

Date Filed: 001850
Recording Fee
6/20/05 \$32.80

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

VOL 613 PAGE 021

File # Z-04-183

CO-05-42

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 S. 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 Bedroom the same

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

If No, Describe remaining items:

Finishing Touches + Patch Lot 1 tenr

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

Owner of Record

6/18/05

Date

Applicant

Date

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

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

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 Hichtenstein

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: CBZ

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 LANGFARM STOWE VT
2. PARCEL NUMBER 12-057
3. PROPERTY OWNER NAME STABE & Carol Lichtenstein
4. ADDRESS 317 Lang Farm Rd
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)

(STREET, SUBDIVISION AND LOT NUMBER)

FILE

02-108

FILE

ZONING DISTRICT

RRS

APPLICANT NAME Mike Goldfield

ADDRESS 317 Lang Farm Rd
PHONE 253-7108
BUILDER - NAME AND PHONE NO. Goldfield Const Mgmt
OTHER PERMITS REQUIRED - (ZA X IF REQUIRED/FILL IN PERMIT NO. & DATE)

APPLICANT NAME Mike Goldfield
ADDRESS 317 Lang Farm Rd
PHONE 253-7108
BUILDER - NAME AND PHONE NO. Goldfield Const Mgmt
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

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

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. Wet bedrooms the same.

D. [] OTHER

E. ROOM COUNT - PRESENT PROPOSED TOTAL
BEDROOMS 3 3 3
BATHS 2 3 3
KITCHENS 1 1 1
F. BUILDING HEIGHT 20' (25' maximum)
G. EST. COST OF CONSTRUCTION \$200,000
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 222 10/24/04 (DATE)
LANDOWNER (DATE)

11. Upon the representation contained herein, this application is hereby, APPROVED DENIED DATE OF DECISION 11.1.04
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.

APPLICATION FOR CERTIFICATE OF OCCUPANCY

1. PROPERTY ADDRESS 317 Lang Farm Rd (E911 Locatable)
2. TAX MAP PARCEL # 02-108.000 TAX ID# 12 057 Deed Info: BK/28 PG 60 DATE

3. PROPERTY OWNER NAME lichenstein

ADDRESS Mike Goldsfield

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 Goldsfield
Applicant

Date 12/1/04

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

Notice Of Recording

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

Date Submitted 5/24/2004

Fee Paid \$100.00

Cost Of Construction \$110,000.00

Permit Number Assigned Z-04-88

E911 Address 317 Lang Farm Road

Map / Parcel Number 2-108.000

Listers File Number 12-057.000

Zoning District RR-5

Use Code 4

Property Owner Name Stephen and Carole Lichtenstein

Property Owner Mailing Address 317 Lang Farm Road

Property Owner Mailing Address (2)

Property Owners Town Stowe

Property Owner State VT

Property Owner Zip 05672

Applicant Name Same

Applicant Mailing

Applicant Mailing

Applicant Town

Applicant State

Applicant Zip

Hearing Dates

Other Info

Project Description 780 sq. ft. addition to existing home

Date Application Ruled Complete 6/7/2004

Date Application Approved 6/7/2004

Date Permit Effective 6/21/2004

Expiration Date of Permit 6/20/2005

CO Issued

Permit Issued By C. 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 Lichtensteir

PERMIT AUTHORIZES THE FOLLOWING: 780 #
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

FEE PAID

TOWN OF STOWE, VERMONT

PERMIT NUMBER

5.24.04

100.00

P.O BOX 216

APPLICATION FOR ZONING PERMIT

(802) 253-6130 • FAX (802) 253-6137

2-04-88

1. PROPERTY LOCATION

317 Lang Farm Road
02-108
12059

(STREET, SUBDIVISION AND LOT NUMBER)

2. PARCEL NUMBER

FILE 12-057

ZONING DISTRICT

CODE

RR-5

3. PROPERTY OWNER NAME

Stephen F. and Carol A. Lichtenstein

APPLICANT NAME

Same

ADDRESS

317 Lang Farm Road

PHONE

253-7408

PHONE

Same

4. BUILDER - NAME AND PHONE NO.

Goldfield Const. LLC

862-1997

5. 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. [] 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

(DATE)

LANDOWNER

Same

11. Upon the representation contained herein, this application is hereby, ☒ APPROVED ☐ DENIED

DATE OF DECISION

6-20-05

6-7-04

(DATE)

EFFECTIVE DATE OF PERMIT 6-21-04

EXPIRATION DATE

6-20-05

Remarks/Reason for Denial

SIGNATURE OF ADMINISTRATIVE OFFICER

C. B. Bink

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.



April 9, 2003

Board of Adjustment
Zoning Administrator
Board of Health
P.O. Box 216
67 Main Street
Stowe, VT 05672

Mr. Stephen Lichtenstein
317 Lang Farm Road
Stowe, Vermont 05672
BY FAX TO: (609) 883-2838

RE: Zoning Inquiry – 317 Lang Farm Road

Dear Mr. Lichtenstein;

In response to your telephone inquiry to this office, please be advised of the following:

You have inquired as to the requirements of the Zoning Ordinance as relates to your property at 317 Lang Farm Road. The Town of Stowe adopted permanent Zoning on December 9, 1975. Since that time all development required a permit and was required to comply with the requirements of the Zoning Ordinance. You are listed as owning two parcels (one of which is 2.7 acres more or less, and the second being 7.3 acres more or less). Both of your lots are located in the Rural Residential Five Acre District (RR-5). To the best of my knowledge, the configuration of the RR-5 acre district has not been altered since its original adoption.

Your 2.7± acres (more or less) is presumably a grandfathered small lot as it could not be approved today. Assuming this to be true, be advised that small lots are regulated by the requirements of the next closest Zoning District, in your case the RR-3 district (please see Section 4.6(2) of the Stowe Zoning Ordinance). The RR-3 district has the following setback requirements: Front – 70', Side & Rear – 60'. ~~40'~~

You should also be aware that your second parcel would need to comply with the RR-5 setbacks which are 70' front, 75' side & rear.

Please let me know if you have any questions.

Sincerely;

A handwritten signature in dark ink, appearing to read "Darrow H. Mansfield".

Darrow H. Mansfield
Administrative Officer

C: File 2-108.000

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.