

# DANVILLE ZONING APPLICATION

## FOR ADMINISTRATIVE USE ONLY

APPLICATION# 2025-18 DATE RECEIVED: 4/15/25 FEE PAID: 350  
CK# 615

### DO NOT WRITE ABOVE THIS LINE:

#### Step 1: TYPE OF PERMIT REQUESTED AND FEE

\*Needs to go before Development Review Board

- PERMITTED USE (\$35)       SUBDIVISION (\$65) \*       DESIGN CONTROL (\$65) \*  
 CONDITIONAL USE (\$65)\*       VARIANCE (\$65) \*       WAIVER (\$65) \*

#### Step 2: ZONING DISTRICT (choose one)

- MEDIUM DENSITY RESIDENTIAL 1     MEDIUM DENSITY RESIDENTIAL 2     VILLAGE RESIDENTIAL  
 LOW DENSITY RESIDENTIAL     DESIGN CONTROL OVERLAY     HISTORIC NEIGHBORHOODS  
 DEVELOPED SHORELAND OVERLAY     ROUTE 2     CONSERVATION     VILLAGE CORE

#### Step 3: APPLICANT/PROPERTY OWNER: (PLEASE PRINT – if more than one PROPERTY OWNER a separate sheet can be attached)

APPLICANT NAME(S): Richard & Carol Lyon

APPLICANT'S MAILING ADDRESS: 605 Parker Ave, St Johnsbury, VT 05819

CONTACT NUMBER: 802-535-9381 EMAIL: Rlyon@passumpsicbank.com

*Property Owner Name(s) MUST be the same as recorded on deed. If more than one, separate sheet can be added.*

PROPERTY OWNER NAME(S): Richard & Carol Lyon

PROPERTY OWNER'S MAILING ADDRESS: Same

CONTACT NUMBER: Same EMAIL: Same

#### Step 4: PHYSICAL LOCATION OF PROJECT PROPERTY (911 ADDRESS):

887 Channel Drive, West Danville, VT 05819

Parcel ID# JP 200-206.000 DEED: BOOK# 177 PAGE# 1039

IS PROPERTY ON TOWN WATER AND/OR SEWER?     YES     NO

#### Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION

Expansion of Concrete foundation by 320 sq ft but maintained within existing house footprint of the home. Project is to expand use of basement, address foundation repair issues, replacement of metal posts that are rotting and to provide fire egress in basement area. At the same time, a replacement of a failed and aged septic system is necessary. The project will include excavation of area around the foundation to replace old drainage sytem with new, and appropriate stone. Existing footprint of home extends beyond the foundation and is supported by aged metal posts that have areas of rot and compromise. Project expands foundation in the front that matches the front of the house and provides an exit to the front. Replacement of metal support poles is needed and intent is to replace with more secure foundation. Goal for completion is May -June 2025. Project provides no increase in footprint of existing home/camp. Existing home has 3 bedrooms upstairs and a bathroom. Downstairs is only a bathroom. We plan no expansion in then number of bedrooms and bathrooms at project completion. We have inquired relative to shoreline permit and have been advised that no permit is necessary as we are remaining in the house footprint and the project does not remove any trees in the 100' shoreline setback.

**Step 6: LOT SIZE & SETBACKS:** (Distance from new construction and lot lines)

LOT SIZE: 1.05 (ACRES)

LOT WIDTH: 240-300'

FRONT: >100' FT.  
(from center of road)

**SETBACKS**

REAR: 70'± TO WATER FT.

RIGHT SIDE: >100' FT.

LEFT SIDE: >100' FT.

No changes to existing lot size or setbacks. Property is 1.05 Acres, Proposed plan does not encroach into any setback

**Step 7: PLEASE ATTACH ONE COPY OF ALL SITE AND PLOT PLANS**

- Copy must include: Site & design of building
- Height of building and landscaping design
- If in Design Control Overlay District: exterior design & exterior materials used

**Step 8: ADJOINING LAND OWNER INFORMATION.** Provide NAME of ALL adjoining landowners. ONLY required if going to a DRB Hearing (Conditional Use, Variance, Subdivision, Waiver, and Design Control Applications)

NAME Lori Tilgner  
Fred & Pam Bona  
Noel & Fredda Peel

PO Box 637 Stowe VT 05672  
10 NE 45th Ct. Pompano Beach, FL 33064  
49 Brookfield Road, Seymour, CT 06483

**Step 9: SIGNATURE**

By signing below, I/We hereby certify that, to the best of my/our knowledge, all of the above is a true representation of the facts related to this proposed project. I/We also hereby request a Hearing before the Development Review Board if application is for a Conditional Use, Variance, Subdivision or Design Control.

Applicant Richard & Carol Lynn

Date: 4/19/25

SIGNATURE OF ALL PROPERTY OWNERS REQUIRED (If additional lines required, a separate piece of paper can be added)

Property Owner [Signature]

Date: 4/19/25  
4-19-25

**FOR ADMINISTRATIVE USE ONLY**

ZONING ADMINISTRATIVE OFFICER ACTION:  
 APPROVED     DENIED     REFERRED TO DRB (DEVELOPMENT REVIEW BOARD)

\*Note: All applications for CONDITIONAL USE, DESIGN CONTROL, SUBDIVISION, WAIVER and VARIANCE will automatically be DENIED pending a decision by the DRB at a hearing.

ADMINISTRATIVE OFFICER'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DATE OF APPROVAL OR DENIAL BY DEVELOPMENT REVIEW BOARD: \_\_\_\_\_

DATE POSTED: \_\_\_\_\_ DATE WARNED: \_\_\_\_\_

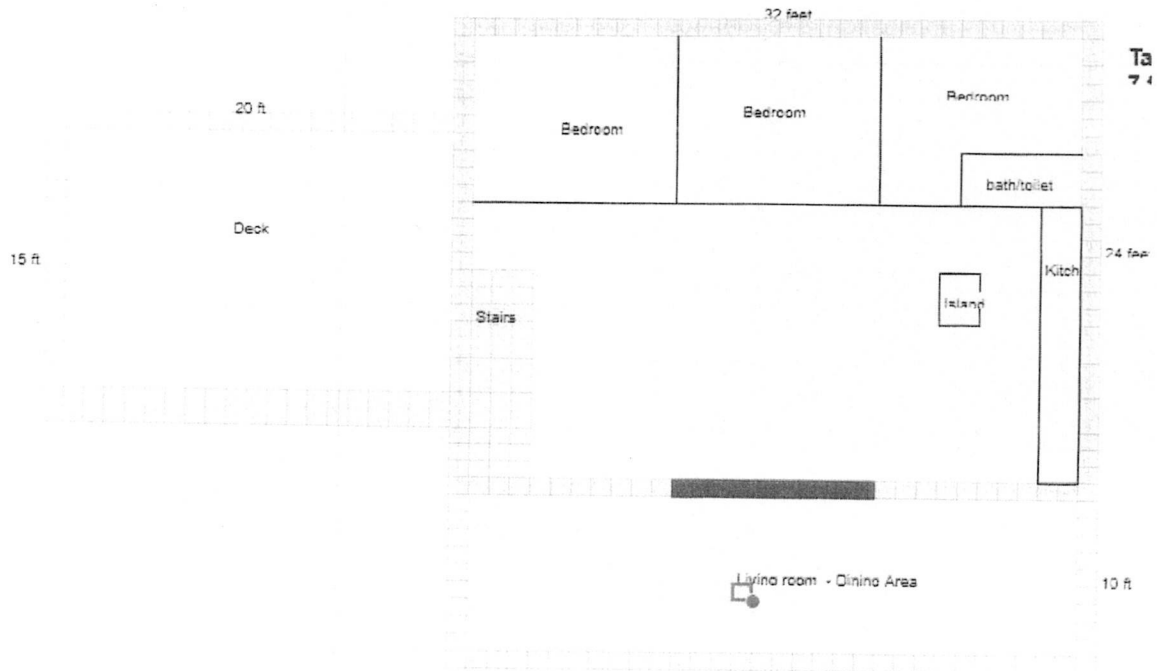
HEARING DATE: \_\_\_\_\_ FINAL APPEAL DATE: \_\_\_\_\_

**Richard and Carol Lyon**  
**Application for Basement repair and extension**  
**Property: 887 Channel Drive**  
**West Danville, VT**

**Project description.**

In September of 2024 we purchased this property and camp that was located on it. It was purchased knowing there were likely some repair issues and deferred maintenance to address. This has been greater than expected but we are working our way through. The camp was originally built somewhere around the 1970's and has been virtually unchanged relative to size and footprint since the original build.

- The Main camp is 32' x 34'
- The Deck is 20' x 15'
- The Basement is 32' x 24'



The main floor of the camp extends beyond the existing basement by 10' and is supported by 4 metal posts that are the original posts and in need of replacement. In addition the front basement wall is an approximate 3' kneewall that has no egress or exit from the basement other than the stairway to the main floor.

The proposed project is to replace the deteriorating metal support posts by extending the basement out to the front of the house. This does not add any additional permeable surface,

stays within the existing footprint of the home, and stabilizes the front of the camp. Although we do not have bedrooms on this floor we want to ensure we have an accessible exit for anyone that may be in the basement area. Therefore the proposed will add a walk out door in the front of the new area and retain the stairs to the main floor to allow for 2 areas of egress/exit and provide improved safety for adults and children that may be in those locations of the home.

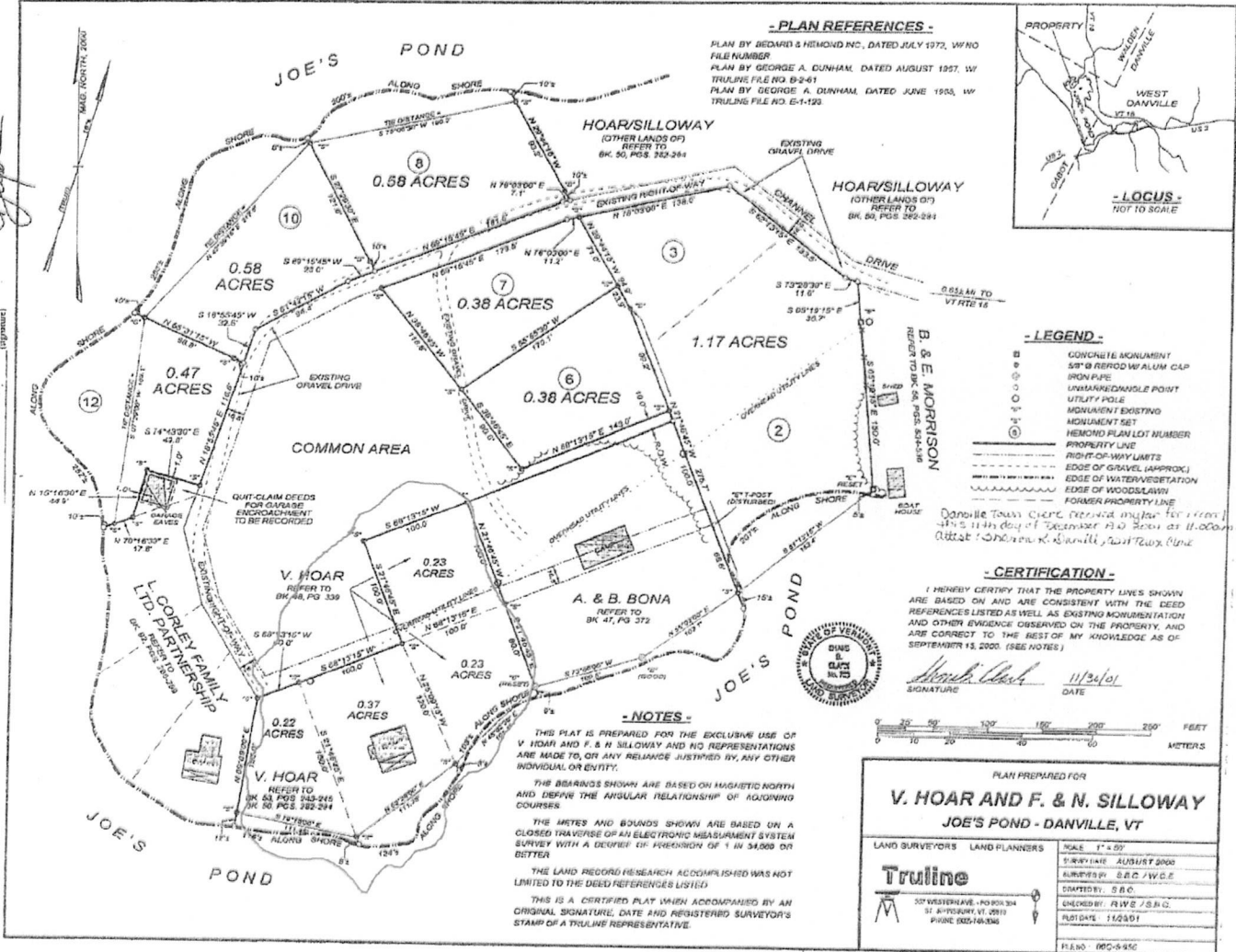
We would add a step up from the basement out the door and backfill to the new foundation to retain the existing terrain of the lawn. No solid surfaces are added.

We have spoken to representatives of the state regarding shoreline protection who has advised that no permitting is needed as we are remaining in the footprint of the home and no trees are being cut to accommodate the repair/extension.

Material for the structure will consist of the new concrete walls with 2x6 framing to the existing home sills and base to secure the support. The exterior will be matching or normal siding material that matches the home. Color is very likely to change at some point.

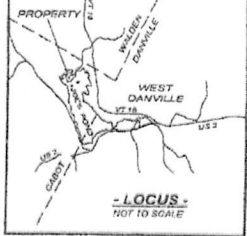
Attached to this application is renderings of the repair project for both existing and proposed. The project will replace the deteriorating columns necessary to secure the camp with minimal change but add some level of visual enhancement in addition to structural.

This Plan meets the requirements of 27 V.S.A. §103  
 (signature)



**- PLAN REFERENCES -**

PLAN BY BEDARD & HEMOND INC., DATED JULY 1972, W/NO  
 FILE NUMBER  
 PLAN BY GEORGE A. DUNHAM, DATED AUGUST 1957, W/  
 TRULINE FILE NO. D-241  
 PLAN BY GEORGE A. DUNHAM, DATED JUNE 1953, W/  
 TRULINE FILE NO. E-1-122



**- LEGEND -**

- CONCRETE MONUMENT
- 5/8" IRON ROD W/ALUM CAP
- IRON PIPE
- UNSURVEYED ANGLE POINT
- UTILITY POLE
- MONUMENT EXISTING
- MONUMENT SET
- MEMO PLAN LOT NUMBER
- PROPERTY LINE
- - - RIGHT-OF-WAY LIMITS
- - - EDGE OF GRAVEL (APPROX)
- - - EDGE OF WATER VEGETATION
- - - EDGE OF WOODSLAWN
- - - FARMER'S PROPERTY LINE

Danville Town Chart revised by map for 11/30/01  
 415 11th day of December A.D. 2001 at 11:00 AM  
 Office of Sharon K. Sumell, Notary Public

**- CERTIFICATION -**

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN  
 ARE BASED ON AND ARE CONSISTENT WITH THE DEED  
 REFERENCES LISTED AS WELL AS EXISTING MONUMENTATION  
 AND OTHER EVIDENCE OBSERVED ON THE PROPERTY, AND  
 ARE CORRECT TO THE BEST OF MY KNOWLEDGE AS OF  
 SEPTEMBER 15, 2003. (SEE NOTES)

Signature: *Sharon K. Sumell*  
 DATE: 11/30/01



**- NOTES -**

THIS PLAN IS PREPARED FOR THE EXCLUSIVE USE OF  
 V. HOAR AND F. & N. SILLOWAY AND NO REPRESENTATIONS  
 ARE MADE TO, OR ANY RELIANCE JUSTIFIED BY, ANY OTHER  
 INDIVIDUAL OR ENTITY.  
 THE BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH  
 AND GIVE THE ANGULAR RELATIONSHIP OF ADJOINING  
 COURSES.  
 THE METES AND BOUNDS SHOWN ARE BASED ON A  
 CLOSED TRAVERSE OF AN ELECTRONIC MEASUREMENT SYSTEM  
 SURVEY WITH A DEGREE OF PRECISION OF 1 IN 34,000 OR  
 BETTER.  
 THE LAND RECORD RESEARCH ACCOMPLISHED WAS NOT  
 LIMITED TO THE DEED REFERENCES LISTED.  
 THIS IS A CERTIFIED PLAN WHEN ACCOMPANIED BY AN  
 ORIGINAL SIGNATURE, DATE AND REGISTERED SURVEYOR'S  
 STAMP OF A TRULINE REPRESENTATIVE.



PLAN PREPARED FOR

**V. HOAR AND F. & N. SILLOWAY**

**JOE'S POND - DANVILLE, VT**

LAND SURVEYORS	LAND PLANNERS	SCALE: 1" = 50'
<b>Truline</b> 50 WESTERN AVE., PO BOX 304 ST. MICHIGAN, VT 05611 PHONE 802-749-0365		DRAFTED: S.B.C. CHECKED BY: R.W.S./S.B.C. PLOT DATE: 11/25/01 FILE NO: REC-545C

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