

# TOWN OF WATERBURY ZONING PERMIT APPLICATION

Please provide all of the information requested in this application.

Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the *Zoning Permit Application Instructions & Fee Schedule* available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

## CONTACT INFORMATION

### APPLICANT

Name: Matt Andrews  
Mailing Address: 1474 Shaw Mansion Rd

Home Phone: 802-279-7152

Work/Cell Phone: \_\_\_\_\_

Email: M83andrews@gmail.com

### PROPERTY OWNER (if different from Applicant)

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_

Work/Cell Phone: \_\_\_\_\_

Email: \_\_\_\_\_

## PROJECT DESCRIPTION

Physical location of project (E911 address): \_\_\_\_\_

1474 Shaw Mansion Rd

Lot size: 5.08 Zoning District: Medium Density

Existing Use: Residential Proposed Use: Same

Brief description of project: New 24x26 detached Garage (24'x26')

Cost of project: \$ 15k Estimated start date: 6/1/21

Water system: N/A Waste water system: N/A

### EXISTING

Square footage: \_\_\_\_\_ Height: \_\_\_\_\_

Number of bedrooms/baths: \_\_\_\_\_

# of parking spaces: \_\_\_\_\_

Setbacks: front: \_\_\_\_\_

sides: / rear: \_\_\_\_\_

### PROPOSED

Square footage: 520 Height: 16'

Number of bedrooms/bath: N/A

# of parking spaces: N/A

Setbacks: front: 80'

sides: <+ / 12' rear: 12'-60'

## ADDITIONAL MUNICIPAL PERMITS REQUIRED:

- Curb Cut / Access permit     E911 Address Request  
 Water & Sewer Allocation     none of the above

[Additional State Permits may also be required]

Date:	<u>04.30.2021</u>	Application #:	<u>035-21</u>
Fees Paid:	<u>160.</u>	+\$15 recording fee =	<u>175.-</u>
Parcel ID #:	<u>600-1472</u>		
Tax Map #:	<u>10-099.200</u>		

## CHECK ALL THAT APPLY:

### NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm./ Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in SFHA (including repairs and renovation)
- Other \_\_\_\_\_

### USE

- Establish new use
- Change existing use
- Expand existing use
- Establish home occupation

### OTHER

- Subdivision (# of Lots: \_\_\_\_\_)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Parking Lot
- Soil/sand/gravel/mineral extraction
- Other \_\_\_\_\_

**SKETCH PLAN**

Please include a sketch of your project, drawn to scale, with all required measurements - see *Zoning Permit Application Instructions*. You may use the space below or attach separate sheets. For plans larger than 11"x17" please provide a digital copy (pdf. file format) in addition to a paper copy.

#035-21  
ANDREWS

\* See site plan

**SIGNATURES**

The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

Matt S  
Applicant Signature

4/26/2021  
date

Matt S  
Property Owner Signature

4/26/2021  
date

**CONTACT**

Zoning Administrator Phone: (802) 244-1018  
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05676  
Municipal Website: www.waterburyvt.com

**OFFICE USE ONLY**

Zoning District/Overlay: Medium-Density Residential (MDR)  
Review type:  Administrative  DRB Public Warning Required:  Yes  No  
DRB Referral Issued (effective 15-days later): May 13, 2021  
DRB Mtg Date: 4/2/21 Decision Date: \_\_\_\_\_  
Date Permit issued (effective 16-days later): \_\_\_\_\_  
Final Plat due (for Subdivision only): —  
Remarks & Conditions: \_\_\_\_\_  
Authorized signature: \_\_\_\_\_ Date: \_\_\_\_\_

**REVIEW/APPLICATIONS:**

- Conditional Use  Waiver
- Site Plan
- Variance
- Subdivision:
  - Subdv.  BLA  PUD
- Overlay:
  - DDR  SFHA  RHS  CMP
- Sign
- Other \_\_\_\_\_
- n/a

# TOWN OF WATERBURY CONDITIONAL USE INFORMATION

Date: \_\_\_\_\_ Application #: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_ (\$15 recording fee already paid)  
Parcel ID #: \_\_\_\_\_  
Tax Map #: \_\_\_\_\_

This Conditional Use (and Setback Waiver) information sheet supplements the Zoning Permit application. Please provide all of the information requested on each form. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. Submit one copy of the completed forms and a check payable to the *Town of Waterbury* according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1018.

## PROJECT DESCRIPTION

Brief description of project: Detached Garage 22' X 26' 15' High

## CONDITIONAL USE CRITERIA

Please respond to the following; you may answer on a separate sheet and attach additional pages and supporting materials:

1. Describe how the proposed use will not have an undue adverse impact on the capacity of existing or planned community facilities to accommodate it (including roads and highways, municipal water or sewer systems, school system, fire protection services): No other occupancy is gained - Only Garage/Storage space.
2. Describe how the proposed use will not have an undue adverse impact on the character of the area affected as defined by the Municipal Plan and the zoning district in which the proposed project is located:  
Property is still residential. Adding 572 sq ft of Garage/Storage space.
3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:  
N/A Detached Garage/Storage space - large shed.
4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:  
Garage/Storage space is not intended for commercial use.
5. For removal of earth or mineral products which is not incidental to a construction, landscaping, or agricultural operation, a removal project must meet specific conditions outlined within Section 302 of the Waterbury Zoning Regulations. Are the conditions included within the Application Submittals?  
N/A No earth will be removed.

**CONTACT** Zoning Administrator Phone: (802) 244-1018  
Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676  
Municipal Website: [www.waterburyvt.com](http://www.waterburyvt.com)

Date:	Application #:
Fees Paid:	(\$15 recording fee already paid)
Parcel ID #:	
Tax Map #:	

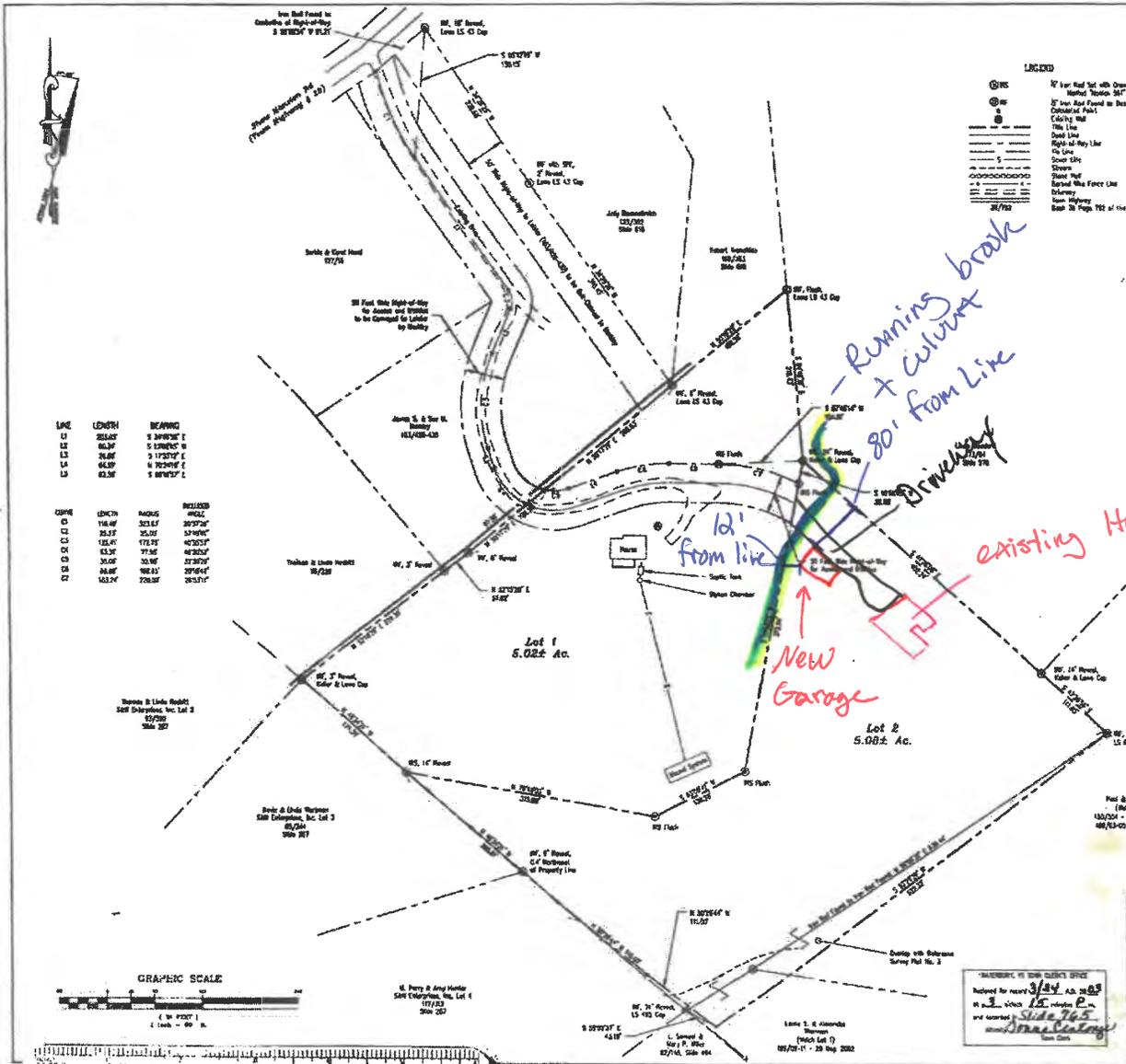
## TOWN OF WATERBURY VARIANCE INFORMATION

This Variance information sheet supplements the Zoning Permit Application. Please provide all of the information requested on both forms. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process. For questions about the permit process please contact the Zoning Administrator at 802-244-1018.

- 1) What type of Variance are you requesting? Property line set-back
- 2) Describe the unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, that prevent development occurring in strict compliance with the zoning regulations (Please include relevant site features on the Sketch Plan with the accompanying Zoning Permit Application). Due to the property shape, it does not provide an level location for another building on the property. This location (on site plan) is the only location that an at building can be located. Adjacent to the location are all of the utilities. Power, phone, well.
- 3) Describe why the development is necessary to enable the reasonable use of the property. This Garage Will be necessary for storage, with a family of 4.
- 4) What hardship will result if the variance is not granted? If Variance is not granted, I will have to use portable tent, building to house all of the storage items. Such portable building are very Unattractive to the adjacent land owners, residents.
- 5) Describe how the proposed development will compliment the essential character of the neighborhood. This structure will be low in height and be of good construction and appearance. This building will blend in with the surrounding landscape.
- 6) Describe how the development will not permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare. The location of this building will be located in an otherwise un useful location to the nearest landowner. ie. stream and steep banks.

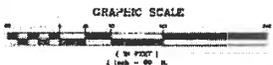
Photographs of New England, S. Burlington, VT Inventory identifies that this map was reproduced in the field from photographic process.

*CF*



LINE	LENGTH	BEARING
L1	22.07	S 34°45'10\" E
L2	62.37	S 12°08'25\" W
L3	26.86	S 17°23'17\" E
L4	44.57	S 7°20'41\" E
L5	42.58	S 8°49'57\" E

CURVE	LENGTH	ARC RADIUS	BEARING
C1	146.49	323.67	30°37'26\"
C2	78.17	25.77	57°49'46\"
C3	121.47	171.26	42°22'57\"
C4	63.37	77.56	49°30'24\"
C5	30.07	33.97	27°37'59\"
C6	24.87	102.21	27°56'47\"
C7	103.27	728.37	28°17'17\"

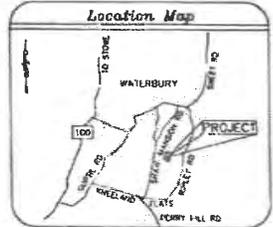


- LEGEND**
- ⊕ 1/4\" Red Spot with Green Cap Method Section 361
  - ⊙ Iron Nail Found in Described Outline of Plot
  - City Plat
  - This Line
  - Dead Line
  - Right-of-Way Line
  - Over Life
  - Street Line
  - Street Plat
  - Bared the Force Line
  - Boundary
  - Iron Highway
  - See Page 712 of the Land Record

**TITLE SOURCE:** Waterbury Land Records  
 6/4 Deed Book of Mary Leister, 1/4/4 Mary Leister, to Christopher C. Leister, 18 November 1962, Book 179 Page 33-34.  
 Beverly Deed of Chris Leister to Chris Leister and Mary Leister, 15 September 1987, Book 127 Page 272-273.  
 Beverly Deed of John W. Thurston to Chris Leister, 1 July 1983, Book 105 Page 195-196.

- ADDITIONAL REFERENCES:**
- 1) Beverly Deed of John W. Thurston to Eric C. and Dennis C. Swenson dated 15 February 1984 and recorded in Book 130 Page 260 of the Waterbury land records. Said deed reads in part: "The underlying basis of the grantor is conveyed to the grantor and Dennis C. Thurston (Account) by A.S. Meyer, Trustee," dated 14 July 1943 and recorded in Book 54, Page 282.
  - 2) A plat entitled "Survey and Subdivision of the Lands of Paul & Margaret Webb, Old Waterbury Vermont," by T. Bates Land Survey, Ltd. dated November 2000, record April 2002, was recorded in Book 208 of the Waterbury land records.
  - 3) A plat entitled "Subdivision of Land of Eric C. & Dennis C. Swenson Off of Right of Way Road, Waterbury, Vermont," by T. Bates Land Survey, Ltd. dated November 2000, record April 2002, was recorded in Book 208 of the Waterbury land records.
  - 4) A plat entitled "July 4, 1856/1857, Waterbury, Vermont, June 1976," by Keller and Lane, Inc. made T-102, was recorded in Book 215 of the Waterbury land records.
  - 5) A subdivision plat of 228 Acres, Inc. by Carol Peters, made T-100, was dated August 6, 1950. Was recorded in Book 253 of the Waterbury land records.
  - 6) A plat entitled "Proposed Site by Donald & Diane Thurston, Waterbury, Vt., August, 1975," by Keller and Lane, Inc. made T-103, was recorded in Book 274 of the Waterbury land records.

- NOTES:**
- 1) This map is based on the above mentioned records, physical evidence found and a field check measured 476± an area of about 111,520± performed by Eric Leister and others shown in August, 2002.
  - 2) Except where otherwise noted, no attempt was made to identify and/or locate any monuments or objects-of-very that may exist. The Stone Marker (Over Highway 202) right-of-way is assumed to be 2 feet wide and centered on the traveled way.
  - 3) Bearings are based on Magnetic North as of August, 2002.
  - 4) Research by Matthew P. Bowen and Gail M. Marlette, Map by Gail M. Marlette.
  - 5) This map complies with 27 V.S.A. 1403 and 26 V.S.A. 2005.
  - 6) This subdivision is subject to the provisions of Waterbury Zoning and Signage Ordinance providing for a Waterbury Square & Public Utility Supply parcel, pending.



Revised March 4, 2003: Two lot Subdivision Added

**SURVEY AND SUBDIVISION OF THE LANDS OF**  
**CHRISTOPHER CY LEISTER**

SHAW MISSION ROAD WATERBURY, VERMONT

SCALE 1" = 50' TYPICALLY ACCURATE  
 DESIGNED BY: PVA  
 DRAWN BY: KVM  
 CHECKED BY: MVM

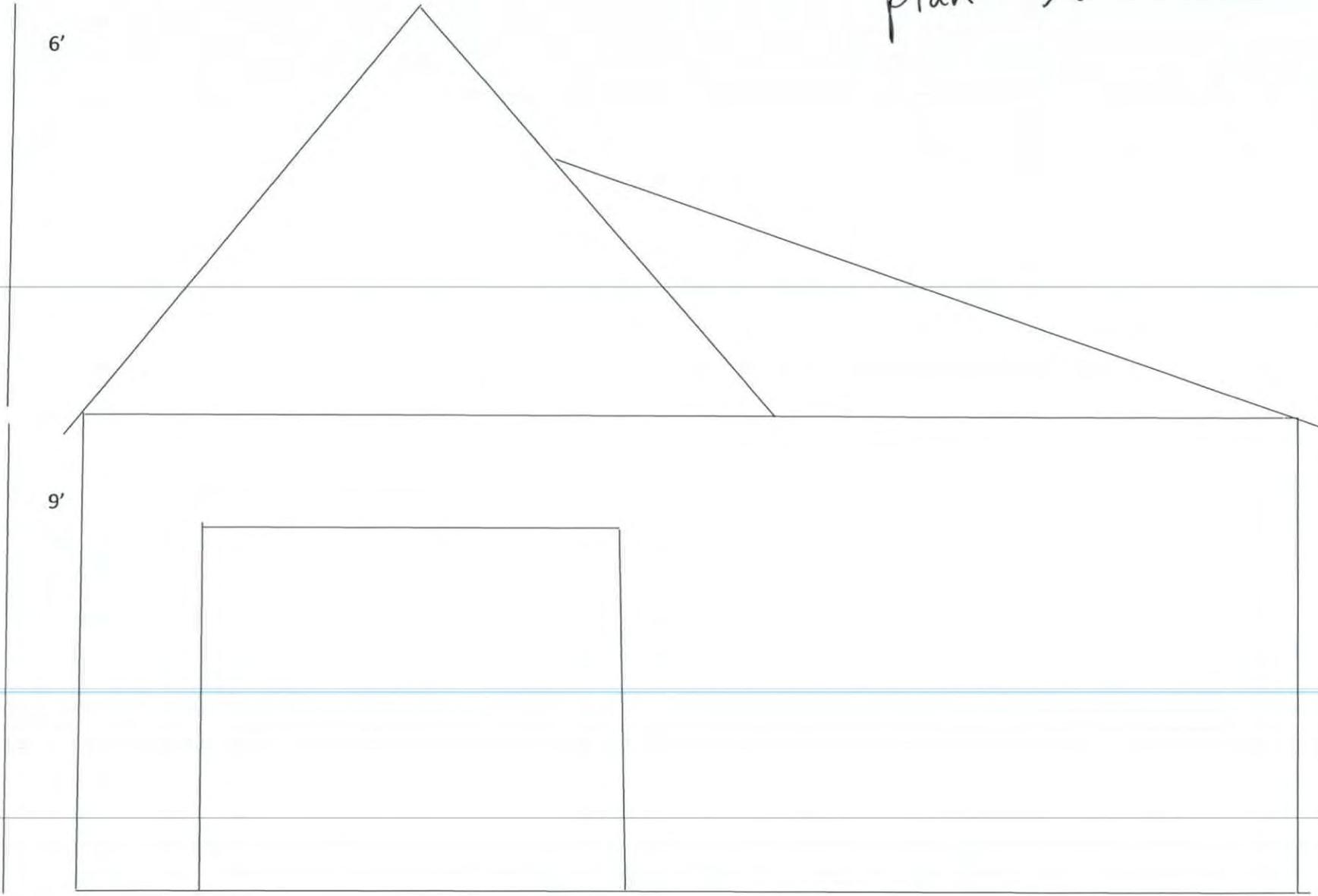
**McCain Consulting, Inc.**  
 93 SOUTH MAIN STREET  
 WATERBURY, VERMONT 05676

DATE: October 8, 2002 SHEET: 1 OF 1

**Hart & McLaughlin, Inc.**  
 1078  
 10/08/02 year  
 1078



plan A

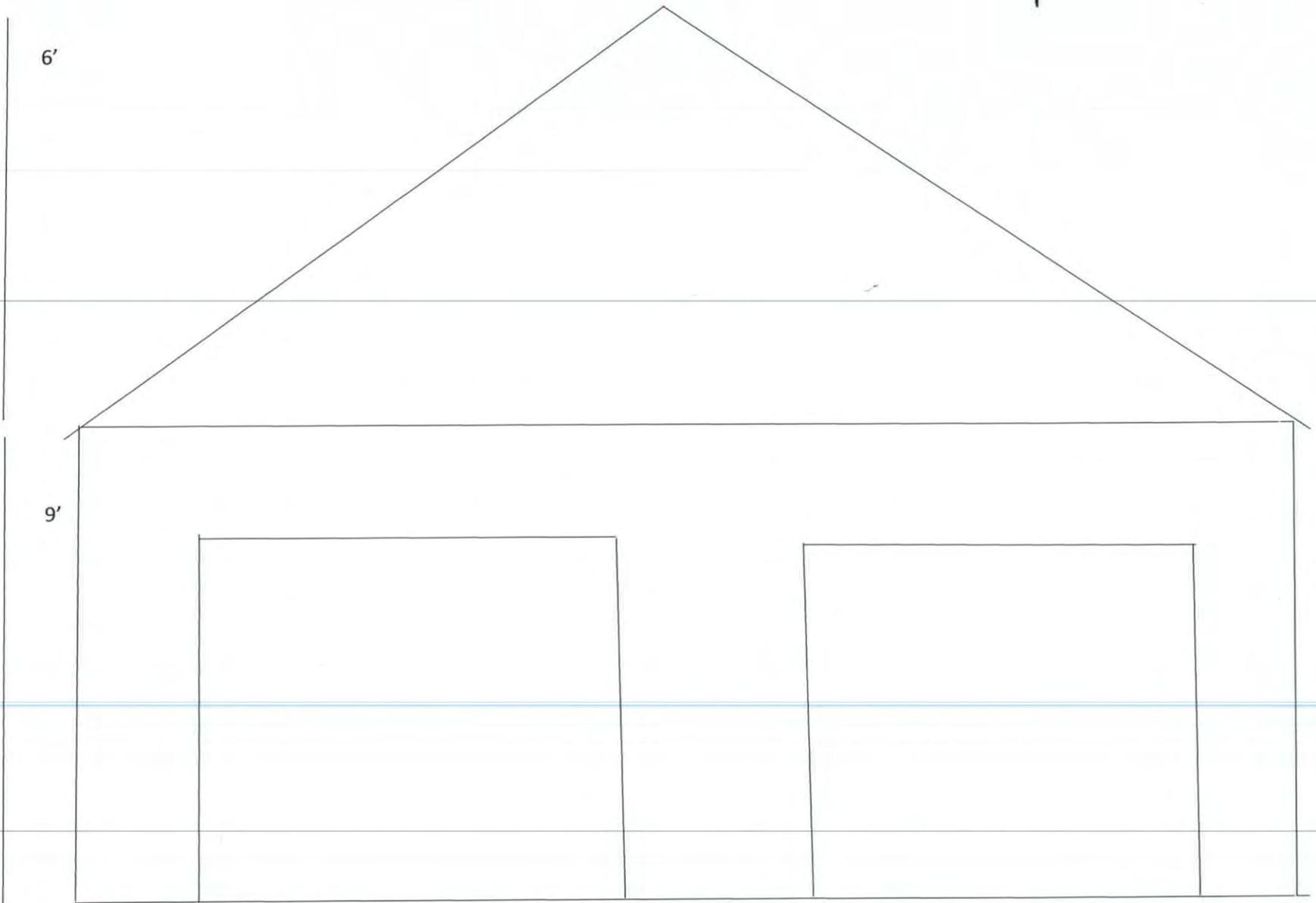


6'

9'

26'

plan B



6'

9'

26'



# 1474 Shaw Mansion Rd (MDR)

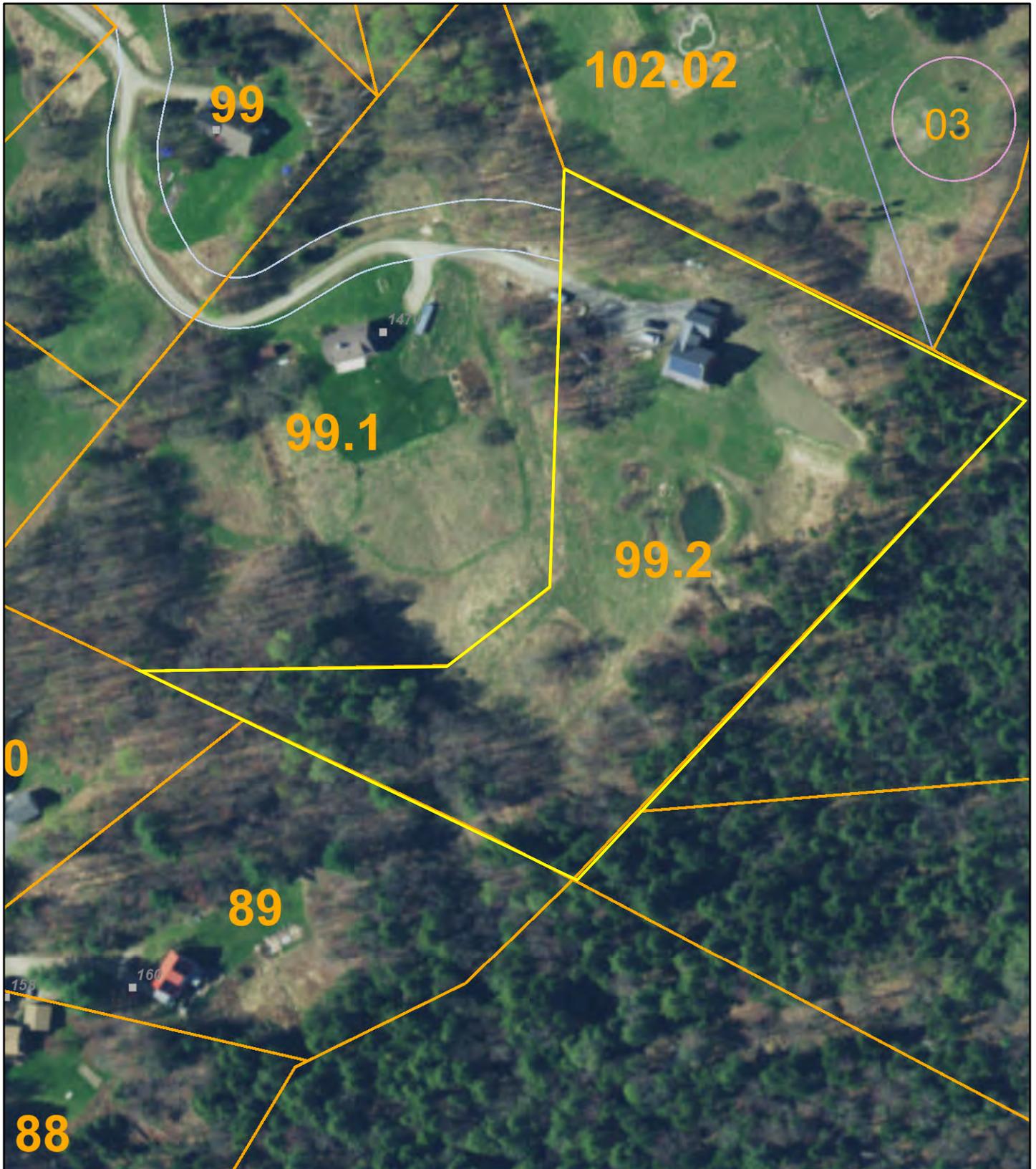
Waterbury, VT



May 18, 2021

1 inch = 134 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 1474 Shaw Mansion Rd (MDR 50' setback-box)

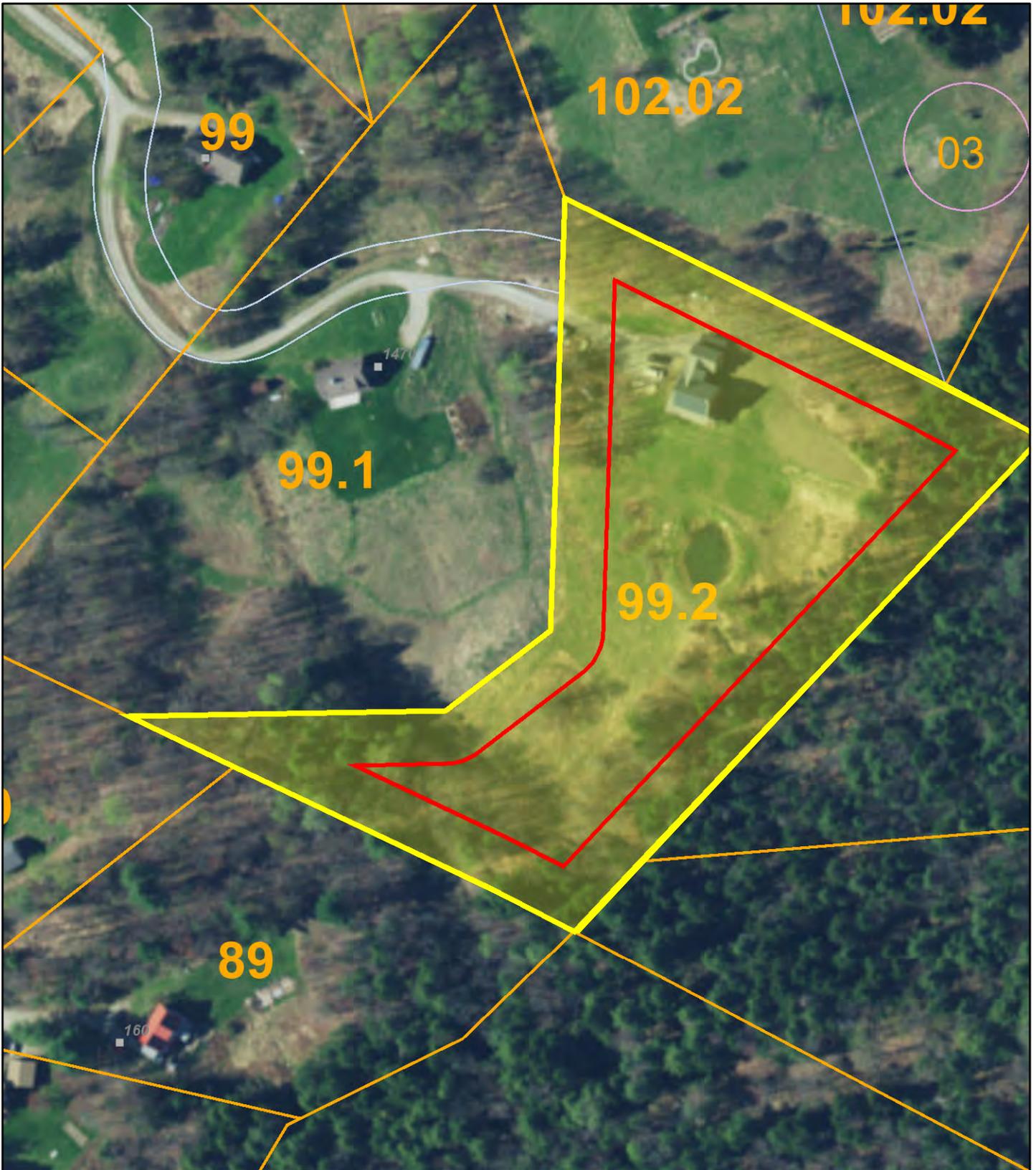
Waterbury, VT



May 18, 2021

1 inch = 130 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



# 1474 Shaw Mansion Rd (detail)

Waterbury, VT

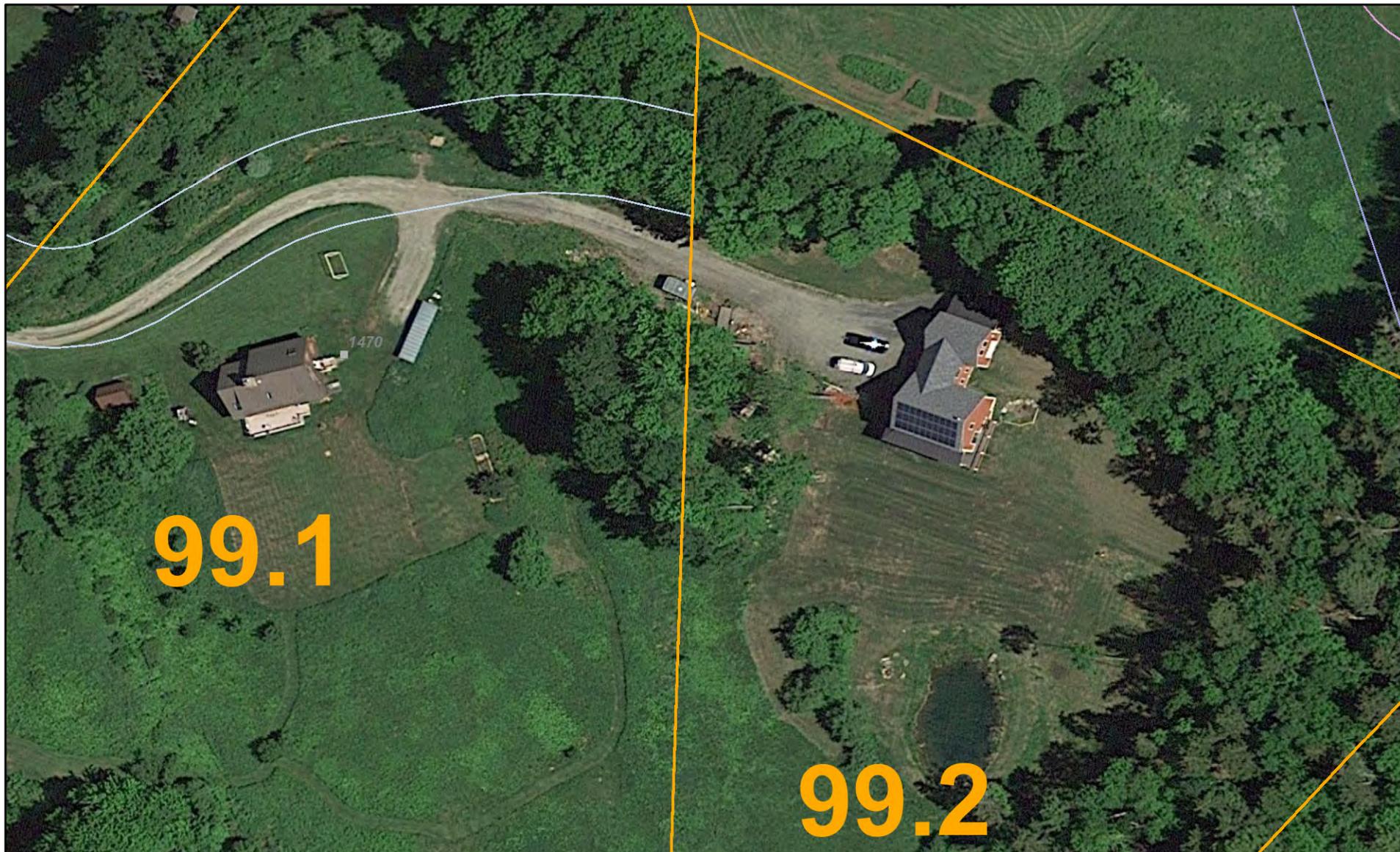


May 19, 2021

1 inch = 70 Feet



[www.cai-tech.com](http://www.cai-tech.com)



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.