

# DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

APPLICATION# 2024-54 DATE RECEIVED: 8-6-24 FEE PAID: pd. ck 2567 8-6-24 \$35

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): Tyler Smith Design Build LLC  
APPLICANT'S MAILING ADDRESS: 616 Brookhill Rd. St. Johnsbury VT 05819  
CONTACT NUMBER: 802-535-5044 EMAIL: tsmithdesignbuild@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): Alexandra Vlasic  
PROPERTY OWNER'S MAILING ADDRESS: 3295 Keiser Pond Rd W. Danville VT 05873  
CONTACT NUMBER: 248-961-2396 EMAIL: alex.vlasic@gmail.com

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

3295 Keiser Pond Rd West Danville, VT 05873

Parcel ID# \_\_\_\_\_ DEED: BOOK# \_\_\_\_\_ PAGE# \_\_\_\_\_

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

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

New home construction. Sept 2025

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

LOT SIZE: 26.7 (ACRES)

LOT WIDTH: 1300 +/-

FRONT: 800 +/- FT.  
(from center of road)

**SETBACKS**

REAR: 300 +/- FT.

RIGHT SIDE: 700 +/- FT.

LEFT SIDE: 600 +/- 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 [Signature]

Date: 8/6/24

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

Property Owner Alex [Signature]

Date: 8/6/24

**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 \_\_\_\_\_

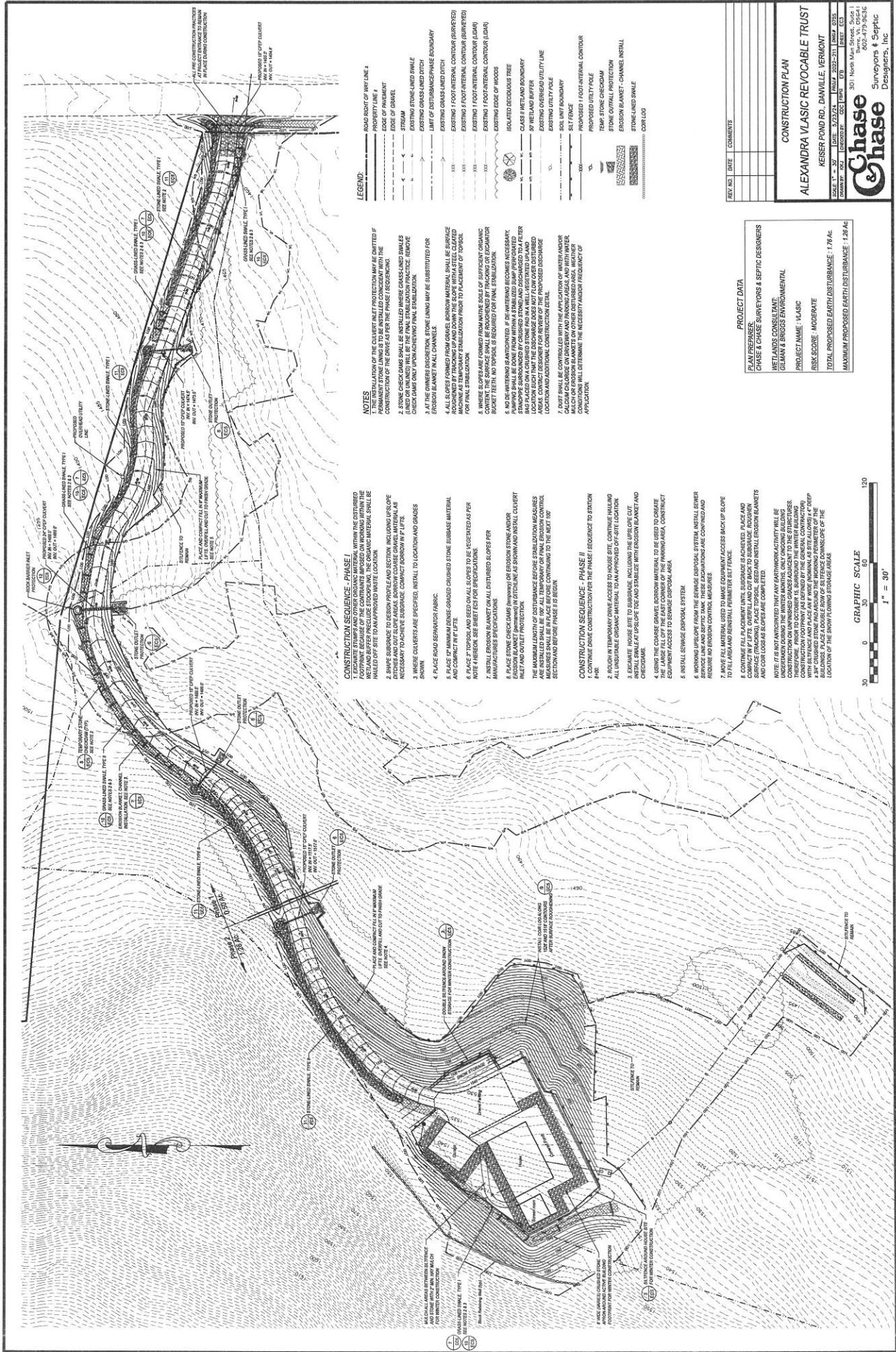
DATE \_\_\_\_\_

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

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

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





**LEGEND:**

- ROAD RIGHT OF WAY LINE
- EDGE OF GRAVEL
- STREAM
- EXISTING GRASS-LINED DITCH
- LIMIT OF DISTURBANCE BOUNDARY
- EXISTING GRASS-LINED DITCH
- EXISTING FOOT-INTERNAL CONTOUR (SURFED)
- EXISTING FOOT-INTERNAL CONTOUR (PETS)
- EXISTING FOOT-INTERNAL CONTOUR (SILT)
- EXISTING FOOT-INTERNAL CONTOUR (SILT)
- EXISTING EDGE OF WOOD
- ISOLATED REDWOOD TREE
- CLASS II REDLAND BOUNDARY
- BY REDLAND BUFFER
- EXISTING UTILITY LINE
- SOIL UNIT BOUNDARY
- SET FENCE
- PROPOSED 1 FOOT INTERNAL CONTOUR
- TEMP STONE CHECKDAM
- STONE OUTFALL PROTECTION
- EROSION BLANKET - CHANNEL INSTALL
- STONE-LINED SWALE
- CURT CURB

**NOTES:**

1. PERMANENT STONE LINING IS TO BE INSTALLED CONCOMITANT WITH THE CONSTRUCTION OF THE DRIVE AS PER THE PHASE SEQUENCE.
2. STONE CHECK DAMS SHALL BE INSTALLED WHERE GRASS-LINED SWALES CHECK DAMS ONLY UPON ACHIEVING FINAL STABILIZATION.
3. AT THE OWNER'S DISCRETION, STONE LINING MAY BE SUBSTITUTED FOR EROSION BLANKET WALL CHANGES.
4. ALL SLOPES FORMED FROM GRAVEL BERMOR MATERIAL SHALL BE SURFACE PROTECTED WITH EROSION CONTROL MATS. MATS SHALL BE PLACED AS TEMPORARY STABILIZATION PRIOR TO PLACEMENT OF TOPSOIL FOR FINAL STABILIZATION.
5. WHERE SLOPES ARE FORMED FROM NATIVE SOILS OF SUFFICIENT ORGANIC MATTER CONTENT, EROSION CONTROL MATS SHALL BE PLACED AS TEMPORARY STABILIZATION PRIOR TO PLACEMENT OF TOPSOIL.
6. NO DISMANTLING IS ANTICIPATED. IF THE MATTERS BECOMES NECESSARY, PUMPING SHALL BE DONE FROM WITHIN A RENEWABLE DAM PERFORMED BY REDLAND BUFFER. MATS SHALL BE PLACED ON A CURBED STONE AND WELL VENTILATED PLAND LOCATED SUCH THAT THE EROSION DOES NOT FLOW OVER DISTURBED MATS. MATS SHALL BE PLACED AS TEMPORARY STABILIZATION PRIOR TO PLACEMENT OF TOPSOIL AND ADDITIONAL CONSTRUCTION DETAIL.
7. DIRT SHALL BE CONTROLLED WITH THE APPLICATION OF WATER AND/OR MULCH AS NECESSARY. MULCH SHALL BE APPLIED TO ALL EXPOSED SOILS WHICH ARE EXPOSED TO WIND OR WATER. MULCH AS NECESSARY TO MAINTAIN SOIL MOISTURE AND TO PREVENT EROSION. CONDITIONS WILL DETERMINE THE NECESSITY AND/OR FREQUENCY OF APPLICATION.

**CONSTRUCTION SEQUENCE - PHASE I**

1. EXCAVATE STAMPS AND OTHER ORGANIC MATERIAL WITHIN THE DISTURBED AREA AND BUFFER PRECLUDE EXCAVATION. THE ORGANIC MATERIAL SHALL BE HAULED OFF SITE TO AN APPROVED WASTE LOCATION.
2. SHOVE SUBGRADE TO DESIGN PROFILE AND SECTION, INCLUDING UPSLOPE TO THE POND. THE SUBGRADE SHALL BE COMPACTED TO THE DESIGN PROFILE. THE SUBGRADE SHALL BE NECESSARY TO ACHIEVE SUBGRADE, COMPACT TOLERANCE IN F.F.T.F.
3. WHERE CULVERTS ARE SPECIFIED, INSTALL TO LOCATION AND GRADES SHOWN.
4. PLACE ROAD SEPARATOR FABRIC.
5. PLACE 6" MINIMUM THICKNESS GRADED STONE SUBBASE MATERIAL AND COMPACT IN F.F.T.F.
6. PLACE 6" TOPSOIL AND SEED ON ALL SLOPES TO BE VEGETATED AS PER NOTE HEREON. SEE SHEET F-1 FOR SPECIFICATIONS.
7. PLACE AND GRASS SEED ON ALL DISTURBED SLOPES PER MANUFACTURER'S RECOMMENDATIONS.
8. PLACE STONE CHECK DAMS (WHERE) OF EROSION STOPPING AND/OR EROSION BLANKET (WHERE) IN DITCHES AS SHOWN AND INSTALL CULVERT RILEY AND OUTLET PROTECTION.
9. THE MAXIMUM WIDTH OF DISTURBANCE BEFORE STABILIZATION MEASURES SHALL BE IN PLACE BEFORE CONTINUING TO THE NEXT 100' SECTION AND BEFORE PHASE II BEGINS.

**CONSTRUCTION SEQUENCE - PHASE II**

1. CONTINUE DRIVE CONSTRUCTION PER THE PHASE I SEQUENCE TO STATION 100+.
2. BEGIN IN TEMPORARY DRIVE ACCESS TO INSURE ETC. CONTINUE HAND AND ALL UNSURFACE ORGANIC MATERIAL TO AN APPROVED OFF-SITE LOCATION.
3. EXCAVATE HOUSE SITE TO SUBGRADE, INCLUDING THE UPSLOPE DIRT. INSTALL SWALE AT UPSLOPE TOE AND STABILIZE WITH EROSION BLANKET AND CHECKDAM.
4. EXCAVATE HOUSE SITE TO SUBGRADE, INCLUDING THE UPSLOPE DIRT. EQUIPMENT ACCESS TO SERVICE DISPOSAL AREA.
5. INSTALL SEWAGE DISPOSAL SYSTEM.
6. WORKING UPSLOPE FROM THE SEWAGE DISPOSAL SYSTEM, INSTALL SEWER SERVICE LINE AND SEPTIC TANK. THESE EXCAVATIONS ARE COMPLETED AND FILL WITH TOPSOIL AND SEED.
7. PLACE AND GRASS SEED ON ALL DISTURBED SLOPES PER MANUFACTURER'S RECOMMENDATIONS.
8. CONTINUE FILL IN ACCORDANCE WITH SUBGRADE BLANKET. PLACE AND COMPACT IN F.F.T.F. OVERLAND CUT BACK TO SUBGRADE. ROAD GRASS AND CURB LOSSES AS SUBGRADE COMPLETE.
9. NOTES: IT IS NOT ANTICIPATED THAT ANY EARTHWORK ACTIVITY WILL BE UNDERTAKEN DURING THE WINTER MONTHS. ONLY CRITICAL BUILDING CONSTRUCTION FOOTPRINTS DURING THE WINTER MONTHS. THE WINTER BUILDING CONSTRUCTION FOOTPRINTS DURING THE WINTER MONTHS SHALL BE A 3" CHANGED STONE PAVING AND THE WORKING PERIMETER OF THE DRIVE. THE LOCATION OF THE SHOWING STORAGE AREAS.

REV. NO.	DATE	COMMENTS

**PROJECT DATA**

PLAN PREPARED BY: CHASE & CHASE SURVEYORS & SEPTIC DESIGNERS  
 METLANDS CONSULTANT: GILMAN & BRIGGS ENVIRONMENTAL  
 PROJECT NAME: 14-03C  
 RISK SCORE: MODERATE  
 TOTAL PROPOSED EARTH DISTURBANCE: 1.76 AC  
 MAXIMUM PROPOSED EARTH DISTURBANCE: 1.26 AC

**CONSTRUCTION PLAN**

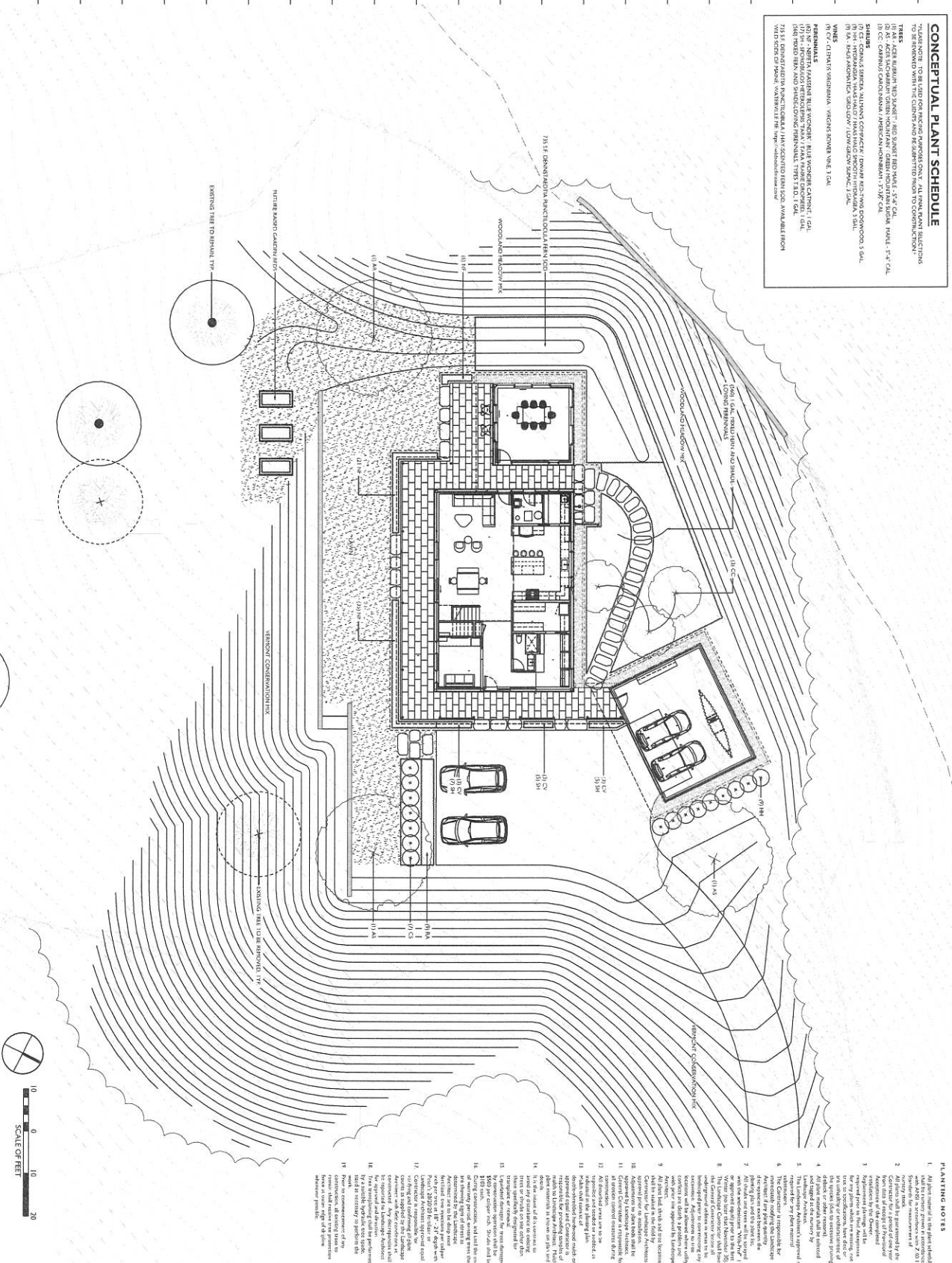
ALEXANDRA VLASIC REVOCABLE TRUST  
 KEISER POND RD. DANVILLE, VERMONT  
 301 North Main Street, Suite 1  
 Danville, VT 05231  
 Phone: 802.775.8811  
 Fax: 802.775.8812  
**Chase**  
 Surveyors & Septic  
 Designers, Inc.



**CONCEPTUAL PLANT SCHEDULE**

\*PLANTINGS TO BE USED FOR RASDING PURPOSES ONLY. ALL PLANTING SECTIONS TO BE REVIEWED WITH THE CLIENT AND BE SUBMITTED IN ADD TO CONSTRUCTION.

**TREES**  
 T1 - 6" DBH "MIDLAND DOGWOOD" - 10' TALL  
 T2 - 6" DBH "RED BARKED DOGWOOD" - 10' TALL  
 T3 - 6" DBH "SMOOTH BARKED DOGWOOD" - 10' TALL  
 T4 - 6" DBH "SMOOTH BARKED DOGWOOD" - 10' TALL  
 T5 - 6" DBH "SMOOTH BARKED DOGWOOD" - 10' TALL  
 T6 - 6" DBH "SMOOTH BARKED DOGWOOD" - 10' TALL  
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 T99 - 6" DBH "SMOOTH BARKED DOGWOOD" - 10' TALL  
 T100 - 6" DBH "SMOOTH BARKED DOGWOOD" - 10' TALL



**PLANTING NOTES**

1. All plantings shall be installed in accordance with the VLA-001 specification.
2. The Contractor shall be responsible for providing all necessary permits and approvals for the installation of any plantings.
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19. All plantings shall be installed in accordance with the VLA-001 specification.
20. The Contractor shall be responsible for providing all necessary permits and approvals for the installation of any plantings.

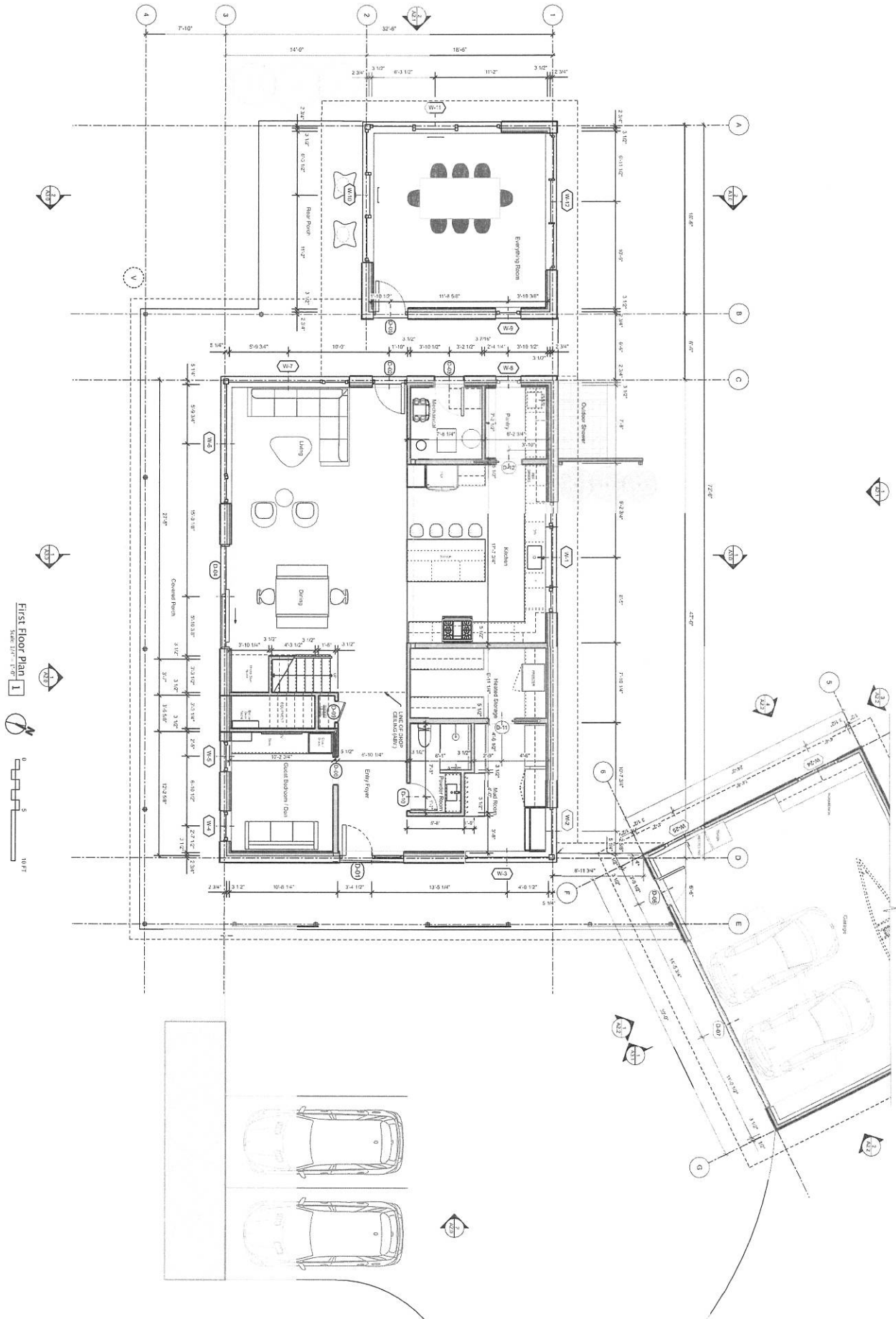
**VLASIC RESIDENCE**  
 KEBER POND ROAD  
 WEST DANVILLE, VT 05473

**PLANTING**

**ISSUED FOR PRICING ONLY**

DATE: 07/23/24  
 DRAWN BY: CS  
 SCALE: 1/4"=1'-0"  
 SHEET: L200

**WHILA**  
 WAGNER HODGSON  
 LANDSCAPE ARCHITECTURE  
 1000 RIVER STREET  
 DANVILLE, VT 05440  
 802.880.1234  
 www.whilalandscape.com



First Floor Plan 1  
 10' = 1'-0"

FIRST FLOOR PLAN GENERAL NOTES:  
 1. ALL DIMENSIONS TO GRID LINE UNLESS FACE OF CONC. FROM BELOW UNLESS NOTED.

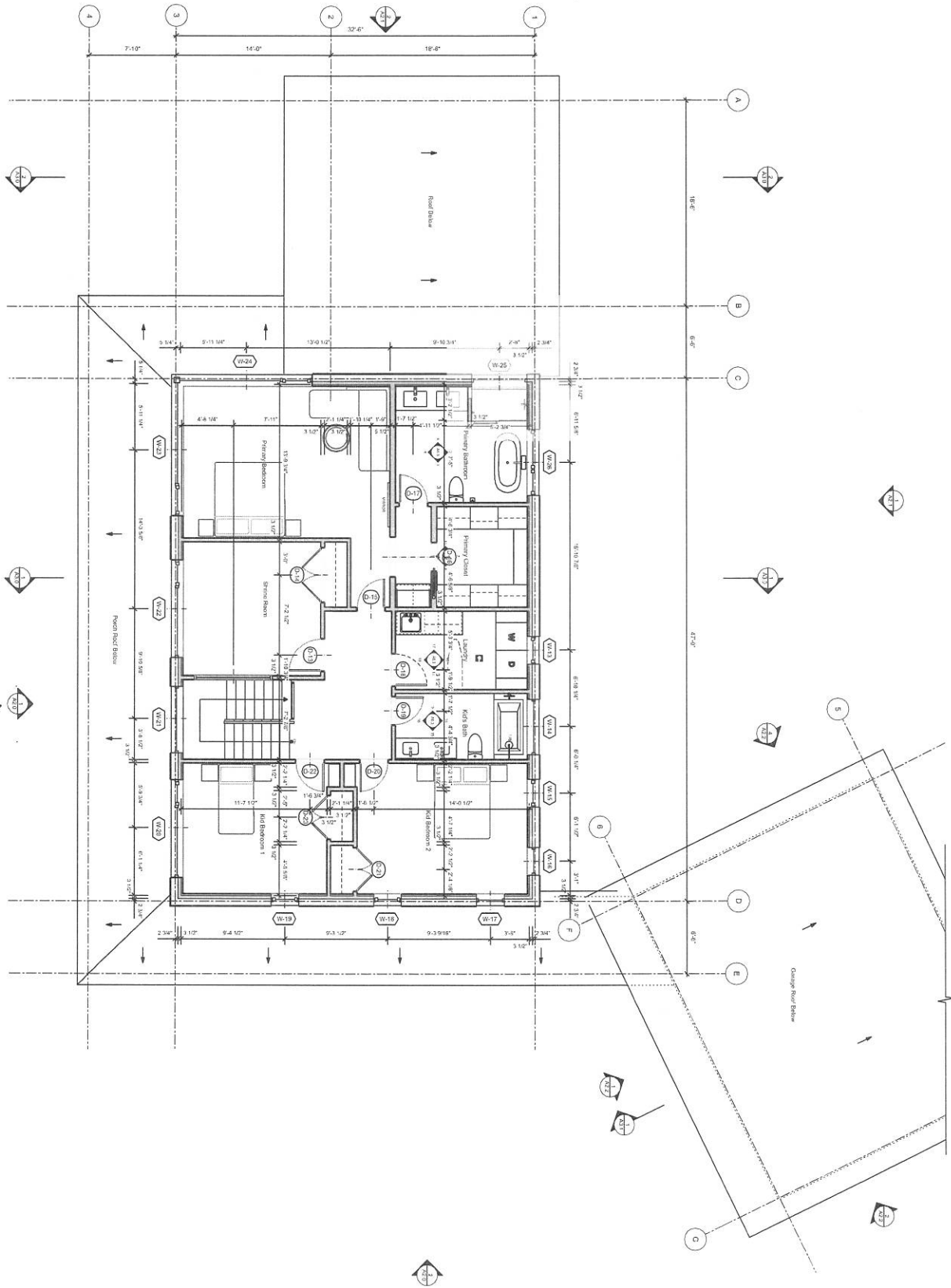
Project ID: 2306  
 File name: 072524VlasicCD.vsw  
 Drawn by: A.S.  
 Sheet number: A1.1  
 Floor Plan

No.	Date	Revision
1	7/26/24	10/14/2023

Vlasic Residence  
 3295 Keiser Pond Road  
 West Danville, VT 05873



harry hunt ARCHITECTS  
 41 Green Hill Road, Danville, VT 05834  
 Tel: 802.249.1111 | www.harryhunt.com



SECOND FLOOR PLAN GENERAL NOTES:  
 1. ALL DIMENSIONS TO GRID LINE REF. FACE OF CONC. FROM BELOW UNO.

Second Floor Plan 1



**A1.2**  
 SHEET NUMBER

Project #: 2306  
 Date: 7/20/24  
 Issue: 11/14/24  
 File name: 07252-VlasicCD\_vxx  
 Drawn by: A.S.

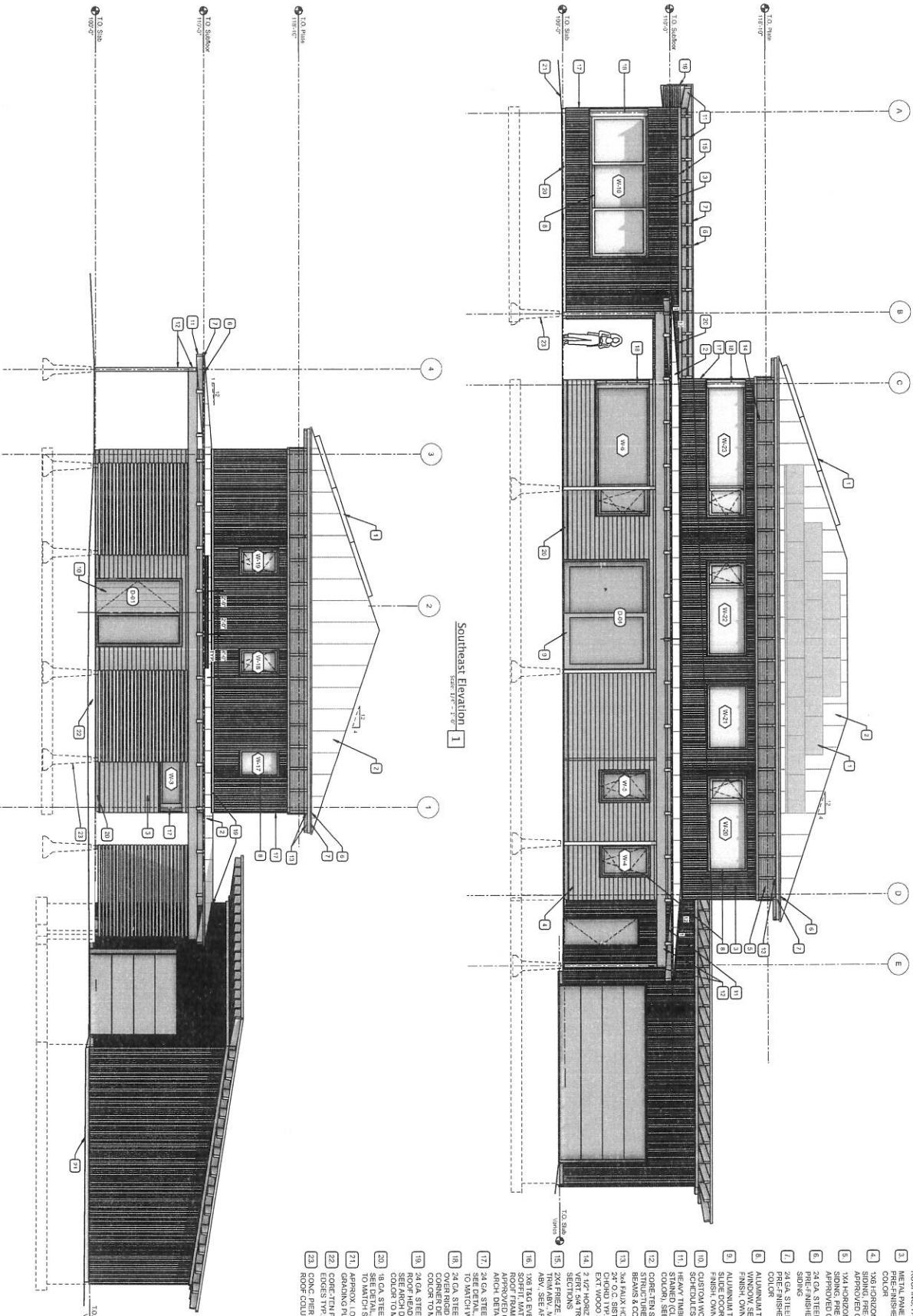
Project #: 2306  
 Date: 7/20/24  
 Issue: 11/14/24  
 File name: 07252-VlasicCD\_vxx  
 Drawn by: A.S.

**Vlasic Residence**  
 3295 Keiser Pond Road  
 West Danville, VT 05873



**harry hunt ARCHITECTS**  
 100 Main Street, Danville, VT 05819  
 802.888.1111





Southeast Elevation 1

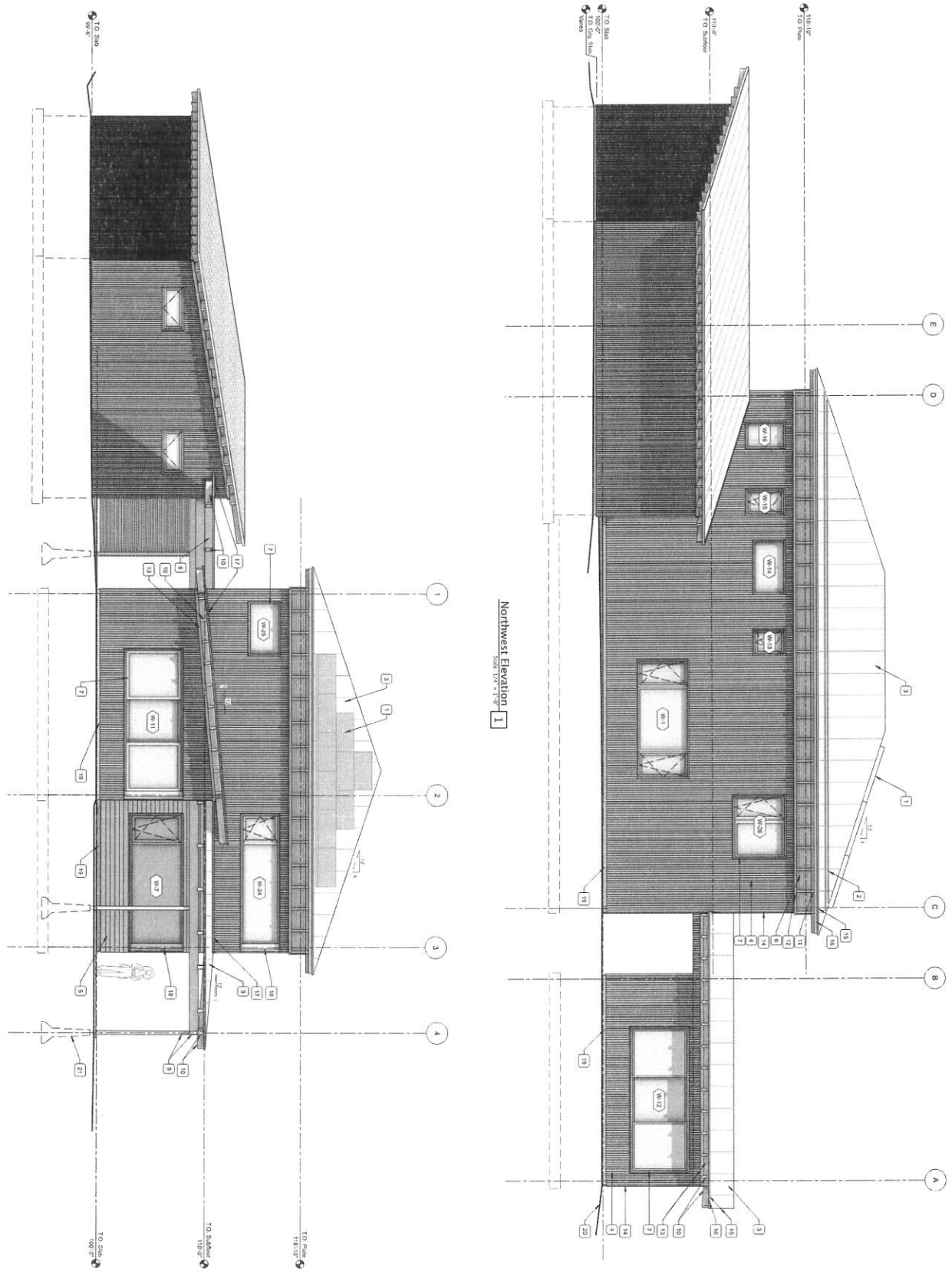
Northeast Elevation 2

- EXTERIOR FINISH LEGEND**
- 1 PV SOLAR ARRAY (SIZE TO MEET ANNUAL DEMAND)
  - 2 ALUMINUM TRIPLE GLAZED METAL ROOFING FACTORY FINISH
  - 3 METAL PANEL SIDING, PRE-FINISHED OWNER APPROVED COLOR
  - 4 1X4 HORIZONTAL T&G WOOD SIDING, PRE-FINISHED OWNER APPROVED COLOR
  - 5 1X4 HORIZONTAL T&G WOOD SIDING, PRE-FINISHED OWNER APPROVED COLOR
  - 6 24 GA. STEEL LIPP EDGE SIDING, PRE-FINISHED COLOR TO MATCH SIDING
  - 7 ALUMINUM TRIPLE GLAZED METAL ROOFING FACTORY FINISH, OWNER APPROVED COLOR
  - 8 ALUMINUM TRIPLE GLAZED METAL ROOFING FACTORY FINISH, OWNER APPROVED COLOR
  - 9 ALUMINUM TRIPLE GLAZED LIFT & SLIDE DOOR, SEE SPEC, FACTORY FINISH, OWNER APPROVED COLOR, SCHEDULES & DETAILS
  - 10 HEAVY TYPED ROOF FRAMING, STAINED (CLIENT APPROVED COLOR), SEE STRUCT
  - 11 CONCRETE STRUTS & TUBES, SHAFER BEAMS & COLUMNS, SEE STRUCT
  - 12 3/4" X 4" RAUXX HORIZ. RATHER T&G S @ 24" OC, SYSTEMED TO BRASS, MATCH EXT WOOD SIDING COLOR
  - 13 2" X 4" HORIZ. WOOD TRIM, MATCH SECTION 15, TRIM, ABBY, SEE WALL
  - 14 2X4 FRIGZE, W/ 2X INELL WOOD TRIM, ABBY, MATCH TRIMBER BEAMS
  - 15 2X4 FRIGZE, W/ 2X INELL WOOD TRIM, ABBY, MATCH TRIMBER BEAMS
  - 16 SHIP LAP CEDAR, HEAVY TYPED ROOF FRAMING, STAINED (CLIENT APPROVED COLOR), SEE STRUCT
  - 17 24 GA. STEEL CORNER FLASHING, SEE DETAIL, PRE-FINISHED COLOR TO MATCH WINDOW
  - 18 1/2" X 1/2" X 1/2" CORNER FLASHING, PRE-FINISHED COLOR TO MATCH WINDOW
  - 19 1/2" X 1/2" X 1/2" CORNER FLASHING, PRE-FINISHED COLOR TO MATCH WINDOW
  - 20 24 GA. STEEL CORNER FLASHING, SEE DETAIL, PRE-FINISHED COLOR TO MATCH WINDOW
  - 21 APPROX. LOCATION OF GRADE (SFE GRADING PLAN)
  - 22 CORRECTIVE PANEL, ROOFING A PATIO COVERING THE AREA OF THE ROOF COLUMNS, SEE STRUCT
  - 23 CONC. PIER TYP. @ BASE OF PORCH ROOF COLUMNS, SEE STRUCT



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 West Danville, VT 05873



**EXTERIOR FINISH LEGEND**

- 1. 1" X 4" PLYWOOD SHEATHING (SIZE TO MEET ANNUAL DEMAND)
- 2. SNOW GUARDS, PIPE STILE & COLOR APPROVED BY CLIENT
- 3. 2" X 4" STUDS @ 16" O.C. WITH METAL ROOFING FACTORY FINISH
- 4. METAL PANEL SIDING, PRE-FINISHED, OWNER APPROVED COLOR
- 5. 1" X 4" PLYWOOD SHEATHING, PRE-FINISHED, OWNER APPROVED COLOR
- 6. 1/4" HORIZONTAL TAG WOOD APPROVED COLOR
- 7. ALUMINUM TRIPLE GLAZED WINDOW, SEE SPEC. FACTORY COLOR, OWNER APPROVED
- 8. 2X8 TAG PORCH ROOF BECKING MATCH HEAVY TIMBER ROOF APPROVED COLOR, SEE STRUCTURE, H & S, TUBE SHAVE BEAMS & COLUMNS, SEE STRUCTURE, SEE STRUCTURE
- 9. CORNICE/STEEL PORCH ROOF STRUCTURE, H & S, TUBE SHAVE BEAMS & COLUMNS, SEE STRUCTURE, SEE STRUCTURE
- 10. STAINED CLIENT APPROVED COLOR, SEE STRUCTURE
- 11. 2X4 PLY HORIZ PARTER PALS @ CHORD TOP PRE-FINISHED TO MATCH EXT. WOOD SIDING
- 12. 2" X 2" SOFT WOOD TRIM MATCH COLOR, SEE WALL
- 13. 2X4 FRIEZE, W/ 2X NFLL WOOD TRIM, SEE ARCHITECTURAL DRAWINGS
- 14. 2" X 4" STEEL CORNER FLASHING, SEE DETAIL, PRE-FINISHED, COLOR TO MATCH WINDOW
- 15. 2" X 4" STEEL CORNER FLASHING, SEE DETAIL, PRE-FINISHED, COLOR TO MATCH WINDOW
- 16. 2" X 4" STEEL FASCIA, PRE-FINISHED, OWNER APPROVED COLOR
- 17. 2" X 4" STEEL SIMOND SEAM ROOF HEADWALL FLASHING TYPE, MATCH WINDOW COLOR TO MATCH SIDING
- 18. 2" X 4" STEEL CORNER FLASHING OVER RIGID INSUL, SEE WINDOW DETAIL, PRE-FINISHED, COLOR TO MATCH WINDOW
- 19. SEE DETAIL, PRE-FINISHED, COLOR TO MATCH WINDOW
- 20. APPROX. LOCATION OF GRADE (SEE GRADING PLAN)
- 21. CONC. PIER TYP. @ BASE OF PORCH ROOF COLUMNS, SEE STRUCTURE

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