description of the PROPOSED project:
 - a) Describe the construction (include building dimension, size and location), and the proposed use: NA
 - 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: NA
 - c) Does it involve a change of use? Yes If yes, describe current use and proposed use: Request is for a zoning variance for vacant commercial unit so it can be an owner-occupied residence. See attached description
 - 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: \$ 0
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: Immediately upon approval.
Intended Completion Date: NA

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 2/20/24 Landowner [Signature]
Landowner Jesse Murdock for Briggs Lane Brandon LLC

If different from landowner, Applicant _____

Comments by the Administrative Officer: APPLIC. RECEIVED 2/21/24. ZA REVIEWED & REFERRED TO DRB 3/6/24. TWO ISSUES INCLUDE CONDITIONAL USE & VARIANCE (FOR CONVERTING GROUND LEVEL FRONT COMMERCIAL SPACE TO RESIDENTIAL USE (REFER TO BLUO SECTION 302). APPLICATION WARNED FOR PUBLIC HEARING ON WED. 3/27/2024, 7⁰⁰ AM, TOWN HALL (100 WINT ST).

Parcel ID 0042-0008 Owner Name BRIGGS LANE BRANDON LLC Owner Name2 #6304
 OwnerAdd C/O JESSE MURDOCK City NEW ORLEANS State LA ZipCode 70131 Status A

Parcel Info Land Section/Occ Components Additions Basement Info Valuation Picture Note



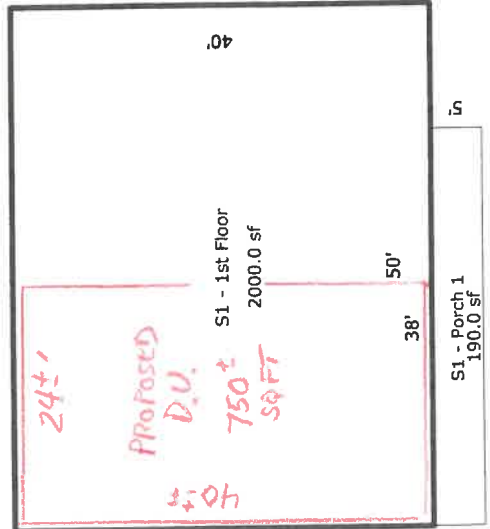
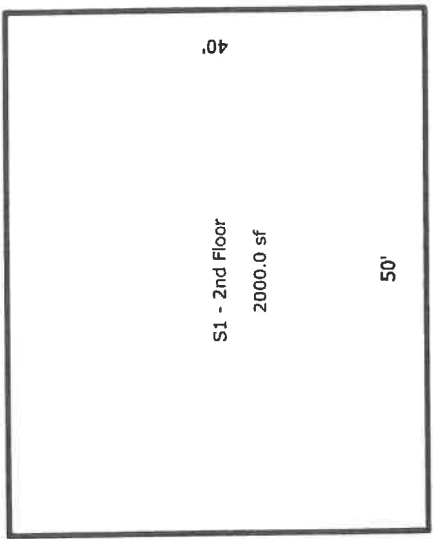
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Parcel Information

Parcel ID 0042-0008 Owner Name BRIGGS LANE BRANDON LLC
 OwnerAdd C/O JESSE MURDOCK City NEW ORLEANS

Parcel Info Land Section/Occ Components Additions Ba



(RT 7) 8 CONAUT SQ

Add Delete



APPLICATION
8 BRIGGS LN
22-51-23

PHOTO SCALE 1 IN. = 38 ± FT.
(APPROX.)

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