

John H. Reiss 8/21/2023 RE: Appeal of Permit #
POB 63 2023-41
West Danville VT 05873 Town of Danville VT 05822
To The Clerk of The DGB.
I RECEIVED John H. Reiss Appeal This Current Day

AUG 21 2023

TOWN OF DANVILLE

Location of Shed #1 8 X 12 Feet
IT IS IN Violation of the Town of Danville
Zoning By laws, IT DOES NOT Meet the
Required Set Backs From the Streets, See
MAPS of Access Road #1, This Shed #1-EX-6
IS Located ON Lot #6 See Survey Map of
This Lot which the Survey IS Recorded In
The Danville Vault. See Required Set Backs IN
The Conservation District. Front Setbacks
Shall be computed from the Street Right of Way
Line. And The Boundary Shall be considered as 25

Appeal of Permit # 2023-41

21 feet from the Existing Center line of the ^{Street}
The Shed #1 EXIST MUST BE MOVED
TO THE NORTH EAST TILL IT MEETS THE
REGULATED SET BACKS, IT IS SITUATED RIGHT ON
THE BOUNDARY OF THE STREET SETBACK.
I HAVE SUBMITTED PICTURE OF ITS LOCATION
I AM REQUESTING THAT THE DRA HAVE
A SITE VISIT INCLUDED IN THEIR REPORT
THE 23.17 ACRES IS MADE UP OF LOT # 6
AND LOT # 7. THE NOTICE OF PERMIT

WITHIN VIEW FROM THE PUBLIC RIGHT OF WAY NEAREST
THE SUBJECT PROPERTY, ~~IT~~ HAS NOT BEEN
POSTED AS OF THIS DATE
8/21/23 W. DOWDALL
05873
SEP 5 2023
JEL V. REIN 8/21/23





Diagram illustrating the difference between Magnetic North and True North. The vertical line is labeled "Magnetic North 1991". The line to the right is labeled "Approx. True North". The angle between them is marked as 10°.



061.002

061.002

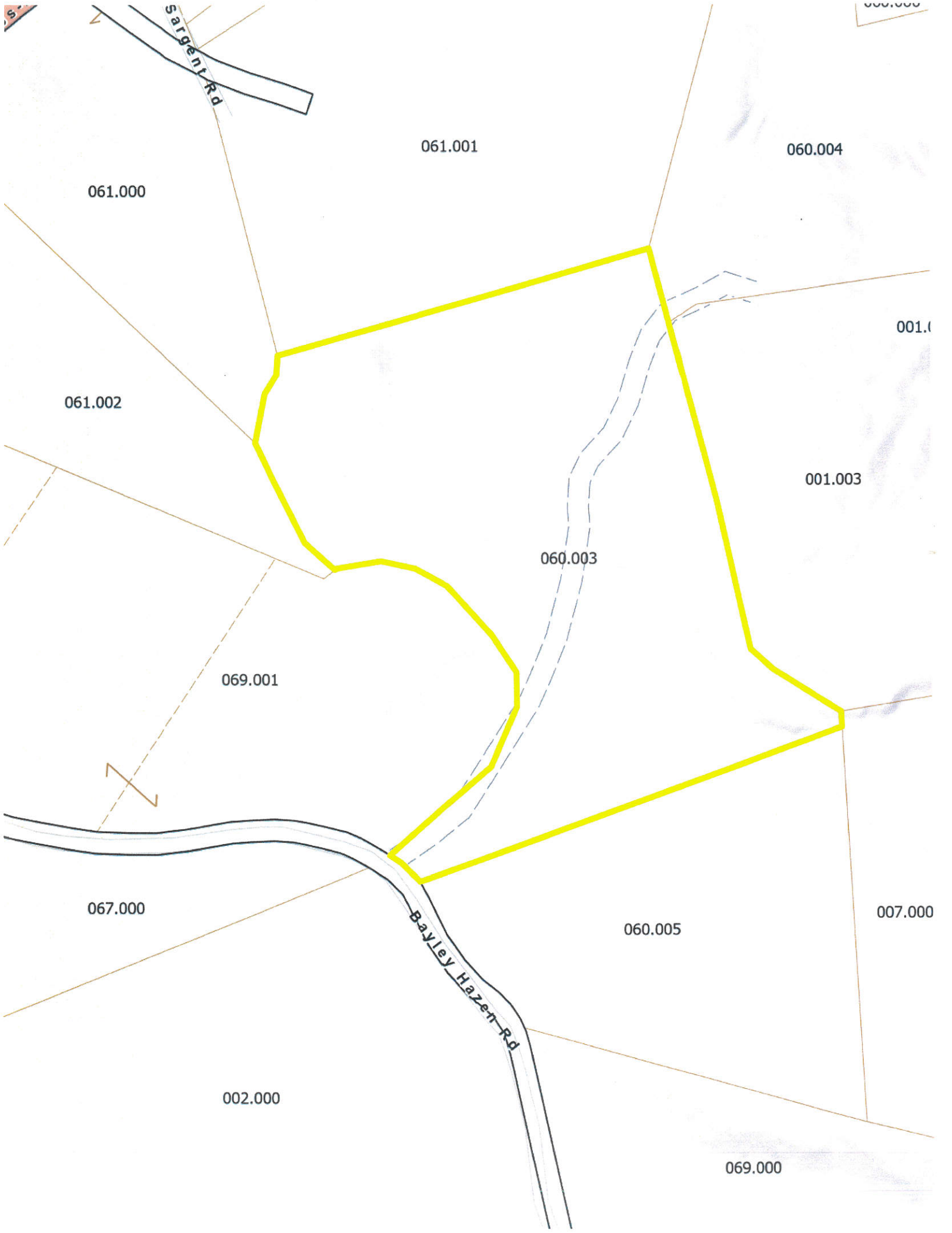
069.001

060.003

060.003

720.

Q. 35



S

000.000

Sargent Rd

061.001

060.004

061.000

061.002

001.0

001.003

060.003

069.001

067.000

002.000

060.005

007.000

069.000

Bayley Hazen Rd

Conservation

Section 517: Conservation District

517.1 Conservation District includes areas of the community that should have a low density of development. The purpose of the district is to protect the natural resource value of lands which are essentially underdeveloped, lack direct access to public roads, are important for wildlife habitats, have potential for forestry use, have one or more physical limitations to development, or include significant natural recreational or scenic resources, and are located 1,000 feet back from Class II and Class III roads.

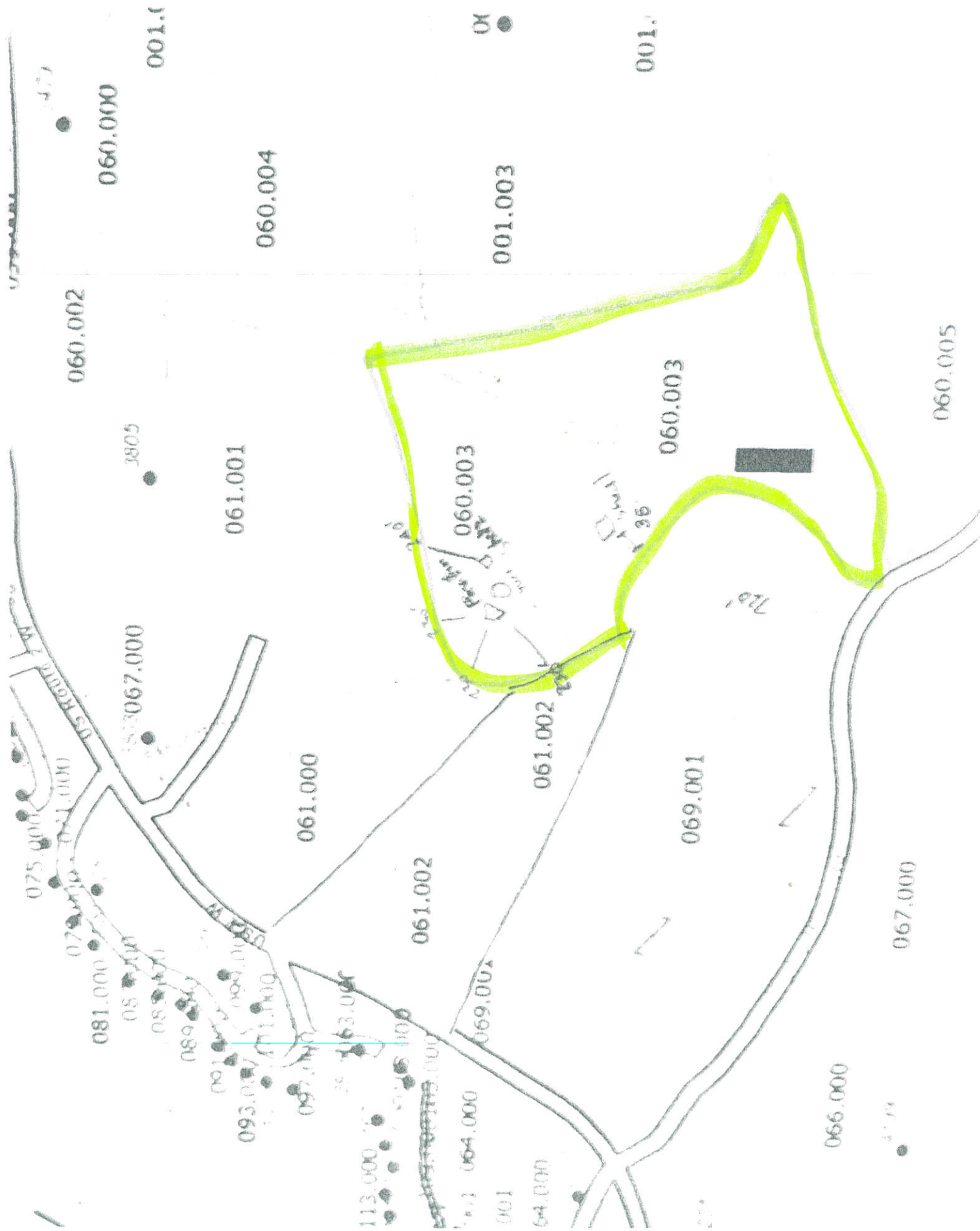
517.2 Permitted and Conditional Uses.

Permitted Uses	Conditional Uses
Accessory Use Agricultural Use Dwelling, Accessory Dwelling, Seasonal Dwelling, Single Family Essential Services Forestry Home Child Care Home Occupations Ponds, Man-Made	Club, Private Commercial Use Community Center Junk Yard Kennel Removal of Fill, Gravel, Stone or Loam Veterinarian

517.3 Minimum Area and Dimensional Requirements.

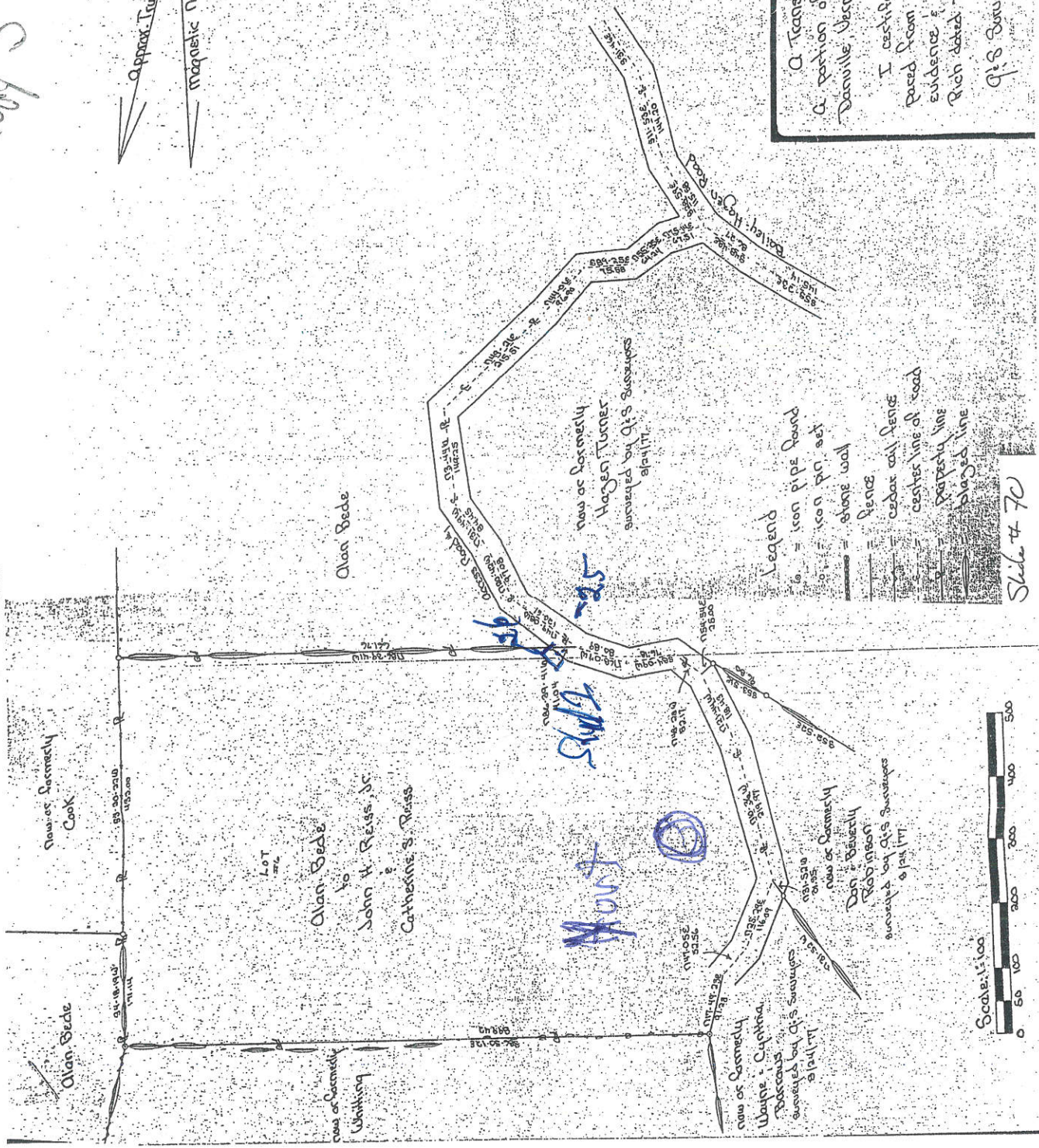
Minimum Lot size: 10 acres
 Minimum Lot Frontage: 300 feet
 Minimum Setback Front: 25 feet
 Minimum Setback Side: 35 feet
 Front setback shall be computed from the street right-of-way line.

For the purpose of this district, every street shall be considered as having a 50-foot right-of-way and the boundary shall be considered as 25 feet from the existing center line of the street.



copy 3

Approx. True North
Magnetic North 1977



DANVILLE, VT. Town Clerk's Office
Received for me
May 15, 1977
at 1:00 clock
and Recorded in Book 11, Page 42
of Map Records
Attest: Myra P. E.
Town Clerk

A Transit & Tape Survey
a portion of the former Kings Farm
Danville, Vermont
Scale 1"

I certify that this plot was
based upon a survey based upon
evidence of a former survey by
Rich dated 1760.

Q's Surveyors, Inc.



Sheet # 7C

DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

APPLICATION# 2023-41 DATE RECEIVED: 8/7/23 FEE PAID: 210 ^{ck 141}

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): Andrew and Katy DiPasquale

APPLICANT'S MAILING ADDRESS: 80 Fields Rd

CONTACT NUMBER: 570-578-4448 EMAIL: drew.dipasquale@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): Andrew and Katy DiPasquale

PROPERTY OWNER'S MAILING ADDRESS: 80 Fields Rd

CONTACT NUMBER: 570-578-4448 EMAIL: drew.dipasquale@gmail.com

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

Old Bayley Hazen Rd, West Danville VT

Parcel ID# UN002-060.003 DEED: BOOK# 159 PAGE# 528

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

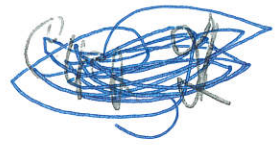
Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION

7' x 10' covered awning for yurt

6' x 6' shed

8' x 12' shed

A = ADJ. V. L.
S1 = Shed 1
S2 = Shed 2



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

LOT SIZE: 23 (ACRES)

LOT WIDTH: _____

FRONT: A - 230'
S1 - 500'
S2 - 240' FT.
(from center of road)

SETBACKS

REAR: 500+ FT.

RIGHT SIDE: 500+ FT.

LEFT SIDE: A - 230'
S1 - 36'
S2 - 250' 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 n/a

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 Katy D Pasquale Date: 8/2/23

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

Property Owner [Signature] Katy D Pasquale Date: 8/2/23

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

8-5-23

DATE

DATE OF APPROVAL OR DENIAL BY DEVELOPMENT REVIEW BOARD: _____

DATE POSTED: _____ DATE WARNED: _____

HEARING DATE: _____ FINAL APPEAL DATE: _____



TOWN of DANVILLE

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

Danville Zoning Bylaws Adopted 5/19/2022

002 2

Parcel Number: UW002-060.003

Property Location: Old Bayley Hazen Road

Permit issued to: Andrew and Katy DiPasquale

Tel #:

Land Owner: Same

Email:

Zoning District: Conservation

Deed: Book 161 Page 372

Mailing Address: 80 Fields Road, Portsmouth, NH 03810

Nature of Permit: After-the fact permits for 7' x 10' covered awning for yurt, 6'x6' shed and 8' x 12' shed

Square Footage (total sq. ft.): 202

Closest Setbacks (In feet) of Construction from centerline of Old Bayley Hazen Road: 240+'

Rear Lot Line: 500+' **Side #1:** >35' **Side #2:** 500' **Waterside:** NA

CONDITIONS OF APPROVAL: All structures must meet minimum setback of **50 feet** from centerline of Old Bayley Hazen Road and **35 feet** from adjoining properties. Setbacks to wetlands, streams or other waterbodies are **50 feet** unless modified by any state and/or local permits.

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.
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
Dennis Marquise

Issue Date

8-8-23

(802) 684-3352 x204 or zoning@danvillevermont.org