

DANVILLE ZONING APPLICATION

FOR ADMINISTRATIVE USE ONLY

APPLICATION# 2025-73 DATE RECEIVED: 10-1-25 FEE PAID: 35.00

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): Amye Davis and Andrew Higley
APPLICANT'S MAILING ADDRESS: 96055 Hollow Rd., Saint Johnsbury, VT 05819
CONTACT NUMBER: (802) 272-2234 EMAIL: adavis@davislegalvt.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): Amy Davis and Andrew Higley
PROPERTY OWNER'S MAILING ADDRESS: 96055 Hollow Rd, Danville, VT 05819
CONTACT NUMBER: (802) 272-2234 EMAIL: adavis@davislegalvt.com

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

Parcel ID# TH046-007.000 DEED: BOOK# 176 PAGE# 716-717

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

Step 5: DESCRIPTION OF PROJECT AND ESTIMATED DATE OF COMPLETION

our 30x30 barn burned in June and we are
replacing it w/ a new 30x30 barn. A copy of
the specs are attached

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

LOT SIZE: 11.8 (ACRES)

LOT WIDTH: 300 ish ft

FRONT: 550 FT. **SETBACKS**
(from center of road)

REAR: 550 ft FT.

RIGHT SIDE: 200 FT.

LEFT SIDE: 100 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)

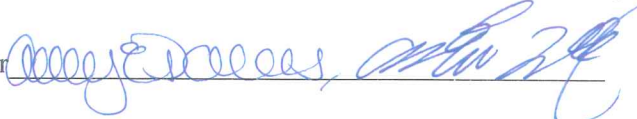
NAME _____

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: 09/04/23

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

Property Owner  Date: 10/07/25

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

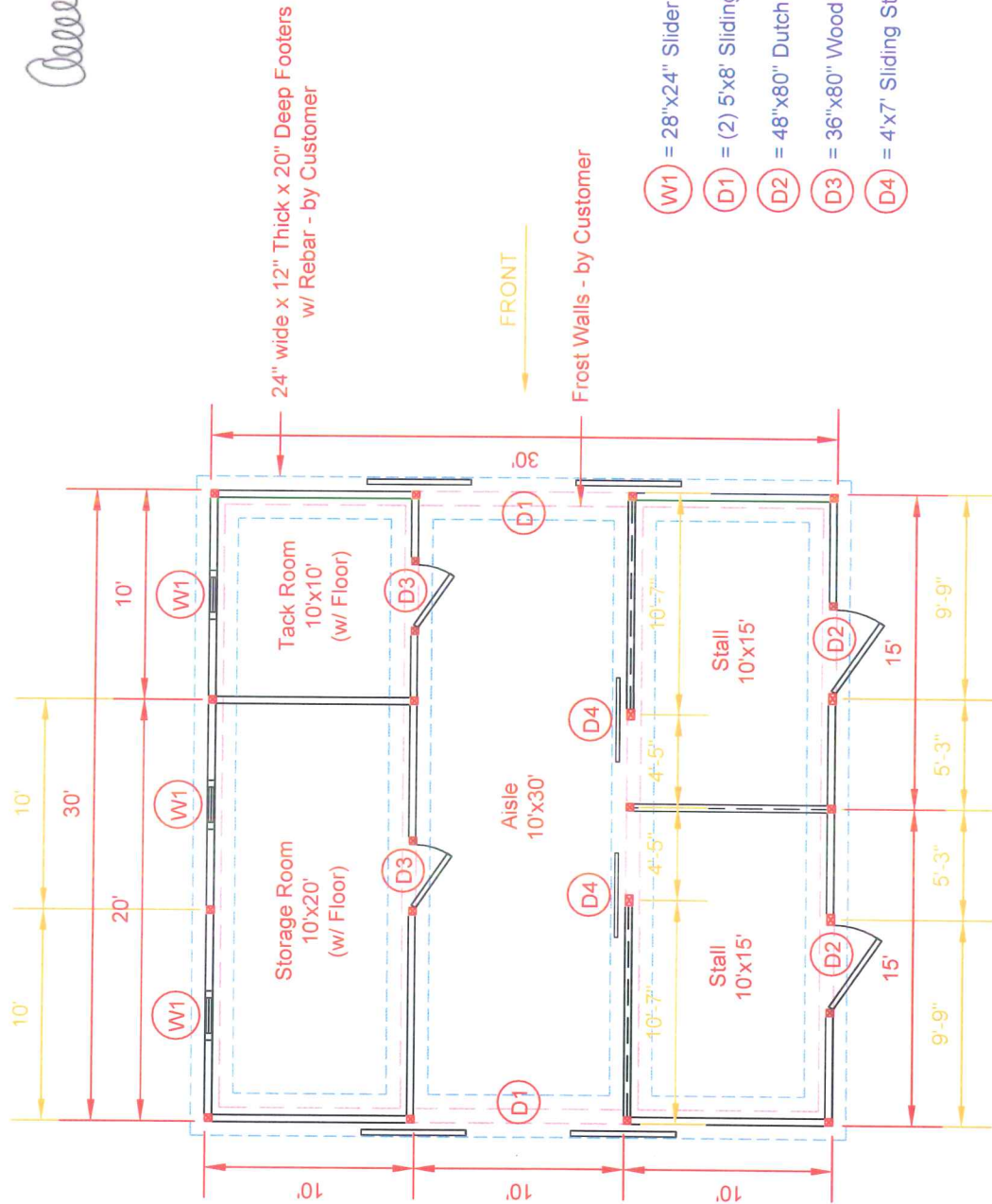
10-14-25
DATE

DATE OF APPROVAL OR DENIAL BY DEVELOPMENT REVIEW BOARD: _____

DATE POSTED: _____ DATE WARNED: _____

HEARING DATE: _____ FINAL APPEAL DATE: _____

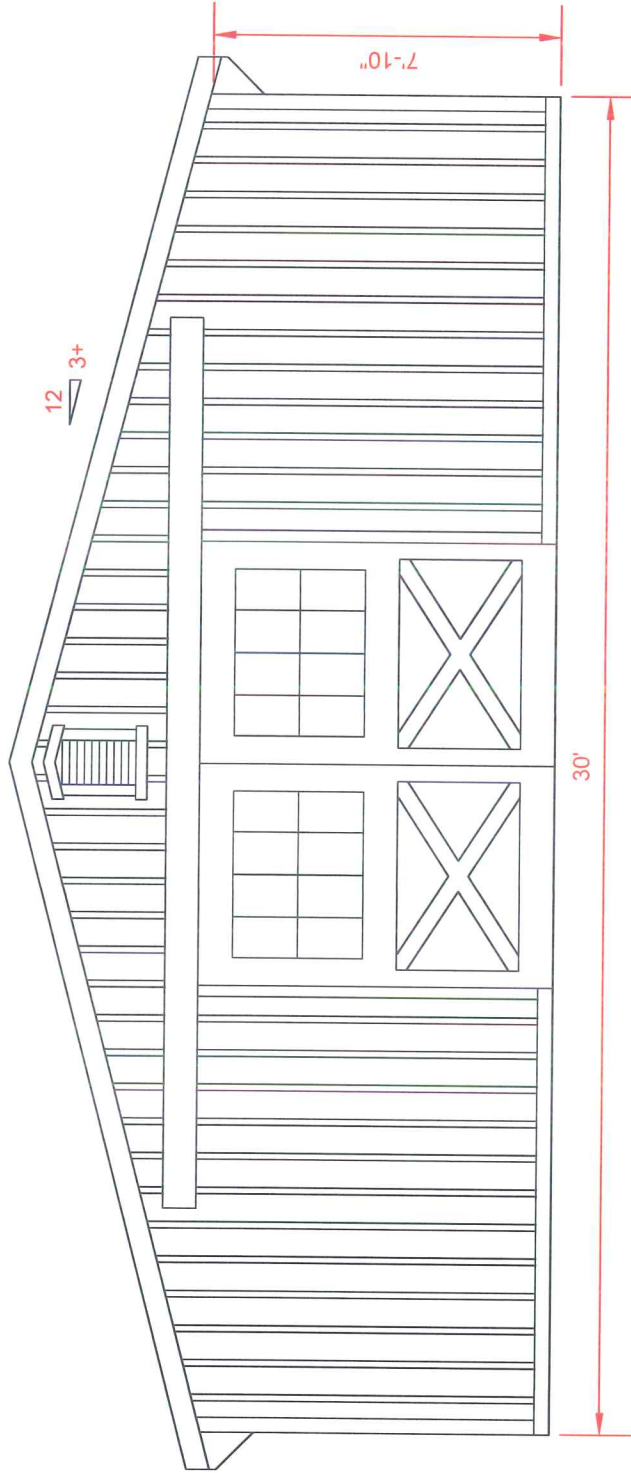
Amy Davis



- (W1) = 28"x24" Slider Window
- (D1) = (2) 5'x8' Sliding Doors with Windows
- (D2) = 48"x80" Dutch Door with Window
- (D3) = 36"x80" Wood Service Door
- (D4) = 4'x7' Sliding Stall Door

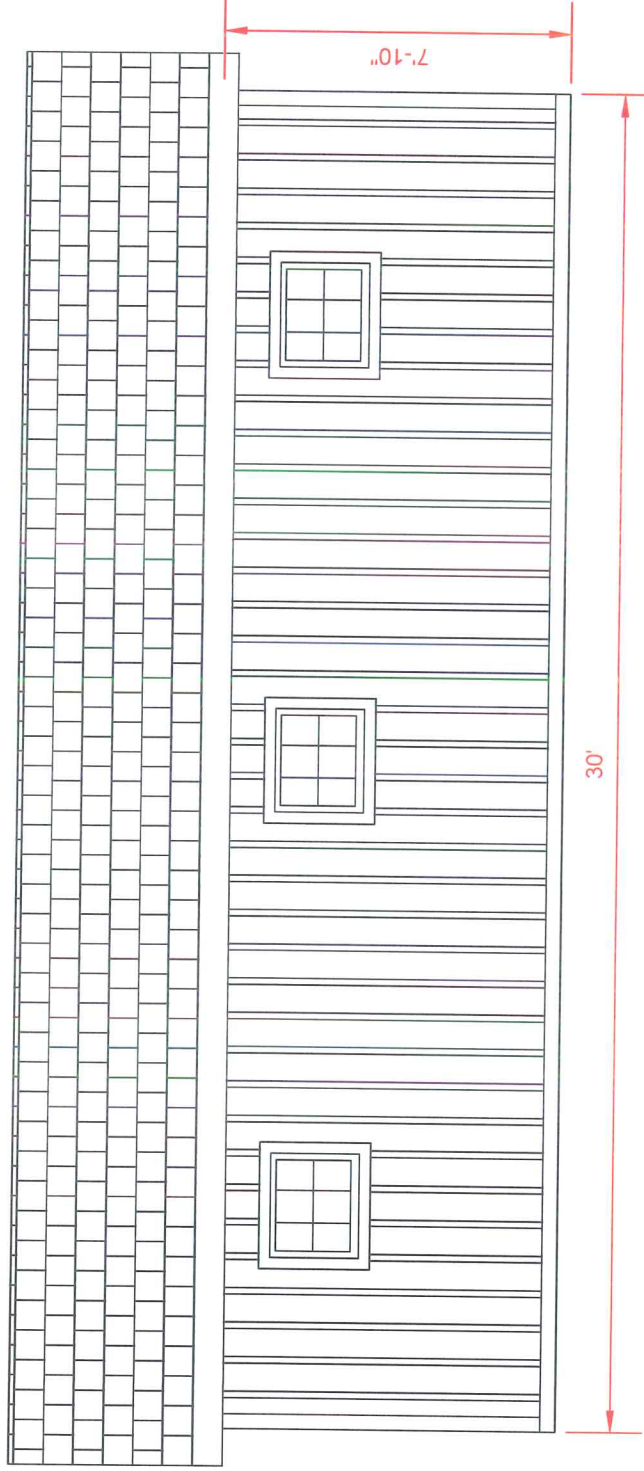
DESIGN  structures LLC PAHIC # PA025372	CONTRACTOR The Carriage Shed 1195 VA Cutoff Road White River Jct, VT 05001	CUSTOMER Amy Davis 9 Goss Hollow Road Saint Johnsbury, VT 05819	DRAWN BY: David S.	PLAN NO: 25226
			DATE: September 18, 2025	PAGE: 1 of 7
				REVISIONS: 1
			PLAN-DESCRIPTION	
			30' x 30' Barn Trailside Style Floor Plan Scale: 1/8" = 1'	

Amy Davis



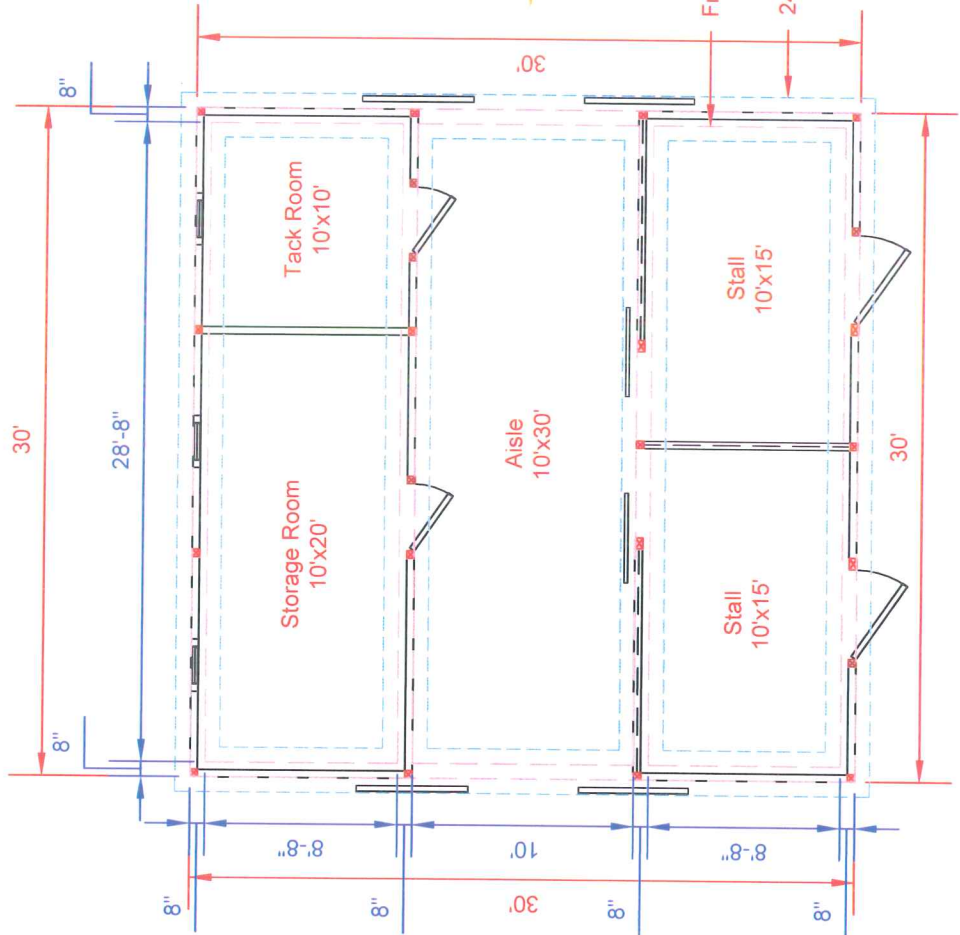
DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David S. DATE: September 18, 2025	PLAN NO: 252226 PAGE: 3 of: 7 REVISIONS: 1
 PAHIC # PA025372	The Carriage Shed 1195 VA Cutoff Road White River Jct, VT 05001	Amy Davis 9 Goss Hollow Road Saint Johnsbury, VT 05819	PLAN-DESCRIPTION	30' x 30' Barn Trailside Style Front Elevation Scale: 1/4" = 1'

Amy Davis



DESIGN	 structures LLC PAHIC # PA025372	CONTRACTOR The Carriage Shed 1195 VA Cutoff Road White River Jct, VT 05001	CUSTOMER Amy Davis 9 Goss Hollow Road Saint Johnsbury, VT 05819	DRAWN BY: David S.	PLAN NO: 25226
				DATE: September 18, 2025	PAGE: 5 of 7
				PLAN-DESCRIPTION 30' x 30' Barn Trailside Style Right Elevation Scale: 1/4" = 1'	REVISIONS: 1

Red Measurements are for the Building's Corners.
Blue Measurements are for Placement of Frost Walls.



1. Excavate a Level Area and Grade so Water Drains away from Building. Site Needs to be Accessible to Deliver Modular Building Sections unto Prepared Site.
2. Dig a 24" Wide x 24" Deep Trench for 24" Wide x 12" Thick Footers. Remove Loose Soil from the Trench. Fill the Bottom of Trench with 4" of Stone and Compact Well with a Mechanical Tamper. Install Concrete Forms and Install Rebar in Footers. Rebar Sizes Determined by Others. Pour Concrete Footers. Footers Need to be Perfectly Level.
3. After Concrete Footers are Poured and Concrete is Cured, Install a 8" Thick Frost Wall Consisting of Concrete or Concrete Blocks. Frost Walls Need to be Perfectly Level. After Frost Walls are Formed and Concrete is Cured, Place Backfill In Layers Around the Frost Walls and Level Out Pad Site. Stalls and Aisle Way may be Filled up to Top of Frost Walls with 4" of Stone, Stone Dust or Concrete.

David S. Davis

FRONT

Frost Walls - by Customer
24" wide x 12" Thick x 20" Deep Footers
w/ Rebar - by Customer

DESIGN	CONTRACTOR	CUSTOMER	DRAWN BY: David S.	PLAN NO: 25226
 structures LLC PAHIC # PA025372	The Carriage Shed 1195 VA Cutoff Road White River Jct, VT 05001	Amy Davis 9 Goss Hollow Road Saint Johnsbury, VT 05819	PAGE: 7 of: 7	REVISIONS: 1
			DATE: September 18, 2025	PLAN-DESCRIPTION
			30' x 30' Barn Trailside Style Foundation Plan Scale: 1/8" = 1'	

DANVILLE, VT TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
THIS 5 DAY OF October A.D. 20 23
AT 10 O'CLOCK 30 MINUTES A M AN
RECORDED IN LAND RECORDS, BOOK 176 PAGE 716
ATTEST Sharon K. Daniel ASST TOWN CLERK

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that we, **BRYAN PAL and CALIE PAL**, of Danville, County of Caledonia and State of Vermont, Grantors, in the consideration of One Dollar and other good and valuable consideration, paid to our full satisfaction by **AMY DAVIS and ANDREW HIGLEY**, of St. Johnsbury, County of Caledonia and State of Vermont, Grantees, by these presents do freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **AMY DAVIS and ANDREW HIGLEY**, a married couple, as tenants by the entirety, certain lands and premises in the Town of Danville, in the County of Caledonia and State of Vermont, described as follows, viz:

Being certain lands and premises consisting of 11.8 acres, be the same more or less, with the dwelling house and other improvements thereon, located at 9 Goss Hollow Road, also known as Lot 1 of the Oakdale Subdivision, bearing parcel ID TH046-007.000 and SPAN 174-055-11027. Being all and the same lands and premises conveyed to Bryan Pal and Calie Pal by the Warranty Deed from Dawn Dobbs (formerly Dawn M. Olmstead), dated May 20, 2014 and recorded in Book 152 at Pages 65-66 of the Danville Land Records. Being further described as all and the same lands and premises conveyed to Dawn H. Olmstead (now known as Dawn Dobbs, with reference to a Certificate of Name Change dated October 12, 2012 and recorded in Book 147 at Page 539 of the Danville Land Records) by the Warranty Deed of William E. Johnson dated August 3, 1987 and recorded in Book 71 at Page 272 of the Danville Land Records.

The lands and premises herein conveyed are depicted as Lot #1 on that survey entitled "Land Survey for Northeast Country Properties, Danville, Vermont, Scale 1" = 200', December 1986," prepared by Michael P. Hemond. Reference is also made to the aforesaid deeds for a metes and bounds description of this lot.

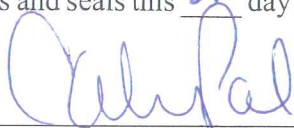
Reference is hereby made to the aforementioned deeds and their records, and to all prior deeds and their records, for a further and more complete description of the lands and premises conveyed herein.

TO HAVE AND TO HOLD said granted premises, with all the privileges and appurtenances thereof, to the said Grantees, **AMY DAVIS and ANDREW HIGLEY**, a married couple, as tenants by the entirety, and their heirs and assigns, to their own use and behoof forever; and we, the said Grantors, **BRYAN PAL and CALIE PAL**, for ourselves and our heirs, executors and administrators, do covenant with the said Grantees, **AMY DAVIS and ANDREW HIGLEY**, a married couple, as tenants by the entirety, and their heirs and assigns, that until the ensealing of these presents, we are the sole owners of the premises, and have good right and title to convey the

same in manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE**, except as aforesaid and utility easements of record, if any; and we hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever.

IN WITNESS WHEREOF, we hereunto set our hands and seals this 3 day of ~~September~~^{October} 2023.

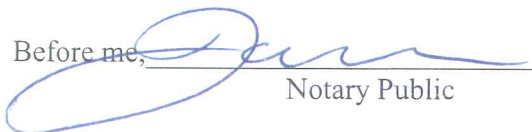

BRYAN PAL


CALIE PAL

STATE OF VERMONT
COUNTY OF CALEDONIA, SS.

At St. Johnsbury, in said County and State, this 2 day of ~~September~~^{OCTOBER} 2023, **BRYAN PAL and CALIE PAL**, personally appeared and they acknowledged this instrument, by them sealed and subscribed, to be their free act and deed.

STAMP:

Before me, 
Notary Public

Daniel D. McCabe
Notary Public State of Vermont
Commission Number: 0003714
Commission Expires: 1/31/2025

Vermont Property Transfer Tax
32 V.S.A. Chap. 231
-ACKNOWLEDGMENT-
RETURNS RECEIVED
Return No. 23-082
Signed SK [Signature] Asst. Clerk
Date 10/5/23