

Date Filed: 6/20/05
Recording Fee: \$32.80

001850

TOWN OF STOWE, VERMONT
P.O. Box 216
Stowe, VT 05672

VOL 613 PAGE 021

CO-05-42
Z-04-183

APPLICATION FOR CERTIFICATE OF OCCUPANCY

1. PROPERTY ADDRESS 317 Lang Farm Road, Stowe, VT 05672
(E 911 Locatable)

2. TAX MAP PARCEL # 02-108,000 TAX ID# 12057 Deed Info: BK 128 PG 60-62 DATE 10/28/1986

3. PROPERTY OWNER NAME STEPHEN F. and Carole B. LICHTENSTEIN
ADDRESS Same as property
APPLICANT NAME (IF DIFFERENT THAN OWNER) _____

ZONING PERMIT NUMBER Z-04-183 DATE APPROVED _____

4. APPLICATION FOR CERTIFICATION OF OCCUPANCY

I do hereby testify that the project constructed under Zoning Permit # Z-04-183 located at 317 Lang Farm Road is in compliance with setbacks and dimensional requirements as indicated on approved site plans dated _____, and that all conditions of approval or findings of facts related to the permit have been met (attach copy of permit).

PROJECT DESCRIPTION: Garage Addition with Bedroom + Bath on Top, Not Redrawing the same

- Has the construction described above been completed? Yes ☒ No ☐

If No, Describe remaining items:

Finishing Touches + Punch List Items

I hereby swear/affirm under the penalties of perjury that the statements made by me in this certification are true and accurate.

Stephen P. J.
Owner of Record

6/18/05
Date

Applicant

Date

Subscribed and sworn to me before this 20th day of June 2004. S

Lynda Adams
Notary

2/10/05
Expiration Date

(For Official Use Only- do not write below this line.)

CERTIFICATE OF OCCUPANCY

By issuance of this Certificate of Occupancy, the Town of Stowe Zoning Administrator hereby acknowledges that the use and/or building construction is in reasonable conformity with the permit granted and the Stowe Zoning Regulations, unless otherwise noted. Field measurements and similar dimensions for setbacks and/or building height are based in part on evidence supplied by the applicant. The Town of Stowe is not liable for errors caused by the submission of erroneous or fraudulent information. The Town of Stowe does not certify or imply any conformity to a uniform standard of construction or life safety code.

CERTIFICATE OF OCCUPANCY IS HEREBY:

☒ GRANTED ☐ GRANTED WITH CONDITIONS (SEE BELOW) ☐ DENIED

CONDITIONS OF APPROVAL:

Failure to comply with conditions may result in revocation of C.O.

REMARKS / REASON FOR DENIAL:

SEE ELEVATIONS WITH AS BUILT
CHANGES DATED 6-24-05

Any changes to approved plans require the review of the Zoning Administrator to determine if further permitting is required.

White-Clerk
Yellow-File
Pink- Applicant

Stowe, Vt. Record Received
JUNE 24 2005 at 1:26 P M
Alison A. Kaiser, Town Clerk

Administrative Officer

Date

ADAMS 6-24-05

ZONING PERMIT

GRANTED UNDER
ZONING BYLAWS - TOWN OF STOWE

PERMIT # Z-04-183 FILE # 2-108.000

PROPERTY LOCATION: 317 Lang Farm Road

PERMIT ISSUED TO: Steve & Carol Lichtenstein

PERMIT AUTHORIZES THE FOLLOWING: Garage Addition.

Changing one bedroom to dressing room.

Net bedrooms the same.

CONDITIONS OF THE PERMIT:

CERTIFICATE OF OCCUPANCY REQUIRED? ☒ YES ☐ NO

Refer also to the written decision issued with this permit.

EFFECTIVE DATE OF PERMIT: 11 / 15 / 04

PERMIT EXPIRATION DATE: 11 / 14 / 05

APPROVED BY: CB [Signature]

ZONING ADMINISTRATOR

Post this permit in a prominent location until construction is completed.

DATE SUBMITTED

10-26-04

FEE PAID

\$138

TOWN OF STOWE, VERMONT

P.O BOX 216

APPLICATION FOR ZONING PERMIT

(802) 253-6130 • FAX (802) 253-6137

PERMIT NUMBER

Z-04-183

1. PROPERTY LOCATION

317 Langford Farm Stowe VT

2. PARCEL NUMBER

12-057

(STREET, SUBDIVISION AND LOT NUMBER)

3. PROPERTY OWNER NAME

Stowe + Carol Lichtenstein

4. ADDRESS

317 Lang Farm Rd Stowe VT

5. PHONE

253-7108

6. BUILDER - NAME AND PHONE NO.

Goldfield Const Mgmt

7. OTHER PERMITS REQUIRED - (ZA X IF REQUIRED/FILL IN PERMIT NO. & DATE)

SEWAGE DISPOSAL - Required for new construction, bedroom additions, pools and hot tubs

- HEALTH/USER

-VT AGENCY OF NATURAL RESOURCES

8. DRIVEWAY ENTRANCE PERMIT NO. (Required for any new entrance onto a public road)

9. NATURE OF PROJECT - CHECK APPROPRIATE BOX AND DESCRIBE IN DETAIL (Attach statement if more space is needed.)

A. PRESENT USE OF PROPERTY/STRUCTURE

B. [] NEW CONSTRUCTION OF

C. [X] ADDITION/ALTERATION OF

Garage Addition, changing one bedroom to dressing room. Not bedrooms the same.

D. [] OTHER

E. ROOM COUNT -

PRESENT

PROPOSED

TOTAL

F. BUILDING HEIGHT 20' (25' maximum)

BEDROOMS

3

3

3

(See definition #7 of Zoning Regulations)

BATHS

2

3

3

G. EST. COST OF CONSTRUCTION \$200,000.00

KITCHENS

1

1

1

H. FLOOR SPACE (sq. ft.) 920 I. COST PER SQ. FT.

8. SETBACKS - Measurement in feet from the property line to the closest portion of the new construction.

FRONT (STREET OR R-O-W Side)

132'

SIDE

220'

REAR

98'

9. PLOT PLAN - ATTACH TWO COPIES OF A PLOT PLAN OF THE LOT TO BE BUILT UPON IN AN APPROPRIATE SCALE SHOWING ALL OF THE FOLLOWING:

A. Dimensions of the existing building(s), and building(s) to be erected, altered, extended or moved.

B. The existing or intended use of all buildings on the lot.

C. Property Lines and Building Setbacks - Measurements in feet from the front, sides and rear property lines to the closest point of a proposed building, addition or alteration, including decks, porches, overhangs, etc. Front setback is measured from edge of Right of Way.

D. Any adjacent roads and waterways.

E. Title Block including property owner's name, date, scale and preparer's name.

*ATTENTION: AN INCOMPLETE APPLICATION WILL NOT BE CONSIDERED *

10. SIGNATURES - The undersigned hereby requests a zoning permit for the use or improvements described above, to be issued on the basis of the representations contained herein, and to be completed in accordance with the Zoning Regulations of the Town of Stowe. Permit voided in the event of misrepresentation or failure to complete construction or begin approved use within one year of the date of approval of this permit.

I UNDERSTAND THAT NO WORK CAN BEGIN PRIOR TO THE EXPIRATION OF THE MANDATORY 15 DAY APPEAL PERIOD.

APPLICANT

10/24/04

LANDOWNER

(DATE)

11. Upon the representation contained herein, this application is hereby,

APPROVED

DENIED

DATE OF DECISION

(DATE)

EFFECTIVE DATE OF PERMIT

11-15-04

EXPIRATION DATE

11-14-05

Remarks/Reason for Denial

SIGNATURE OF ADMINISTRATIVE OFFICER

Applicant is required to post white permit card in a conspicuous location on the construction site. CONTRACTOR SIGNS ARE PROHIBITED. Any decision of the Administrative Officer may be appealed to the Zoning Board of Adjustment by filing a written notice of appeal with the clerk of the Zoning Board within 15 days of the date of the Administrative Officer's decision.

(4/98)

004019

Date Filed
12-1-04

Recording Fee
32.00

TOWN OF STOWE, VERMONT

P.O. Box 216

Stowe, VT 05672

VOL 592 PAGE 001

File # 02-108.000

12-10-04

12:00 AM

APPLICATION FOR CERTIFICATE OF OCCUPANCY

1. PROPERTY ADDRESS 317 Lang Farm Rd (E 911 Locatable)

2. TAX MAP PARCEL # 02-108.000 TAX ID# 12 057 398 321
Deed Info: BK128 PG 60 DATE

3. PROPERTY OWNER NAME Lichenstein
ADDRESS Mike Goldfield

APPLICANT NAME (IF DIFFERENT THAN OWNER)

ZONING PERMIT NUMBER Z-04-88 DATE APPROVED 6-7-04

4. APPLICATION FOR CERTIFICATION OF OCCUPANCY 88

I do hereby testify that the project constructed under Zoning Permit # Z-04-88 located at 317 Lang Farm Rd is in compliance with setbacks and dimensional requirements as indicated on approved site plans dated 6-02-04, and that all conditions of approval or findings of facts related to the permit have been met (attach copy of permit).

PROJECT DESCRIPTION: 400 S.F. Residential Addition

- Has the construction described above been completed? Yes ☒ No ☐

If No, Describe remaining items:

I hereby swear/affirm under the penalties of perjury that the statements made by me in this certification are true and accurate.

Steve & Carol Lichenstein
Owner of Record

Date

Mike Goldfield
Applicant

12/1/04
Date

Subscribed and sworn to me before this day of 2002.

Notary

Expiration Date

(For Official Use Only- do not write below this line.)

CERTIFICATE OF OCCUPANCY

By issuance of this Certificate of Occupancy, the Town of Stowe Zoning Administrator hereby acknowledges that the use and/or building construction is in reasonable conformity with the permit granted and the Stowe Zoning Regulations, unless otherwise noted. Field measurements and similar dimensions for setbacks and/or building height are based in part on evidence supplied by the applicant. The Town of Stowe is not liable for errors caused by the submission of erroneous or fraudulent information. The Town of Stowe does not certify or imply any conformity to a uniform standard of construction or life safety code.

CERTIFICATE OF OCCUPANCY IS HEREBY:

~~GRANTED~~ ☐ GRANTED WITH CONDITIONS (SEE BELOW) ☐ DENIED

CONDITIONS OF APPROVAL:

Failure to comply with conditions may result in revocation of C.O.

REMARKS / REASON FOR DENIAL:

Any changes to approved plans require the review of the Zoning Administrator to determine if further permitting is required.

White-Clerk

Yellow-File

Pink- Applicant

Stowe, Vt. Record Received

DEC 10 2004 at 1:15 P M

Alison A. Kaiser, Town Clerk

Administrative Officer

Date

12-10-04

Notice Of Recording

Permit Related to Land Improvement Pursuant to T. 24 VSA section 4443 (c)

Date Submitted5/24/2004

Fee Paid\$100.00

Cost Of Construction\$110,000.00

Permit Number AssignedZ-04-88

E911 Address317 Lang Farm Road

Map / Parcel Number2-108.000

Listers File Number12-057.000

Zoning DistrictRR-5

Use Code4

Property Owner NameStephen and Carole Lichtenstein

Property Owner Mailing Address317 Lang Farm Road

Property Owner Mailing Address (2)

Property Owners TownStowe

Property Owner StateVT

Property Owner Zip05672

Applicant NameSame

Applicant Mailing

Applicant Mailing

Applicant Town

Applicant State

Applicant Zip

Hearing Dates

Other Info

Project Description780 sq. ft. addition to existing home

Date Application Ruled Complete6/7/2004

Date Application Approved6/7/2004

Date Permit Effective6/21/2004

Expiration Date of Permit6/20/2005

CO Issued

Permit Issued ByC. Bryant Brink

A true copy of this permit, finding of fact / decision and related minutes of meetings, if applicable may be viewed in the Stowe Zoning Office located in the basement of the Akeley Memorial Building, Monday through Friday from 8 am to 4 pm

Please record this Notice in the Stowe Land Records in accordance with 24 VSA section 1154

ZONING PERMIT

GRANTED UNDER
ZONING BYLAWS - TOWN OF STOWE

PERMIT # 2-04-88 FILE # 2-108
PROPERTY LOCATION: 317 Lang Farm Rd
PERMIT ISSUED TO: Stephen + Carole Lichtenstein

PERMIT AUTHORIZES THE FOLLOWING: 780 sq
addition

CONDITIONS OF THE PERMIT:

CERTIFICATE OF OCCUPANCY REQUIRED?

☒ YES ☐ NO

Refer also to the written decision issued with this permit.

EFFECTIVE DATE OF PERMIT: 6 / 21 / 04

PERMIT EXPIRATION DATE: 6 / 20 / 05

APPROVED BY: 

ZONING ADMINISTRATOR

Post this permit in a prominent location until construction is completed.

DATE SUBMITTED

5.24.04

FEE PAID

100.00

TOWN OF STOWE, VERMONT
P.O. BOX 216

APPLICATION FOR ZONING PERMIT

(802) 253-6130 • FAX (802) 253-6137

PERMIT NUMBER

2-04-89

1. PROPERTY LOCATION

317 Long Farm Road

2. PARCEL NUMBER

02-108

3. PROPERTY OWNER NAME

Stephen F. and Carol A. Lichtenstein

ADDRESS

317 Long Farm Road

PHONE

253-7408

BUILDER - NAME AND PHONE NO.

Goldfield Const. LLC

4. OTHER PERMITS REQUIRED - (ZA X IF REQUIRED/FILL IN PERMIT NO. & DATE)

SEWAGE DISPOSAL - Required for new construction, bedroom additions, pools and hot tubs

- HEALTH/USER

- VT. AGENCY OF NATURAL RESOURCES

6. DRIVEWAY ENTRANCE PERMIT NO. (Required for any new entrance onto a public road)

NA

7. NATURE OF PROJECT - CHECK APPROPRIATE BOX AND DESCRIBE IN DETAIL (Attach statement if more space is needed.)

A. PRESENT USE OF PROPERTY/STRUCTURE

B. [] NEW CONSTRUCTION OF

C. [x] ADDITION/ALTERATION OF

Existing Home

D. [] OTHER

E. ROOM COUNT -

PRESENT

PROPOSED

TOTAL

F. BUILDING HEIGHT 16' (25' maximum)

BEDROOMS

3

3

3

(See definition #7 of Zoning Regulations)

BATHS

3

3

3

G. EST. COST OF CONSTRUCTION \$110,000

KITCHENS

1

1

1

H. FLOOR SPACE (sq. ft.) 440 I. COST PER SQ. FT. 340

8. SETBACKS - Measurement in feet from the property line to the closest portion of the new construction.

FRONT (STREET OR R-O-W Side) 135'

SIDE 98' +

REAR N/A

9. PLOT PLAN - ATTACH TWO COPIES OF A PLOT PLAN OF THE LOT TO BE BUILT UPON IN AN APPROPRIATE SCALE SHOWING ALL OF THE FOLLOWING:

A. Dimensions of the existing building(s), and building(s) to be erected, altered, extended or moved.

B. The existing or intended use of all buildings on the lot.

C. Property Lines and Building Setbacks - Measurements in feet from the front, sides and rear property lines to the closest point of a proposed building, addition or alteration, including decks, porches, overhangs, etc. Front setback is measured from edge of Right of Way.

D. Any adjacent roads and waterways.

E. Title Block including property owner's name, date, scale and preparer's name.

*ATTENTION: AN INCOMPLETE APPLICATION WILL NOT BE CONSIDERED *

10. SIGNATURES - The undersigned hereby requests a zoning permit for the use or improvements described above, to be issued on the basis of the representations contained herein, and to be completed in accordance with the Zoning Regulations of the Town of Stowe. Permit voided in the event of misrepresentation or failure to complete construction or begin approved use within one year of the date of approval of this permit.

I UNDERSTAND THAT NO WORK CAN BEGIN PRIOR TO THE EXPIRATION OF THE MANDATORY 15 DAY APPEAL PERIOD.

APPLICANT

Stephen F. Lichtenstein

LANDOWNER

(DATE)

(DATE)

11.

Upon the representation contained herein, this application is hereby.

APPROVED

DENIED

DATE OF DECISION

6-7-04

EFFECTIVE DATE OF PERMIT

6-21-04

EXPIRATION DATE

6-20-05

Remarks/Reason for Denial

SIGNATURE OF ADMINISTRATIVE OFFICER

Applicant is required to post white permit card in a conspicuous location on the construction site. CONTRACTOR SIGNS ARE PROHIBITED. Any decision of the Administrative Officer may be appealed to the Zoning Board of Adjustment by filing a written notice of appeal with the clerk of the Zoning Board within 15 days of the date of the Administrative Officer's decision.

(4/98)

Tel: (802) 253-6130

Fax: (802) 253-2702

Email: dmansfield.healthandzoning@townofstowe.vermont.org

4.6 Existing Small Lots

- (1) A lot in individual and separate and non-affiliated ownership by deed from surrounding properties in existence on the effective date of the original Bylaw (December 30, 1975), and lots already subdivided by subdivision plats on file in the Town Clerk's office by December, 1975, may be developed for the purposes permitted in the district in which it is located, even though not conforming to minimum lot size requirements provided that such lot is not less than one-eighth acre in area, with a minimum width or depth dimension of forty (40) feet.
- (2) The Administrative Officer shall not require the applicant to seek a variance from the Board of Adjustment in a RR or VR District as long as the proposed setbacks comply with those specified for the district nearest in size to the lot (e.g., a 1.1 acre approved lot in RR5 would not require a variance if the construction will meet the set-back requirements of RR1; a lot smaller in area than 20,000 feet in the VR40 would not require a variance if construction will meet the set-back requirements for VR20).

4.7 Conditional Uses

Uses designated in this ordinance, as Conditional Uses shall be constructed, enlarged, or altered only upon approval of the Board of Adjustment in accordance with the standards and procedures specified in this Section. Renovation of a structure involving an existing or contemplated conditional use, and changes from one permitted conditional use to another (i.e., a change from a clothes shop to a gift shop), require a determination by the Administrative Officer as to whether a zoning permit and, hence, a hearing before the Board of Adjustment is necessary. (Amended 11/19/85, 12/6/99 and 3/19/02)

- (1) Before the Board of Adjustment authorizes the issuance of a Conditional Use Permit, the Board shall hold a public hearing and shall give notice of the public hearing as directed by Section 4447 of the Planning Act. The Board shall act to approve or disapprove any such requested conditional use within sixty (60) days after the date of the final public hearing, and failure to so act within the sixty (60) day period shall be deemed approval. [Amended 10/3/89]
- (2) During the public hearing the Board must determine that the use will conform to a set of standards.
 - A. Standards of evaluation shall require that the proposed conditional use shall not adversely effect:
 1. The capacity of existing or planned community facilities and services.

CONSTRUCTION PERMIT

Application Number H - 02-88

Property Address (E911) 317 Long Farm Road Parcel Size: 10.02 Tax Map # 2-108.000 Fee: \$ 57.00

APPLICATION FOR SEWAGE PERMIT
Subsurface Sewage Disposal System
TOWN OF STOWE

Section 1 - Property Information:

Landowner:

Applicant: (if different from owner)

Name: Stephen and Carole Lichtenstein Name: _____
Address: 317 Long Farm Road Address: _____
Town/State/Zip: Stowe, VT 05672 Town/State/Zip: _____
Phone # (802) 253-7408 Phone # () _____
Property Address 317 Long Farm Road Parcel Size: _____
Deed Reference: Book 128 Page 60 Date Deed Date 10/28/86 Recorded 10/31/86
Section 2 - Professional Information: (All plans must be prepared by a Licensed Professional Engineer or Site Technician)
Proposed System
Designed by: Name: Gunner McGain License Type & #: Site Tech B 237
Company: McGain Consulting, Inc. Address: 93 South Main Street
Town/State/Zip: Waterbury, VT 05670 Phone #: 244-5093

Section 3 - System Design Information: (To be completed by firm/individual listed under Section 2)

- a. Renewal of Prior Town of Stowe Health Permit? Yes # _____ or No Has prior permit expired? Yes or No (Circle one)
b. Are there existing or proposed Act 250, State Subdivision, or Other State Permits? Yes or No If yes, attach copies.
c. Proposed use of this system: Residential X Commercial _____ Industrial _____ Other (specify) _____
System Design Flow: 490 g.p.d. Residential: # Bedrooms: 4 # of Kitchens _____ Max Occupancy: 8
Commercial/Industrial: Max # of Employees _____ Other Flows _____
Restaurant Seating: Max # of Seats _____ Number of Meals _____
d. Wastewater System Type Proposed (Describe): See Site Plans Other Flows _____

If no, provide copies of easement deeds.

- e. Are there any existing septic tanks, dry wells, cesspools or disposal fields on this property? Yes or No. If Yes, Describe existing septic tank and failed leach field (leach field to be abandoned)
f. Water Supply Type: drilled well On-site? Yes or No

Section 4 - Design Certification: I, Gunner McGain (print name) hereby certify that I am licensed by the State of Vermont to design the wastewater treatment system(s) to be authorized by this application. In addition, I certify that the information contained in this application and the attached plans is in conformance with all state and local statutes and/or regulations, and is based upon accepted engineering principles. I understand that the Town of Stowe shall use this statement as one of the primary factors in granting a sewage disposal construction permit.

(Signature of Licensed Professional Engineer or Site Technician) B 237 (License Type & #) _____ (Date) _____

Section 5 - Applicants Certification: We, Stephen and Carole Lichtenstein (print name) understand that the Town of Stowe does not undertake responsibility for the effectiveness of any design it may approve for me as the Applicant. All designs approved by the Town of Stowe are based upon the design engineer's certification and are without warranties of any nature whatsoever and no action shall lie against the Town of Stowe whether arising out of the theory of contract or theory of tort.

Important Note: This is a construction permit and does not authorize the use of the system approved herein. A Certificate of Compliance is required prior to the use of this system.

Stephen & Carole Lichtenstein 9/21/02
(Signature of Applicant) _____ (Date) _____

To be completed by Sanitation Officer - do not write below this line

Date Construction Application Received: 9/21/02 Required Fee \$ 57.00 Paid: 57-

Application #H- 02-88 was reviewed by the Sanitation Officer on 10/3/02 and construction is hereby ☒ Approved or ☐ Denied

Comments or Reason for Denial: SYSTEM IS BEST FIX. DOES NOT COMPLY 100% w/ STANDARDS IN REGS - SEE PLANS.

Stephen McGain Town of Stowe Sanitation Officer 10/3/02 (Date) _____
(Signature of Health Officer)

(IMPORTANT NOTE: This is NOT a Use Permit! No system approved herein until an application for use has been submitted and approved.)

White - Town Clerk

Yellow - File

Pink - Applicant