

DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY
APPLICATION# 2025-66 DATE RECEIVED: 10-1-25 FEE PAID: pd \$35 by ath

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): Lucy Hickey
APPLICANT'S MAILING ADDRESS: 770 Pope Brook Rd, Danville, VT 05828
CONTACT NUMBER: 802-748-8837 EMAIL: lucyhickey413@icloud.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): Same
PROPERTY OWNER'S MAILING ADDRESS: _____
CONTACT NUMBER: _____ EMAIL: _____

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

770 Pope Brook Rd.

Parcel ID# TH027-002000 DEED: BOOK# 57 PAGE# 502

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

Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION

A lot line adjustment of 38 acres of land only to be purchased by abbutter David and Devon Beidler

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

LOT SIZE: ~~282.6~~ 38 (ACRES)

LOT WIDTH: _____

FRONT: _____ FT.
(from center of road)

SETBACKS

REAR: _____ FT.

RIGHT SIDE: _____ FT.

LEFT SIDE: _____ FT.

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 Devon and David Beidler	428 Pope Brook Rd, Danville, VT 05828
Daniel and Mary Swainbank	621 Pope Brook Rd, Danville, VT 05828
Hugh Langmaid Revocable Trust	716 Coles Pond Rd, Danville, VT 05828
Lisa Hickey	7 Yandow Rd, South Burlington, VT 05403
Michael and Cathy Rouse	1471 Cary Pond Rd, Danville, VT 05828
Hodges Prop Mgmt, LLC and Tim Hodges	641 Cary Pond Rd, Danville, VT 05828

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 Lyn O. Hays

Date: 10 Sept 25

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

Property Owner Lyn O. Hays

Date: 10 Sept 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.

[Signature]
ADMINISTRATIVE OFFICER'S SIGNATURE

10-14-25
DATE

DATE OF APPROVAL OR DENIAL BY DEVELOPMENT REVIEW BOARD: _____

DATE POSTED: _____ DATE WARNED: _____

HEARING DATE: _____ FINAL APPEAL DATE: _____

Additional abutters: Bernard and Dawn Foy
Terry and Waneta Trust

347 Cary Pond Rd, Danville, VT 05828
1618 McReynolds Rd, Danville, VT 05828

SUBJECT PROPERTY:
 DEVON & DAVID BEIDLER
 P.O. #1027-201.001
 SPAN: 174-035-10880
 DEED BOOK 57 PAGE 547

SUBJECT PROPERTY:
 LUCY HICKEY
 P.O. #1027-202.000
 SPAN: 174-035-10817
 DEED BOOK 57 PAGE 502

APPROVED
 Date _____
 Zoning Administrator

ZONING INFORMATION
 ZONE LDR - LOW DENSITY RESIDENTIAL
 (REGULATIONS ADOPTED NOVEMBER 7, 2024)
 MIN. LOT SIZE: 3 ACRES
 MIN. LOT FRONTAGE: 160'
 SETBACKS:
 FRONT: 25'
 SIDE: 35'

LEGEND

- ROAD RIGHT OF WAY LINE
- PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPERTY LINE TO BE EXTINGUISHED
- WOODS ROAD
- EDGE OF GRAVEL
- STONEWALL REMNANTS
- WIRE FENCE
- ELECTRIC/PASTURE FENCE
- OVERHEAD UTILITY LINE
- IRON ROD FOUND
- IRON PIPE FOUND
- ▲ 5/8 REBAR SET W/ ID CAP
- ▲ UNMONUMENTED POINT (UMP)
- UTILITY POLE
- (R1) PER REFERENCE #
- NOW OR FORMERLY
- DRILLED WELL

SURVEYORS NOTES:

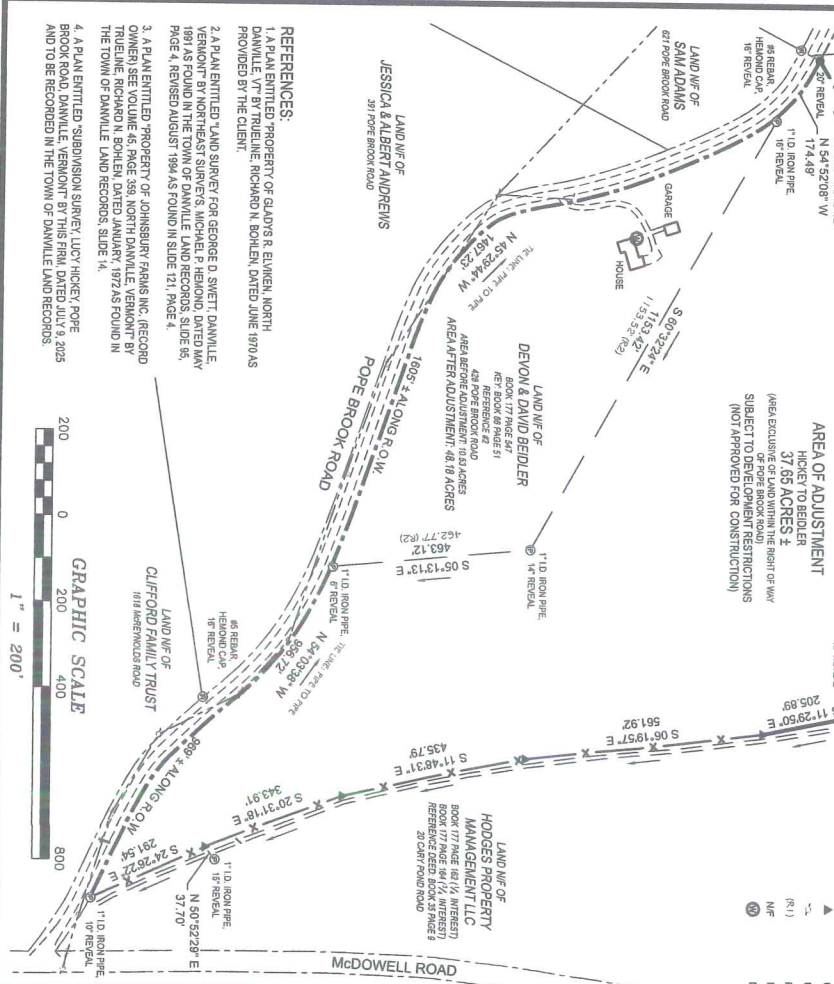
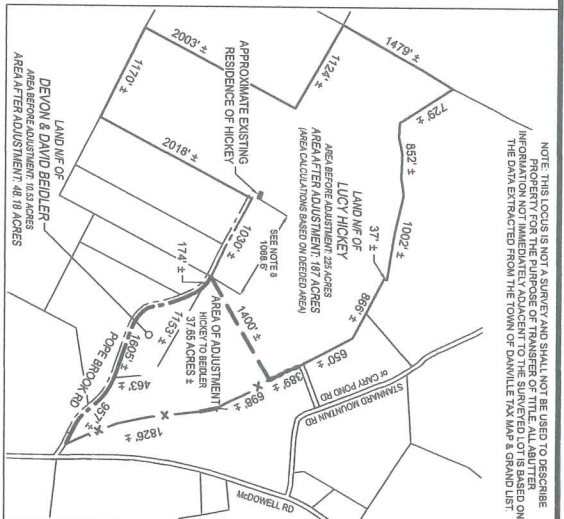
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S8 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 80 TOTAL STATION, A GEOMAX ZENTRIS PRO GNSS RECEIVER, OR A LAND TRIMBLE-PLUS GNSS RECEIVER WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ADJUTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES AND BEING RECORDED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS AND SHOWING HEREON ARE STATE PLANE GRID NORTH (NAD 83, VT ZONE 40) BASED ON POST-PROCESSED GNSS OBSERVATIONS ON JULY 9, 2025. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIAN OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHT-OF-WAY OF POPE BROOK ROAD IS BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. WHERE UNMONUMENTED, A THREE FOOT WIDTH BASED ON THE OBSERVED CENTERLINE IS ASSUMED PURSUANT TO 9 V.S.A. NO OPINION IS OFFERED AS TO THE OWNERSHIP OF THE LAND BETWEEN THE RIGHT-OF-WAY LINES AS SHOWN HEREON AND THE CENTERLINE OF SAID ROAD.
7. THE PROPOSED LOTS SHOWN HEREON HAVE BEEN DRAWN AS DIRECTED BY THE OWNER AND ARE BELIEVED TO BE IN CONFORMANCE WITH LOCAL REGULATIONS. THE AREA OF ADJUSTMENT IS WITHIN THE LOW DENSITY ZONING DISTRICT. THE REMAINING LAND OF HICKEY IS IN BOTH THE LOW DENSITY RESIDENTIAL AND CONSERVATION DISTRICTS.
8. BECAUSE THE NEWLY CREATED PROPERTY LINE IS IN EXCESS OF 500 FEET FROM THE EXISTING RESIDENCE OF HICKEY, THIS BOUNDARY LINE ADJUSTMENT IS EXEMPT FROM THE REQUIREMENTS OF THE STATE WATERVIEWER & PORTABLE WATER SUPPLY TREATMENT PROGRAM (E.P.R. CHAPTER 1) AS PROVIDED FOR IN § 1-349(A)(4) OF SAID RULES.

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 28 V.S.A. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

PRELIMINARY 9/9/25

WILLIAM R. CHASE, M.S., #642 VERMONT
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL



REFERENCES:

1. A PLAIN ENTTLED PROPERTY OF GLADYS R. ELWEN, NORTH DANVILLE, VT, BY TRIE LINE, RICHARD N. BOHLEN, DATED JUNE 1970 AS PROVIDED BY THE CLIENT.
2. A PLAIN ENTTLED NORTH AND SURETY, GEORGE O. SMETT, DANVILLE, VERMONT BY THE HIGHEST SURVEYOR, JOHN W. HICKEY, DATED JANUARY 1891 AS FOUND IN THE TOWN OF DANVILLE LAND RECORDS, SLIDE 85, PAGE 4, REVERSED AUGUST 1994 AS FOUND IN SLIDE 121, PAGE 4.
3. A PLAIN ENTTLED PROPERTY OF JOHNSBURY FARMING INC. (RECORD OWNER) SEE VOLUME 45, PAGE 293, NORTH DANVILLE, VERMONT BY THE HIGHEST SURVEYOR, JOHN W. HICKEY, DATED JANUARY, 1912 AS FOUND IN THE TOWN OF DANVILLE LAND RECORDS, SLIDE 14.
4. A PLAIN ENTTLED SUBDIVISION SURVEY, LUCY HICKEY, POPE BROOK ROAD, DANVILLE, VERMONT BY THIS FIRM, DATED JULY 9, 2025 AND TO BE RECORDED IN THE TOWN OF DANVILLE LAND RECORDS.

GRAPHIC SCALE



BOUNDARY LINE ADJUSTMENT
DEVON & DAVID BEIDLER
& LUCY HICKEY

770 & 428 POPE BROOK ROAD, DANVILLE VERMONT

SCALE: 1" = 200' DATE: 7/9/2025 PROJ: 2022-058 DWG #: 28950A
 DRAWN BY: TOM CHERNOBYL BY: WMC FRING ERS SHEET # 1/41

Chase
 Surveyors & Septic Designers, Inc

301 North Main Street, Suite 1
 Barre, VT, 05641
 802-479-9636

SUBJECT
 CHARLES
 P.O. #1027-201.001
 SPAN: 174-035-10880
 DEED: BK 57, PG 547