P

ZONING PERMIT 2022-34

TOWN of DANVILLE

P O Box 183, 36 Route 2W,
Danville, VT 05828

Danville Zoning Bylaws Adopted 4/15/2021

Parcel Number: TH060-001.002	**Property Location: 299 Maple Lane**

Permit issued to: Kristina DiCosolo **Tel #:**

Land Owner: Same **Email:**

Zoning District: LDR **Deed: Book 171 Page 888**

Mailing Address: 299 Maple Lane Danville, Vermont 05828

Nature of Permit: Construct a 32+/- 'round geodesic domed greenhouse

Square Footage (total sq. ft.): 800'+/-

Closest Setbacks (In feet) of Construction from centerline of Maple Lane: 300'

Rear Lot Line: 290' Side #1: 2500' Side #2: 150'

NOTE: All structures must be setbacks from wetlands and other waterbodies unless approved by state and local agencies having jurisdiction.
CONDITIONS OF APPROVAL: All structures must meet minimum setback of **50'** from centerline of Maple Lane and **35'** from adjoining properties.

GENERAL CONDITIONS AND RESTRICTIONS:

1. The permittee named above has been issued this zoning permit to perform all work described on the permit application on file in the Danville Town Offices.

2. This permit is effective 16 days after issuance. Any decision of the Administrative Officer may be appealed to the Development Review Board by the permittee, or another interested person by filing a written notice of appeal with the Clerk of the Board within 15 days of the date of the permit. After this 15-day appeal period, the permit is final.

3. By acceptance of this permit without appeal, the permittee confirms and agrees for themselves and all successors and assigns that the permit and any conditions shall run with the land and will be binding upon and enforceable against permittee and all successors and assigns.

4. This permit is valid for two years from its effective date. However, if construction authorized by this permit is not started within two years and completed in 5 years, the permit shall expire, and the permittee must re-apply for a new permit. **NOTE: A state energy certificate may be required to receive a Certificate of Occupancy if the space is heated or cooled.**

5. You are advised to contact Jeff McMahon, State Permit Specialist, at (802) 477-2241 or at jeffmcmahon@vermont.gov. He will let you know what, if any, other permits are required.

Zoning Administrator Dennis Marquise **Issue Date** 5-10-22

Dennis Marquise
(802) 684-3352 x204 or zoning@danvillevt.gov

DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

APPLICATION# 2022-34 DATE RECEIVED: 5-9-22 FEE PAID: _____ #35 ck #1168 5/9/22

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): Kristina DiCosolo

APPLICANT'S MAILING ADDRESS: 299 Maple Ln Danville VT 05828

CONTACT NUMBER: 708 543 3778 EMAIL: dicosolok@gmail.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): Kristina DiCosolo

PROPERTY OWNER'S MAILING ADDRESS: 299 Maple Ln Danville VT 05828

CONTACT NUMBER: 708 543 3778 EMAIL: dicosolok@gmail.com

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

299 Maple Ln Danville VT 05828

Parcel ID# TH060-001.002 DEED: BOOK# 171 PAGE# 888-892

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

Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION

Geodesic dome green house 6/15/22

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

LOT SIZE: 34.5 (ACRES) LOT WIDTH: _____

SETBACKS

FRONT: ≈ 300 FT. (from center of road) REAR: ≈ 290 FT.

RIGHT SIDE: ≈ 2500 FT. LEFT SIDE: ≈ 150 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_____ _____

_____ _____

_____ _____

_____ _____

_____ _____

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_____ Date: 5/9/22

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

Property Owner_____ Date: 5/9/22

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.

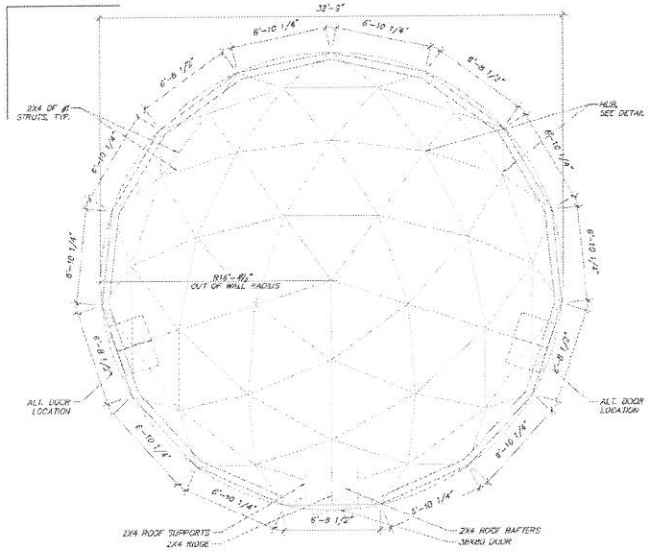
_____ 5-10-22

ADMINISTRATIVE OFFICER'S SIGNATURE DATE

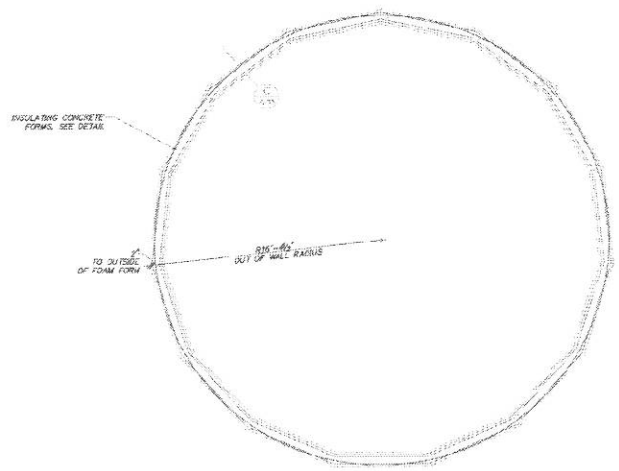
DATE OF APPROVAL OR DENIAL BY DEVELOPMENT REVIEW BOARD: _____

DATE POSTED: _____ DATE WARNED: _____

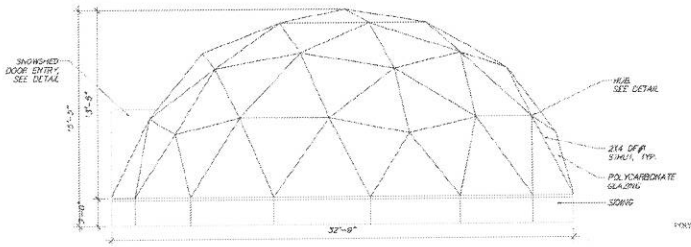
HEARING DATE: _____ FINAL APPEAL DATE: _____



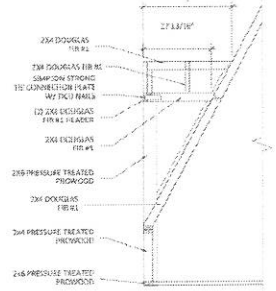
FLOOR/FRAMING PLAN



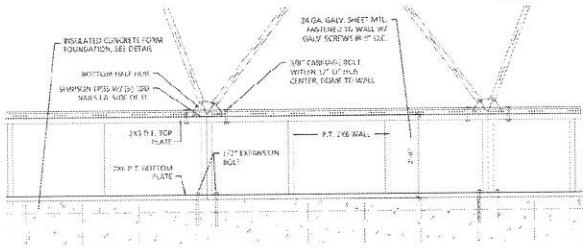
FOUNDATION PLAN



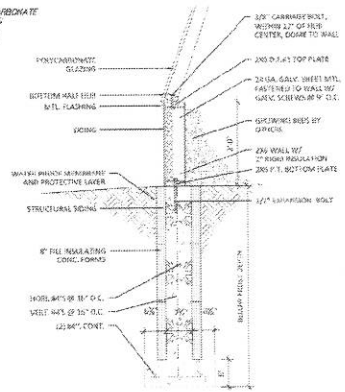
TYP. SIDE ELEVATION (A / A-33ICF)



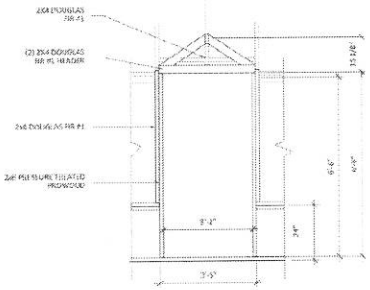
SNOWSHED DETAIL (D / A-33P)



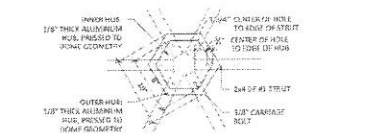
TYP. WALL ELEVATION DETAIL (B / A-33ICF)



TYP. ICF DETAIL (C / A-33ICF)



SNOWSHED DETAIL (E / A-33P)



TYP. HUB PLAN (F / A-33ICF)

TYP. HUB DETAIL (G / A-33ICF)

GROWING SPACES GROWING DOMES

GENERAL CONSTRUCTION NOTES AND SPECIFICATIONS

STRUCTURAL DESIGN CRITERIA:

1. CODES: 2015 IBC/IRC
2. GROUND LIVE LOADS:
   FLOOR: NONE
   ROOF: - LIVE LOAD: 20 PSF
   - DEAD LOAD: 15 PSF
   - SNOW LOAD: 75 PSF
   - WIND LOAD: 115 MPH
3. BASED ON 3000 PSF FOUNDATIONS. A MINIMUM SOILS BEARING CAPACITY OF 1500 PSF IS REQUIRED.

REINFORCED CONCRETE:

1. STRUCTURAL CONCRETE SHALL CONFORM TO ACI 318 SPECIFICATIONS AND DEVELOP A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF
   FOOTINGS: 3000 PSI, 4" MAX. SLUMP
   STEM WALLS/BASEMENT WALLS: 4500 PSI, 4" MAX. SLUMP
   INTERIOR FLATWORK: 3500 PSI, 5" MAX. SLUMP
   EXTERIOR FLATWORK: 4000 PSI, 5" MAX. SLUMP
2. ALL AGGREGATE FOR NORMAL WEIGHT CONCRETE SHALL MEET ASTM C33. MIX DESIGN SHALL CONTAIN NON-COARSE AGGREGATES
3. REINFORCING STEEL SHALL BE NEW DEFORMED BARS, FREE FROM RUST, SCALE AND OIL CONFORMING TO ASTM A-615, GRADE 40, WITH A MINIMUM YIELD STRENGTH OF 40,000 PSI
4. LAP CONTINUOUS REINFORCEMENT 48 BAR DIAMETERS (1'-6" MINIMUM) OR AS NOTED OTHERWISE.
5. TERMINATE ALL DISCONTINUOUS TOP BARS WITH STANDARD 90° HOOK (PLACED VERTICALLY) UNLESS NOTED OTHERWISE ON STRUCT. DETAILS.
6. PROVIDE THE FOLLOWING CONCRETE COVER (MIN. OVER REINFORCING):
   FOOTINGS (HORIZONTAL EARTH): 3" CLEAR
   WALLS (INTERIOR FACE): 3/4" CLEAR
   WALLS (EXTERIOR FACE): 1 1/2" CLEAR

STRUCTURAL STEEL:

1. ALL METAL IN CONTACT WITH TREATED WOOD SHALL BE GALVANIZED OR STAINLESS STEEL.
2. EXPANSION BOLTS TO PIERS SHALL BE ZINC PLATED OR STAINLESS STEEL.
3. CARRIAGE BOLTS CONNECTING STRUTS AND HUBS SHALL BE ZINC PLATED.
4. SCREWS FASTENING POLYCARBONATE TO STRUTS SHALL BE 1/2X 1 1/2" STAINLESS STEEL WOOD SCREWS.
5. ALUMINUM HUBS ARE 1/8" THICK 5052-H32 ALUMINUM PRESSED TO DOME GEOMETRY
6. SHEET METAL INNER WALL IS 24GA GALVANIZED STEEL. FASTEN TO WALL WITH #10 X 3/4" GALVANIZED STEEL SCREWS AT 9" O.C. TO ALL WALL PLATES AND STUDS.

WOOD:

1. ALL WOOD CONSTRUCTION AND CONNECTIONS SHALL CONFORM TO AITC "AMERICAN INSTITUTE OF TIMBER CONSTRUCTION" MANUAL, AND THE "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION", AND THE MOST CURRENT ADOPTED EDITION OF THE INTERNATIONAL BUILDING CODE.
2. ALL DOMES STRUTS SHALL BE DF #1, SIZED AS:
   15' DOME: 2X6 — 26' DOME: 2X8
   19' DOME: 2X6 — 33' DOME: 2X8
   22' DOME: 2X6 — 37' DOME: 2X8
3. ALL WALL STUDS AND BOTTOM PLATES SHALL BE PRESSURE TREATED DF #1, SIZED AS:
   15' DOME: 2X4 — 26' DOME: 2X6
   19' DOME: 2X4 — 33' DOME: 2X6
   22' DOME: 2X4 — 37' DOME: 2X6
4. ALL WELDS IN CONTACT WITH GRAVEL, CONCRETE OR MASONRY SHALL BE PRESSURE TREATED. ALL WOOD IN CONTACT WITH THE GROUND/GRAVEL SHALL COMPLY WITH THE REQUIREMENTS OF SECTION R403.1.6 OF THE 2015 IRC FOR WOOD FOUNDATIONS, OR 2015 IBC REQUIREMENTS FOR WOOD FOUNDATION AS APPLICABLE.
5. ALL BOLTS FOR BOLTED CONNECTIONS SHALL CONFORM TO ASTM A307. USE WASHERS BETWEEN WOOD AND BOLT HEADS AND NUTS.
6. ALL METAL WOOD CONNECTORS SHALL BE AS MANUFACTURED BY SIMPSON STRONG TIE CO. (OR APPROVED EQUAL) AND SHALL BE GALVANIZED.
7. UNLESS NOTED OTHERWISE ON PLANS, PROVIDE DOUBLE STUDS AT ALL JAMBS OF OPENINGS UP TO 6'-0".

THERMAL AND MOISTURE PROTECTION:

1. WALL INSULATION IS R-13, 2" RIGID POLYSTYRENE
2. EXTERIOR PERIMETER GROUND INSULATION IS R-15, 2" RIGID POLYSTYRENE, TYPE IV.
3. ALL UNTREATED WOOD SHALL BE FINISHED WITH LIFETIME WOOD TREATMENT.
4. POLYCARBONATE SEAMS ARE TAPED WITH LEADING EDGE TAPE, 3M #9622

DOORS AND WINDOWS:

1. GLAZING IS POLYCARBONATE (GAMMA WALL OR BMM TWIN WALL) FASTENED TO STRUTS WITH 1.5" STAINLESS STEEL SCREWS @ 12" O.C.
2. DOOR IS RESIDENTIAL STORM DOOR WITH LOCK.

DK Horn

Growing Spaces

STAMP:

GROWING SPACES
33' GROWING DOME
ON INSULATED CONCRETE FOUNDATION

PROJECT NUMBER
DRAWN BY
REVIEWED BY
DATE

ISSUE RECORD:

A-33ICF

Statewide
Statewide
Statewide
Statewide
Statewide
Statewide

RHTL PARTNERS LLC
9.3 AcL

10-US2-019
BEATTIE TRUST
272.22 AcL

ENOS, A. & B.
3 AcL

10-61-004
SARTELLE, P.
31.36 AcL

10-61-004
SARTELLE, P.
31.36 AcL

10-61-004.1
GROSS
3.14 AcS

10-61-005
ROUELLE, R.
5 AcL

10-60-008
FRAMPTON, E. J.
3 AcL

10-60-009
SMITH, B.
3 AcL

10-60-007
FAUST, C. R.
26 AcS

10-60-006
FAUST, A.
10.5 AcL

10-90-005
COPP, D.
10.06 AcL

10-60-005
GRENIER, D.
10.5 AcL

10-60-001
DUBOIS, G. & C.
24.6 AcL

10-60-002
GRENIER, D.
30 AcL

10-60-003
CAPLAN, D. & M.
2.4 AcL

10-60-004
SAWYER
1.9 AcL

10-60-010
SHIPPEE, S.
22 AcL

10-60-011
FRAMPTON, E. J.
33.3 AcS

10-60-012
RUSSEL, W.
33.8 AcS

10-60-013
MANNING, A. & B.
34.5 AcS

US-2

TH-61

TH-59

TH-60

TH-61

023
M. & C.

-US2-028
NVILLE WASTE
EATMENT PLANT
AcL

ET 26

5-01-001

SHEET 15

GRAPHIC SCALE

0 300 600 1200 2400

(IN FEET)
1 inch = 600 ft.

PLOT DATE: 05-01-2014

TOWN OF

DANVILLE

VERMONT

MAP INDEX

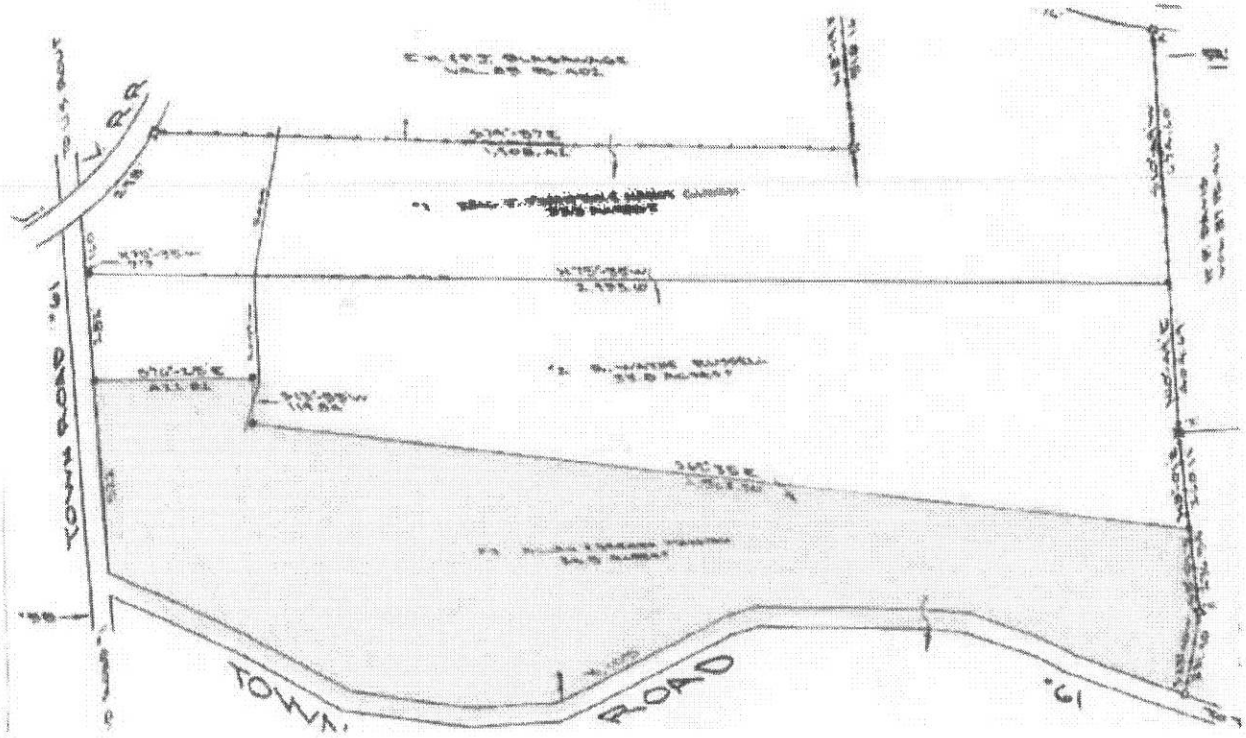
1
2 3 4
5 6 7
8 9 10 11 12
13 14 15 16 17
18 19 20

MAP NO.

10

ORTHO PHO

180212



P. O. Box 4027, St. Johnsbury, Vermont 802-748-3806