

EXHIBIT A1

Date: <u>05.17.2021</u>	Application #: <u>046-21</u>
Fees Paid: <u>250</u> + \$15 recording fee = <u>265.</u>	
Parcel ID #: <u>900-0025V</u>	
Tax Map #: <u>19-278.000</u>	

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: Amy Anderson/Mike Merchant
 Mailing Address: P.O. Box 424
Waterbury, VT. 05676
 Home Phone: 802-279-6534
 Work/Cell Phone: _____
 Email: vpcbc@yahoo.com

PROPERTY OWNER (if different from Applicant)

Name: Same
 Mailing Address: _____
 Home Phone: _____
 Work/Cell Phone: _____
 Email: _____

PROJECT DESCRIPTION

Physical location of project (E911 address): 25 N. Main St.
Waterbury, VT. 05676
 Lot size: 1/4 acre Zoning District: VMR-Overlay District
 Existing Use: Multi-family Proposed Use: Multi-family
 Brief description of project: Add exterior stairs for egress from our second floor which doesn't change the footprint, is not enclosed & are in keeping with the existing design.
 Cost of project: \$ unknown Estimated start date: Completed
 Water system: N/A Waste water system: N/A
EXISTING - Porch **PROPOSED - stairs**
 Square footage: _____ Height: _____ Square footage: _____ Height: _____
 Number of bedrooms/baths: _____ Number of bedrooms/bath: _____
 # of parking spaces: No change # of parking spaces: _____
 Setbacks: front: _____ Setbacks: front: _____
 sides: 1 rear: _____ sides: 1 rear: _____

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 stairs
 USE - SAME

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

OTHER - N/A

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

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]

SKETCH PLAN

#046-21
ANDERSON-
MERCHANT

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.

A2

See attached

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.

Amy P. Anderson 5/17/21
Applicant Signature date

Property Owner Signature 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

Design Review (DDR) overlay

Zoning District/Overlay: Village Mixed Residential (VMR), Downtown
Review type: Administrative DRB Public Warning Required: Yes No
DRB Referral Issued (effective 15-days later): May 26, 2021
DRB Mtg Date: 6/16/21 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

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Date: 5/17/21 Application #: 046-21
 Fees Paid: _____ (\$15 recording fee already paid)
 Parcel ID #: _____
 Tax Map #: _____

25 N. Main St.

TOWN OF WATERBURY

SITE PLAN REVIEW INFORMATION

This Site Plan Review 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. 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: Adding exterior stairs from our deck to the 2nd floor. They won't go beyond the current footprint and are not enclosed, with all the

same materials for roof, clapboards, & stairs as the existing structure have.

SITE PLAN REVIEW CRITERIA

Please utilize the check list to ensure your proposal addresses each relevant Site Plan Review criteria:

- N/A Adequacy of traffic access
- N/A Adequacy of circulation and parking
- Adequacy of landscaping and screening (including exterior lighting) - light is screened by roof line
- N/A Requirements for the Route 100 Zoning District
- N/A Special considerations for projects bordering Route 2, Route 100, or Interstate 89

SITE PLAN SUBMISSION REQUIREMENTS

Before an application for site plan review is considered complete, the applicant shall file a site plan, clearly drawn to the largest practical scale, showing the following:

see above
below
notes

- Location and dimensions of lot lines, names of adjacent landowners, all easements, utilities, and existing and proposed structures. unchanged
- All access to public streets or roads, parking and service areas, pedestrian walkways, curbs and stormwater drainage. unchanged
- Pedestrian and vehicular circulation, including parking lot layout, entrances to structures, signs, and lighting.
- Building elevations and footprints. unchanged
- Detailed site grading and landscaping, indicating existing and proposed trees, shrubs, and ground cover. unchanged
- Two copies of all plans. - e-mailed + 1 copy
- For plans larger than 11"x17" please submit a digital plan set in addition to the paper copy (pdf. file format).

One exterior light was added to illuminate stairs for safety, but the roofline is lower than the light so there is adequate screening for adjacent neighbors.

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

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Date: 5/17/21 Application #: 046-21
 Fees Paid: _____ (\$15 recording fee already paid)
 Parcel ID #: _____
 Tax Map #: _____

25 N. Main St.

TOWN OF WATERBURY OVERLAY DISTRICT INFORMATION

This Overlay District 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. 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 244-1018.

PROJECT DESCRIPTION

Brief description of project: Adding Stairs to second floor for egress - not enclosed, in location where existing porch & deck are, same style as current structure.

Fill out only the relevant section(s) & utilize the following checklists to ensure your plans include all the required information.

DOWNTOWN DESIGN REVIEW OVERLAY DISTRICT (DDR)

DESIGN STANDARDS:

For **Historic Structures** (applying to all structures listed on the National Register of Historic Places):

- Original materials or materials typical of the architectural style are preserved or replaced with like materials to the extent feasible and appropriate.
- Historic building features shall be preserved or replicated to the extent feasible and appropriate.

For projects within the Historic/Commercial Sub-District:

- New building designs shall reinforce historic streetscape patterns, including orientation and setbacks.
- New buildings shall maintain overall height, size, massing, scale, and proportions compatible with those of buildings in the vicinity.
- New additions are designed to complement and be compatible with the original structure.
- Project design reinforces a pedestrian streetscape.
- On-site utilities shall be buried and utility boxes are screened from public view if the utilities along the street serving that structure are also buried.
- Buildings, or portions thereof, having eaves heights of 20-foot or less above ground level incorporate moderately to steeply pitched roofs, unless the another roof type is appropriate.

For projects within the Mixed-Use Sub-District:

- Building sites, including road and pedestrian networks, are designed in a manner that is integrated and compatible with adjoining parcels and areas.
- A proposed project located next to or facing a historic structure incorporates similar or complementary building features.
- New buildings are oriented to front upon, and relate both functionally and visually to, primary access roads.
- On-site parking is situated to the rear or on the sides of structures, where feasible and appropriate.
- The primary facades of principal structures are clearly defined through the placement of one or more prominent entryways, pedestrian walkways, or landscaping features.
- Building facades and rooflines are designed so as to reduce the perceived mass, scale, and uniform impersonal appearance of large buildings and additions, and to provide visual interest.
- Clearly defined pedestrian walkways are provided through parking areas, between buildings, and from public sidewalks to the site.

SUBMISSION REQUIREMENTS:

- All information required under Site Plan (see Site Plan Application)
 - Proposed architectural elevations (for each exterior wall) showing door and window types and placement, and other exterior details - added 1 exterior door of same style as existing.
- A description of all materials to be used on the exterior of building - same materials (clapboards, roof stairs, etc. as existing house)
- Photos of the existing building(s) on the site and adjacent and facing parcels
- For demolition of a structure listed on the National Register of Historic Places see additional requirements within the Regulations.

page 8 of 10

EXHIBIT B

#046-21
Merchant-
Anderson
5/17/21

Dear Zoning Commission,

Please see attached 2 applications. One to add exterior stairs and one to add a dwelling unit. Neither change the footprint of our house. Let us know if you have any questions.

I can be reached at 279-6534

Amy Anderson

25 N. Main St.

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SKETCH/AREA TABLE ADDENDUM

Parcel No 900-0025.V

Property Address 25 North Main St

City Waterbury

County Washington

State VT

Zip

Owner

Client Waterbury Board of Listers

Appraiser Name 2008 Waterbury Reappraisal

Client Address 51 South Main St

Inspection Date Not to be used for other purposes

#046-21
ANDERSON-MERCHANT
5/17/21

SUBJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS

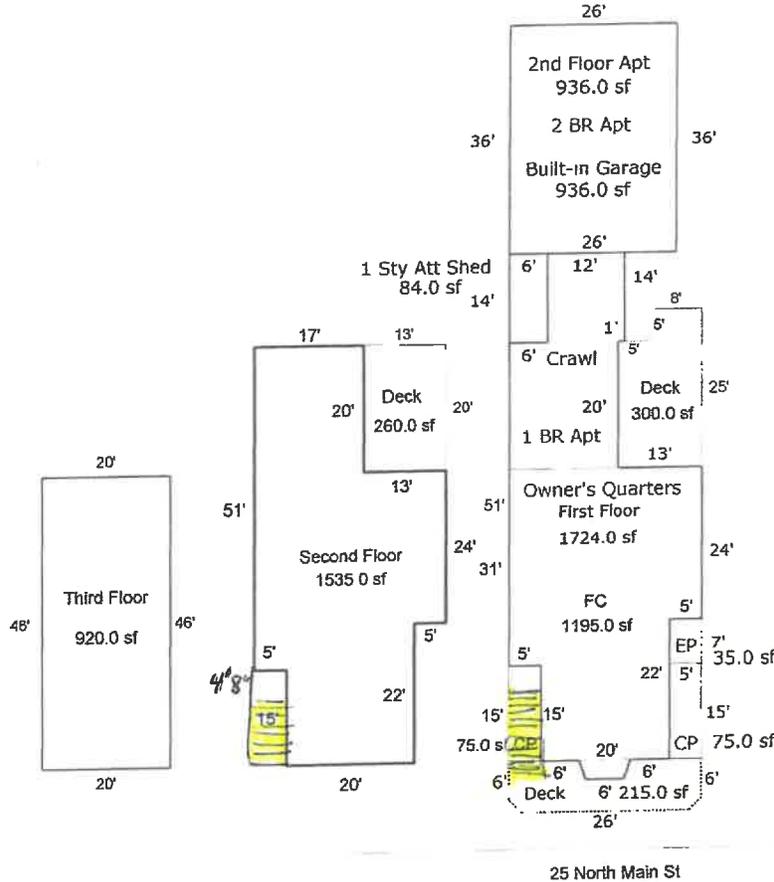


EXHIBIT **C**

Scale: 1" = 25'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	First Floor	1.00	1724.00	226.3	1724.00
1FL2	Second Floor	1.00	1535.00	192.0	
	2nd Floor Apt	1.00	936.00	124.0	2471.00
1FL3	Third Floor	1.00	920.00	132.0	920.00
1BS	FC	1.00	1195.00	152.0	1195.00
GAR11	1 Sty Att Shed	1.00	84.00	40.0	84.00
GAR12	Built-in Garage	1.00	936.00	124.0	936.00
P/P11	CP	1.00	75.00	40.0	75.00
P/P12	CP	1.00	75.00	40.0	75.00
P/P13	Deck	1.00	300.00	76.0	300.00
P/P14	Deck	1.00	260.00	66.0	260.00
P/P15	Deck	1.00	215.00	78.0	215.00
P/P16	EP	1.00	35.00	24.0	35.00

Comment Table 1 - Level 1
We added stairs on the (C) side of the front of the house. They extend 2'10" approx. onto the existing deck beyond the previously existing porch. The roof also is within the previous footprint.

Comment Table 2 Comment Table 3

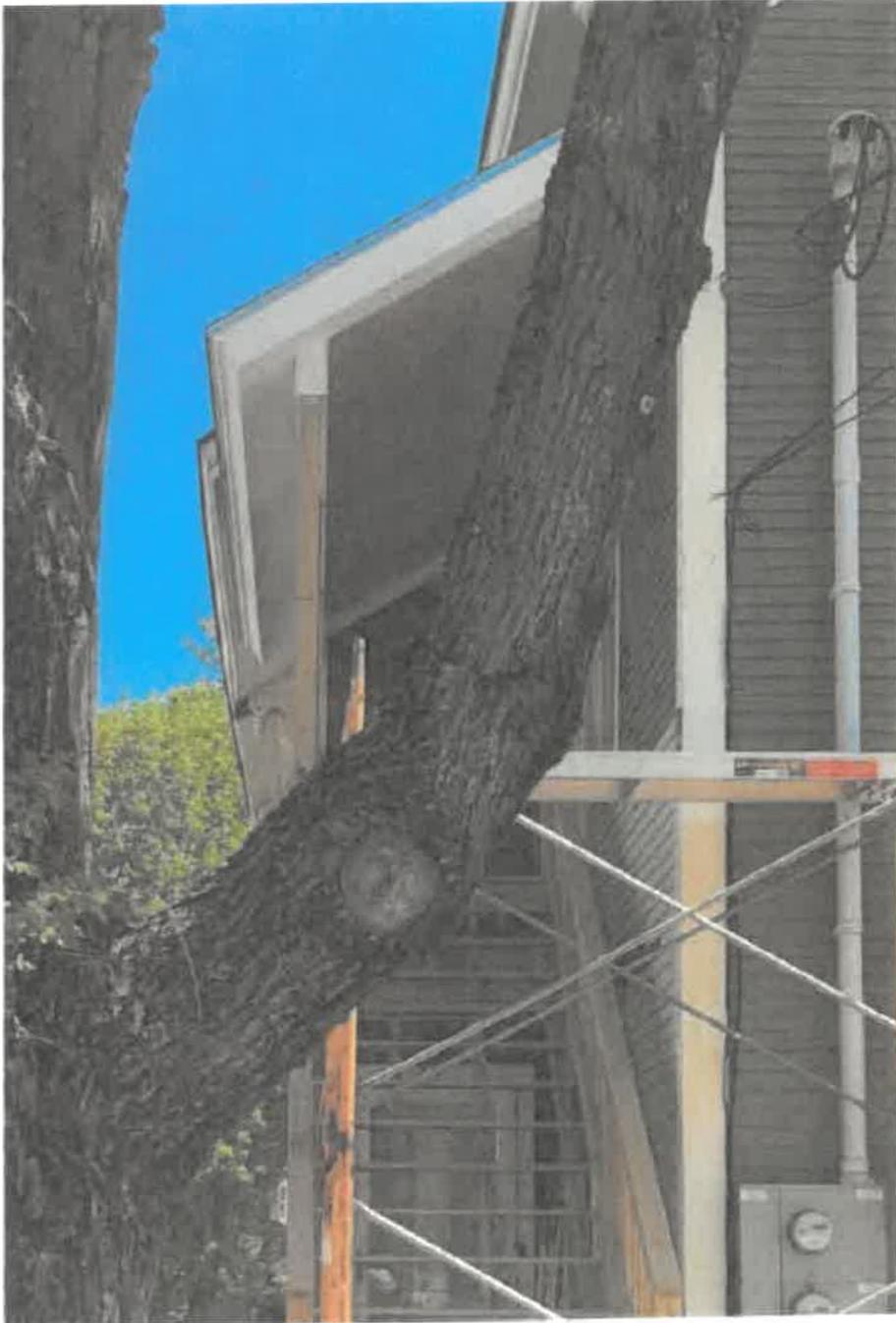
There is a landing at the top of the stairs to the 2nd floor = 4'8" approx. The roof doesn't extend beyond the previous roofline.

No Change to third floor

Net BUILDING Area

(rounded w/ factors)

5115



25 N. Main St. (front)

EXHIBIT D2

#046-21
Anderson -
Merchant
5/17/21



25 N. Main St. (side-view)

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UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY (#26 on inventory)
RECEIVED
DATE ENTERED

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

CONTINUATION SHEET

ITEM NUMBER 7

PAGE 6

Doorway obscured by enclosed, pedimented entrance porch.

21. House, 8 Winooski Street: 2-story, 3-bay, sidehall plan frame house, clad in asbestos siding, has prominent brick chimney addition on facade. Simple door enframingent consists of pilaster strips and entablature board and encloses 3/4 sidelights. Large 1-story porch wraps around facade and part of west elevation.
22. House, 6 Winooski Street: 2-story, 5-bay, gable-roofed frame house is clapboarded-sided. Door is surrounded by very narrow partial sidelights, is recessed, and has a course of large dentils set into its reveal. Small frame entrance porch has chamfered posts and scroll-sawn brackets.
23. House, 4 Winooski Street: 1 1/2-story, frame, sidehall plan house is clapboard sheathed, has gable end to street. First story of facade is covered by porch with simple sawn decoration.
24. House, 2 Winooski Street: 1 1/2-story, gable-front frame house is sheathed in asbestos shingles. Central entrance. Partially enclosed facade porch is supported on lathe-turned posts.
25. House, 18 North Main Street: 2-story, 2-bay, frame house is sided in thin clapboards, has Greek Revival details: corner pilasters, eaves returns, gable-front orientation. Large facade porch of turned components and thin columns terminates in gazeboed extension at its northern end.
26. House, 23 North Main Street, Italianate Style, c. 1860: The 2 1/2-story gable-front frame house, sheathed in narrow clapboards, features a T-shaped plan and incorporates 2 pent-roofed porches in the recesses formed by the two intersective axes. It has a brick foundation and slate-sheathed gabled roof. Its roofline is enlivened by a deep, boxed cornice housing paired inchboard brackets with pendants, and a shaped fasciboard.
27. House, 21 North Main Street, Greek Revival/Italianate Style, c. 1855: The appearance of a shaped fasciboard and bracketed cornice identical to that of its Italianate neighbor, (#26 in district) suggests a common builder for the two houses. The 2 1/2 story, frame, sidehall plan house exhibits late Greek Revival characteristics: gable-front orientation, and door surrounded by elongated 1/1 sidelights and enframed by a panelled and battered crosssetted architrave. Windows throughout the house are 2/2 sash.

(Staff)

E2

Ref: #046-21
25 N. Main St, (#201)

Waterbury Village Historic District (Amendment
/Boundary Increase)
Name of Property

Washington, VT
County and State

Wood frame, 2 story, gable front, sidehall plan house with vinyl siding and ribbed metal covered roof. The appearance of shaped fascioboard and bracketed cornice identical to that of its Italianate neighbor, at 23/25 North Main Street suggest a common builder for the two houses. The decorative Greek Revival-style entrance with elongated 1/1 sidelights and enframed by a paneled and battered crosssetted architrave has been replaced with modern materials in a simple design, 2/2 wood sash have been replaced with 6/6 vinyl windows. A rear ell with side porch connects the house to a 1 ½ story, modernized, gable front barn.

200A. Contemporary, 2-story house, non-contributing due to age.

201. 23/25 North Main Street, duplex, c 1860. Contributing.

Wood frame, 2 ½ story, gable front, front-facing T-plan duplex with clapboard siding and asphalt shingle covered roof. This Italianate-style house is supported on an exposed brick foundation and incorporates a one-story bay window centered on the façade with bracketed cornice, and 2 pent-roofed entrance porches in the recesses formed by the intersecting axes. Paneled entrance doors have paired, round arch lights. The roofline is enlivened by deep, boxed eaves with paired brackets with pendants and a shaped fascia board. Windows are uniformly vinyl replacements. A rear ell with two story porch connects to a two-bay carriage barn converted to a garage.

202. 27 North Main Street, Duplex, c. 1870. Contributing

Wood frame, 1 ½ story, gable front duplex with wood shingled walls and asphalt shingle covered roof, supported on an exposed brick foundation. The full façade porch features paired, square posts resting on a shingled half wall, and shelters two windows to the north and two entrance doors to the south. The outstanding façade feature is the decoratively carved vergeboard in the gable. Windows have been replaced with 4/1 vinyl double hungs. A 2-story bay window penetrates the eaves on the south elevation, behind which is a frame ell with side porch and dormer windows.

202A. 1 ½ story, gable front garage with wood doors and double hung gable sash, contributing.

203. 29 North Main Street, house, c. 1860. Contributing.

Wood frame, 2 story, gable front, sidehall plan house vinyl siding and standing seam metal covered roof. The south bay entrance sheltered by a shallow hipped roof porch supported on Tuscan columns. Cornerboards, widow casings, and returning eaves are clad in vinyl, windows throughout the house are vinyl replacements. A rear ell with Tuscan columned side porch connects the house to a large 2 ½ story barn – substantially altered and enlarged.

204. 31 North Main Street, House, c.1880. Contributing.

Wood frame, 2 ½ stories, gable front house with an asphalt shingle covered roof and vinyl siding. This Italianate-style house, now an office building with two substantial rear additions, is distinguished by first story bay windows on the façade and north elevation, and a sidehall entrance sheltered by a flat roof supported by heavy scrolled brackets. An exterior brick chimney

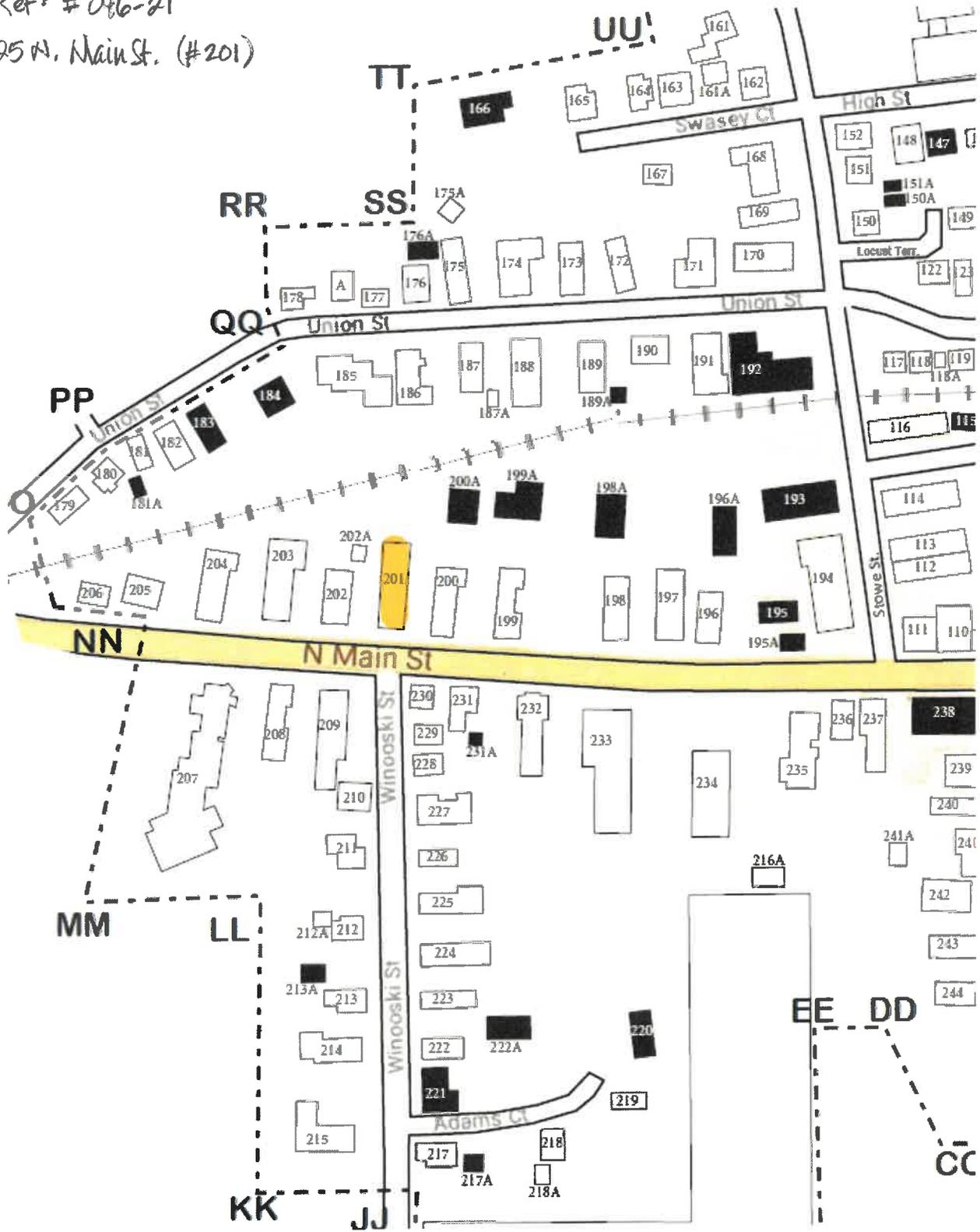
Waterbury Village Historic District Map



(excerpt)

Ref: # 046-21

25 N. Main St. (#201)



25 N. Main Street (Building #201, contributing)

Ref: # 046-21

(staff)



900-0025.2



900-0025.1

Google Street View. (Staff) Ref: #046-21, Anderson, 25 N. Main St. Exhibit **F2**





25 N. Main St (VMR)

Waterbury, VT

1 inch = 40 Feet



February 7, 2021



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.