

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: _____

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):

There is no impact on any roads and highways, municipal water or sewer systems, school system, fire protection services. It is located on our property and not in the way of any of the above.

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:

We are not on Rt 100, though we are in the district. Our subdivision was made before the zone was made.

We cannot see Rt 100, and there are a few properties between us. Our lot is private and a dead end.

3. Describe how the proposed use will not violate any municipal bylaws and ordinances in effect:

We will complete the work during the day, properly dispose of all materials.

4. Describe any devices or methods to prevent or control fumes, gas, dust, smoke, odor, noise, or vibration:

There should be no fumes, gas, dust, smoke, odor, noise, or vibration. Work will be completed during daytime hours.

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

CONTACT

Zoning Administrator Phone: (802) 244-1018

Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Waterbury, VT 05676

Municipal Website: www.waterburyvt.com

Mr. Mike Bishop
Town of Waterbury
28 North Main Street, Suite #1
Waterbury, VT 05676

Kaitlyn and Jackson Lindsay
160 Appletree Lane
Waterbury Center, VT 05677
9/24/2025

Re: Request for 3.5-Foot Setback Waiver for Deck Expansion

Dear Members of the Development Review Board,

We are writing to respectfully request a 3.5-foot setback waiver to allow for the expansion of our existing deck at 160 Appletree Lane. The project parcel is located in the Route 100 zoning district, where single-family residential use is permitted.

The existing house is positioned such that the deck expansion that meets our needs would require a setback waiver. The location of the proposed deck was chosen because it works best with the configuration of the existing house and uses the ledge for structural support, minimizes site work, and keeps the requested waiver as small as possible. Given the orientation of the house, ledge, and yard, there are no alternative locations that would allow for a functional deck extension without a setback waiver. The house on the other side of the property line is not in sight of our home or the expanded deck.

We have two young children, and the expanded deck will serve as a safe and functional family play area where they can enjoy time outdoors. The deck expansion will be on the eastern side of the house, so it is shaded in the afternoon, allowing us to be outside. Our goal is to create a space that encourages family connection and outdoor activity while maintaining the quiet character of the neighborhood.

As first-time Vermont homeowners, we unfortunately realized too late that a permit and setback waiver were required for this project. We sincerely apologize for this oversight and any inconvenience it may have caused. We have since familiarized ourselves with the permitting process and are committed to full compliance moving forward.

We greatly appreciate your time and consideration of this request, and we hope the board will find that the proposed deck expansion is a reasonable and minimal waiver that respects the character of the neighborhood and the intent of the zoning regulations. Thank you for your understanding and for the important work you do for our community.

Respectfully submitted,

Kaitlyn and Jackson Lindsay



100' Front yard setback

N/F Jackson & Kaitlyn Lindsay
Parcel ID: 765-0160

N/F Rosemary Dunn Living Trust
Parcel ID: 100-4488

Gravel drive
& parking

Garage

50' Side yard setback

14.00'

46'-6" setback

PROPOSED UNCOVERED DECK

Ledge Outcrop

5.00'

House

Deck

Ex. covered porch

N/F Gary & Janet Gendimenico
Parcel ID: 760-0135

N/F Wayne & Vivian Fisk
Parcel ID: 760-0103

N/F Cheryl Brodowski
Parcel ID: 750-0065

N/F Jeremy Huckins & Nadia Fletcher
Parcel ID: 750-0101

SITE PLAN

LINDSAY DECK

SEP. 25, 2025 | SHEET 1 OF 1





