

Exhibit A1

Order: 5/4/2022 Application #: 052-22
 Fees Paid: \$ 50 + \$15 recording fee = \$65-
 Parcel ID #: 700-0587
 Tax Map #: 09-136.100

Development Review Board
 1000 Main Street, Room 100
 Westbury, NY 11591

All information requested below must be completed in full. Failure to provide the requested information on this notice will result in rejection of your application and delay in the review of the appeal before the Development Review Board.

Name: Joanne Wells
 Mailing Address: 587 Maple St. Wobey Ctr.
 Home Phone: 800-793-6535 Work/Cell: 800-793-6535 Email: Kcjwells@msn.com
 Physical address of property, as shown on the map:
587 Maple St. Wobey Ctr.

Brief description of property and nature of appeal:
The 12x24' shed is 10 feet too close to our property line.

What action with the application have you been taking?
Denial of shed permit

What provisions of the and local zoning regulations are applicable to this appeal, if any?

What relief do you want the Development Review Board to grant?
Allow the shed to be placed 20 feet from our adjoining neighbors property line.

Why do you believe that the relief requested is in your best interests under the circumstances?
The placement of this shed is to gain privacy between the neighbors and us. It also is placed to not interfere with septic or water lines, and also close to add power for security.

- I understand the procedures required by State Law (Section 242 of the Planning & Development Act) that the Development Review Board holds regular meetings twice a month;
- that a legal advertisement must appear a minimum of fifteen (15) days prior to the hearing on my appeal;
- I agree to pay the required fee to offset the cost of the hearing on my appeal.

I, Joanne Wells, hereby certify that all the information requested as part of this notice of appeal has been submitted and is accurate to the best of my knowledge.

Signature of Appellant: Joanne Wells Date: 5/5/22

Notes: Notification of Adjoining Property Owners: Notification of adjoining property owners, in accordance with §§ 242-A § 44.64(a) and Section 507 of the Westbury Zoning Regulations, is the responsibility of the appellant. After deeming a request complete the Administrative Officer will provide the appellant with a draft meeting agenda or public hearing notice and certificate of service. The sworn certificate of service shall be returned to the Town prior to the start of any public hearing.

Exhibit A2

Zoning District/Overlay: TMR		REVIEW/APPLICATIONS:
Review type: <input checked="" type="checkbox"/> OIGB Public Warning Required <input type="checkbox"/> Yes		<input checked="" type="checkbox"/> (ppm)
Referral Issued (effective 15-days later):		
Final Decision Date: 6/15/22	Decision Date:	
Appeal: <input type="checkbox"/> Granted <input type="checkbox"/> Denied		
Approved, date permit issued:		
Remarks & Conditions:		
Authorized Signature:	Date:	

Exhibit B

We Are Sorry about the misunderstandings
We were under the Impression
By talking with other local residents
That a lean to ~~did~~ did not need
to be permitted due to it not
being a closed FN structure
we also thought ~~that~~ and
wer told by others that it
needed to be 15' off the property
line we built it 20' off just
to play it safe, we understand
we made a mistake and tried
correcting it by applying for
the permit, ~~being~~ at Wick
Point we were very rudely and
disrespectfully approached by
your zoning Guy Steve with
the response of tear it
down or move it!



Wells-587 Maple St.

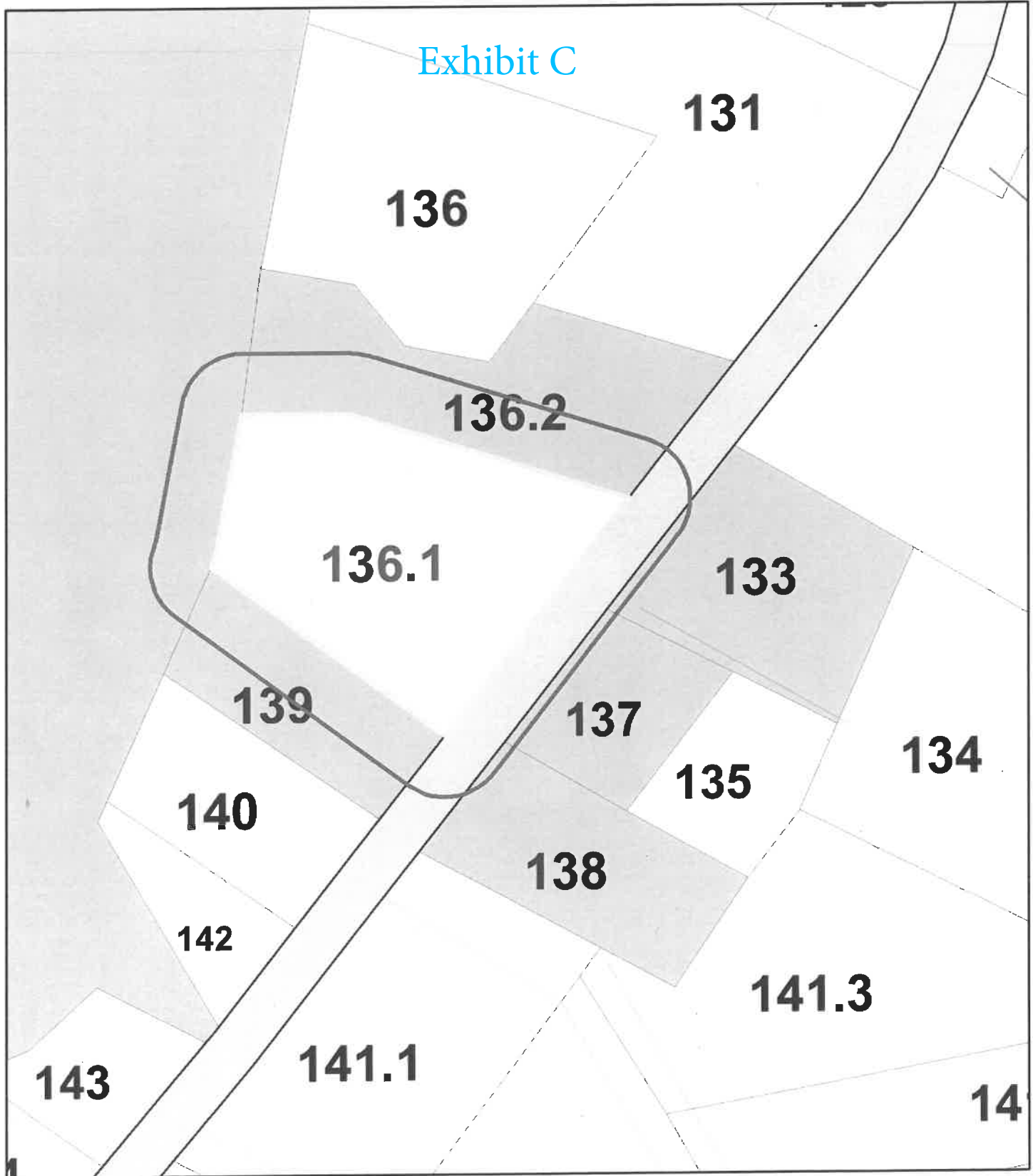
Waterbury Center, VT



May 26, 2022

1 inch = 134 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Permit Application # 033-22
Tax Map # 09-136.100
ZA Action Date: April 28, 2022
Action Effective Date: May 14, 2022

ZONING PERMIT DENIAL NOTICE

Applicant: Joanne Wells Landowner: (same)
(mail address) 587 Maple St.
Waterbury Center, VT 05677
Project: 12' x 24' shed within the side yard Project 587 Maple St.
setback. Location: Waterbury Center, VT

Your application for a zoning permit has been reviewed by the Zoning Administrator (ZA). The proposal, to construct a 12' x 24' shed, as represented in the attached application and supporting documents, does not conform to the requirements of the Town of Waterbury Zoning Regulations¹ (Regulations) and is hereby denied.

Your property is in the Town Mixed Residential (TMR) zoning district. Based on the field visit to the site and meeting with the owner on 04/12/22 and the site plan submitted on 04/11/22 that is in error regarding the side yard setback for the shed, the shed that is being constructed is located within the side yard setback. The side yard setback for the TMR zoning district is 30' and the shed that is under construction is approximately 15' from the side yard property line.

For these reasons, I must deny your application. If you do not agree with this determination, you may appeal it in writing, within 15 days of the ZA Action Date above, to the Municipal Clerk and by filing a copy with the Zoning Administrator. [Section 307(a)]

Any action or building construction that has already started in connection with this application is in violation of the Regulations and could result in legal action and fines. See cited sections of the Regulations below.

ZONING APPLICATION DENIED BY:


Stephen Lotspeich, Zoning Administrator

cc: Town Clerk, & File

¹ Waterbury Zoning Regulations, as amended through May 16, 2016.

Exhibit D2

Waterbury Zoning Regulations, excerpts:

Section 307 Appeals

(a) Any interested person as defined under 24 V.S.A. §4465 may appeal a decision or act of the Zoning Administrator within 15 days of the date of the decision or act by filing a notice of appeal with the Secretary of the Development Review Board, or the Municipal Clerk if no Secretary has been elected, and by filing a copy of the notice with the Zoning Administrator.

Table 5.2: Dimensional Requirements by District

<u>DISTRICT</u>	<u>LOT AREA</u>	<u>FRONTAGE</u>	<u>HEIGHT</u>	<u>COVERAGE</u>	<u>YARD SETBACKS</u>		
					<u>FRONT</u>	<u>SIDE</u>	<u>BACK</u>
TMR 1&2 Fam.	1 acre	--	35	20%	30	30	30

(definition) **BUILDING:** Any structure having a roof supported by columns or walls and intended for the shelter above ground or enclosure of persons, animals, activity, equipment, goods, or materials of any kind.

(definition) **SETBACK:** The distance between the nearest portion of a building on a lot and a street line or a property line or the boundary of a right-of-way for a driveway that provides access to more than five dwelling units or more than five lots.

(definition) **YARD, SIDE:** Yard between the principal building or accessory building and a side lot line, and extending from the front yard to the rear yard.

Exhibit E1

Date: **04.11.2022** Application #: **033-22**
 Fee Paid: **50.** + 15% recording fee = **65.-**
 Parcel ID #: **700-0587**
 Tax Map #: **09-136.100**

OWNERS: JOANNE WELLS TRUST

ZONING PERMIT APPLICATION

Applicant provides all of the information requested in this application. Read the Zoning Regulations and familiarize yourself with the requirements. Failure to provide all the required information will delay the process of this application. Based upon the nature of the project you may need to submit additional information. For instructions on how to fill out this form please refer to the Zoning Permit Application Instructions & Res Schedule available on the municipal website or at the municipal offices. Submit one copy of the completed application and a check payable to the Town of Waterbury according to the zoning fee schedule. For questions about the permit process, please contact the Zoning Administrator at 802-244-1343.

CONTACT INFORMATION

APPLICANT

Name: **Joanne Wells**
 Working Address: **587 Maple St.
 Waterbury Ctr. VT. 05677**
 Home Phone: **802-793-6535**
 Work/Cell Phone: " "
 Email: **Kcjwells@msn.com**

PROPERTY OWNER (if different from applicant)

Name:
 Working Address:
 Home Phone:
 Work/Cell Phone:
 Email:

PROJECT DESCRIPTION

Physical location of project (Rear address): **587 Maple St
 Waterbury Ctr. VT. 05677**

Lot size: **1.92 ac.** Zoning District:
 Existing Use: **shed** Proposed Use: **shed**
 Brief description of project:

CHOOSE ALL THAT APPLY TO YOUR PROJECT

NEW CONSTRUCTION

- Single-Family Dwelling
- Two-Family Dwelling
- Multi-Family Dwelling
- Commercial / Industrial Building
- Residential Building Addition
- Comm. / Industrial Building Addition
- Accessory Structure (garage, shed)
- Accessory Apartment
- Porch / Deck / Fence / Pool / Ramp
- Development in CEHA (including repairs and renovation)
- Other

Cost of project: \$ **800** Estimated start date: **5/1/22**

Water system: _____ Waste water system: _____

EXISTING

Square footage: **288'** Height:
 Number of bedrooms/baths: **0**
 # of parking spaces: **0**
 Height of front
 sidewalk / rear

REQUEST

Square footage: **288'** Height:
 Number of bedrooms/baths: **0**
 # of parking spaces: **0**
 Softcover cover
 sidewalk / rear

USE

- Reestablish new use
- Change existing use
- Expand existing use
- Establish new occupancy

OTHER

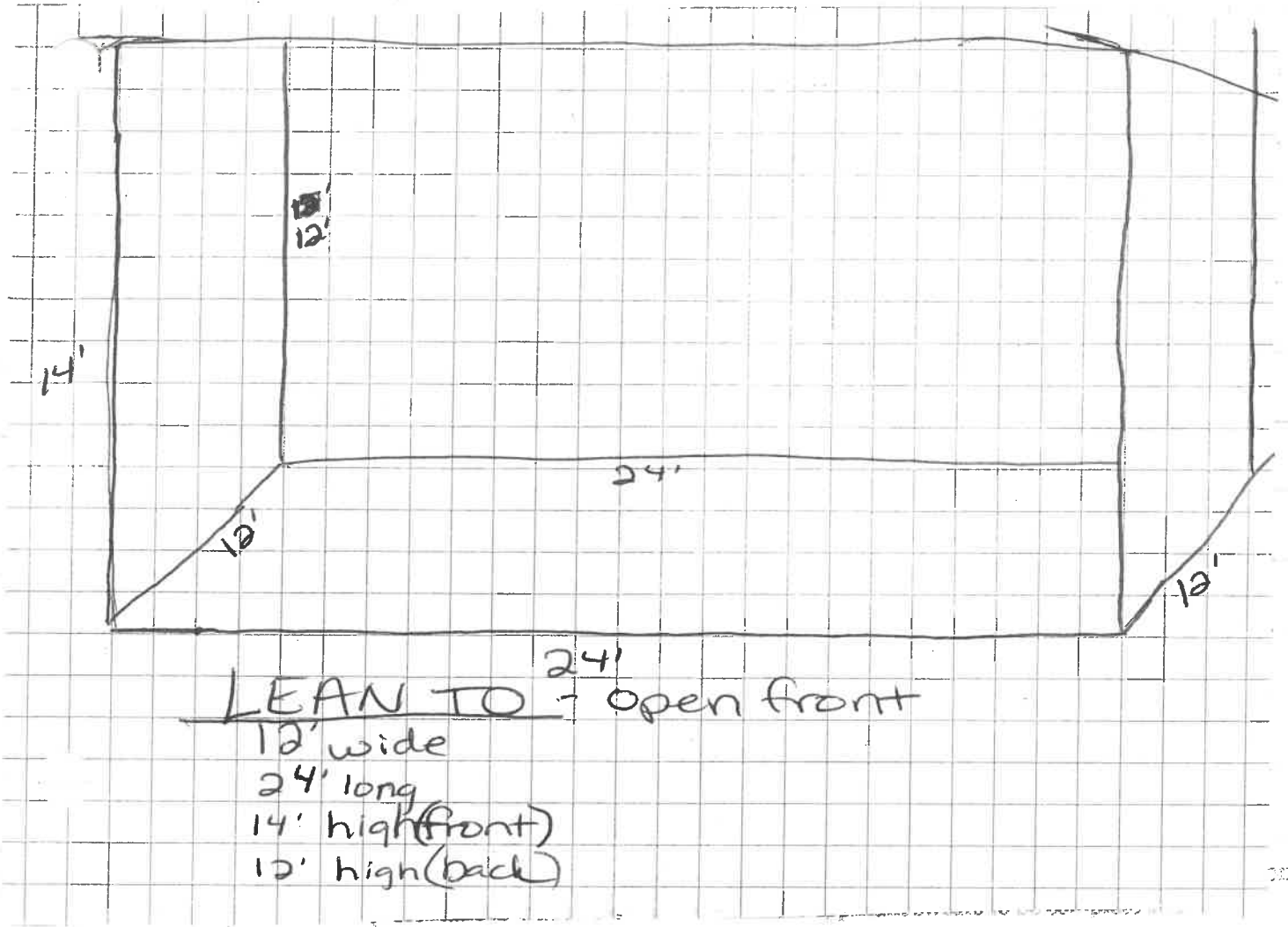
- Subdivision (# of lots)
- Boundary Line Adjustment (BLA)
- Planned Unit Development (PUD)
- Platting Lot
- Soil/land/gravel/mineral extraction
- Other

PERMIT TYPE AND OTHER INFORMATION

- Curb Call / Access permit
- Repair Address Request
- Water & Sewer Allocation
- none of the above

(An additional State Plan may apply to this project)

Exhibit E2



Applicant Signature *James Wells*

date 4/11/22

Property Owner Signature *James Wells*

date 4/11/22

Towning Administrator Phone: (329) 444-1010

Mailing Address: Waterbury Municipal Offices, 28 North Main Street, Suite 1, Waterbury, VT 05670

Municipal Website: www.waterburyvt.com

OFFICE USE ONLY

Towning District: **Town Mixed Residential**

Permit type: Administrative DPE Flood Warning Required: Yes No

CRS Referral Issued (effective 10/01/18):

DPE Mfg. Date: _____ Decision Date: _____

Cost Permit Issued (effective 10/01/18): **Denied: 4/28/22**

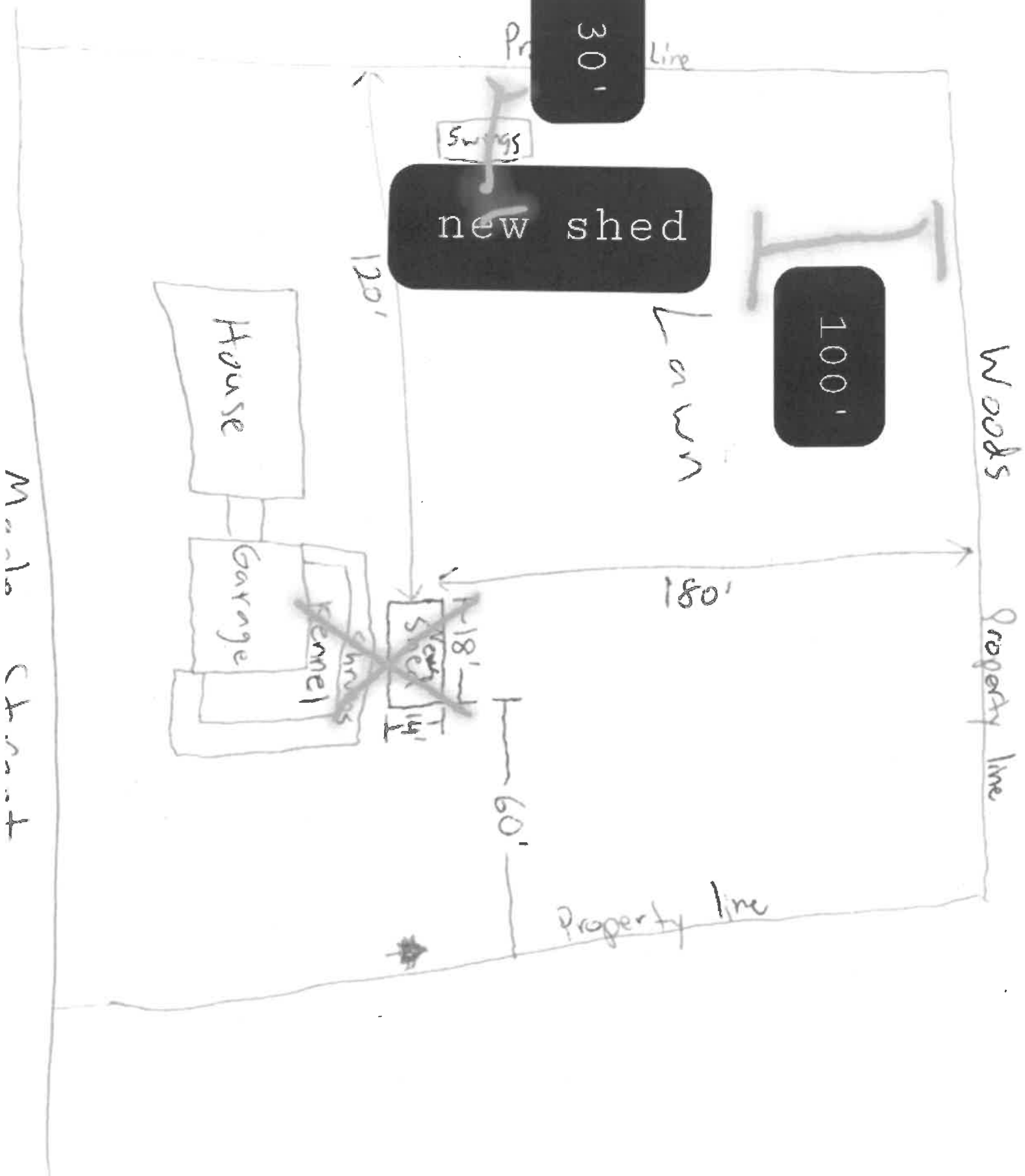
Final Plan due (for Submission only): _____

- REVIEW/APPLICATIONS:
- Conditions/Spec Water
 - Site Plan
 - Variance
 - Submission:
 - Subv BLD PUC
 - Other:
 - DEP EPA RFD DNR
 - Fire
 - Other
 - N/A

Remarks/Conditions: **Shed that is under construction does not comply with the side yard setback**

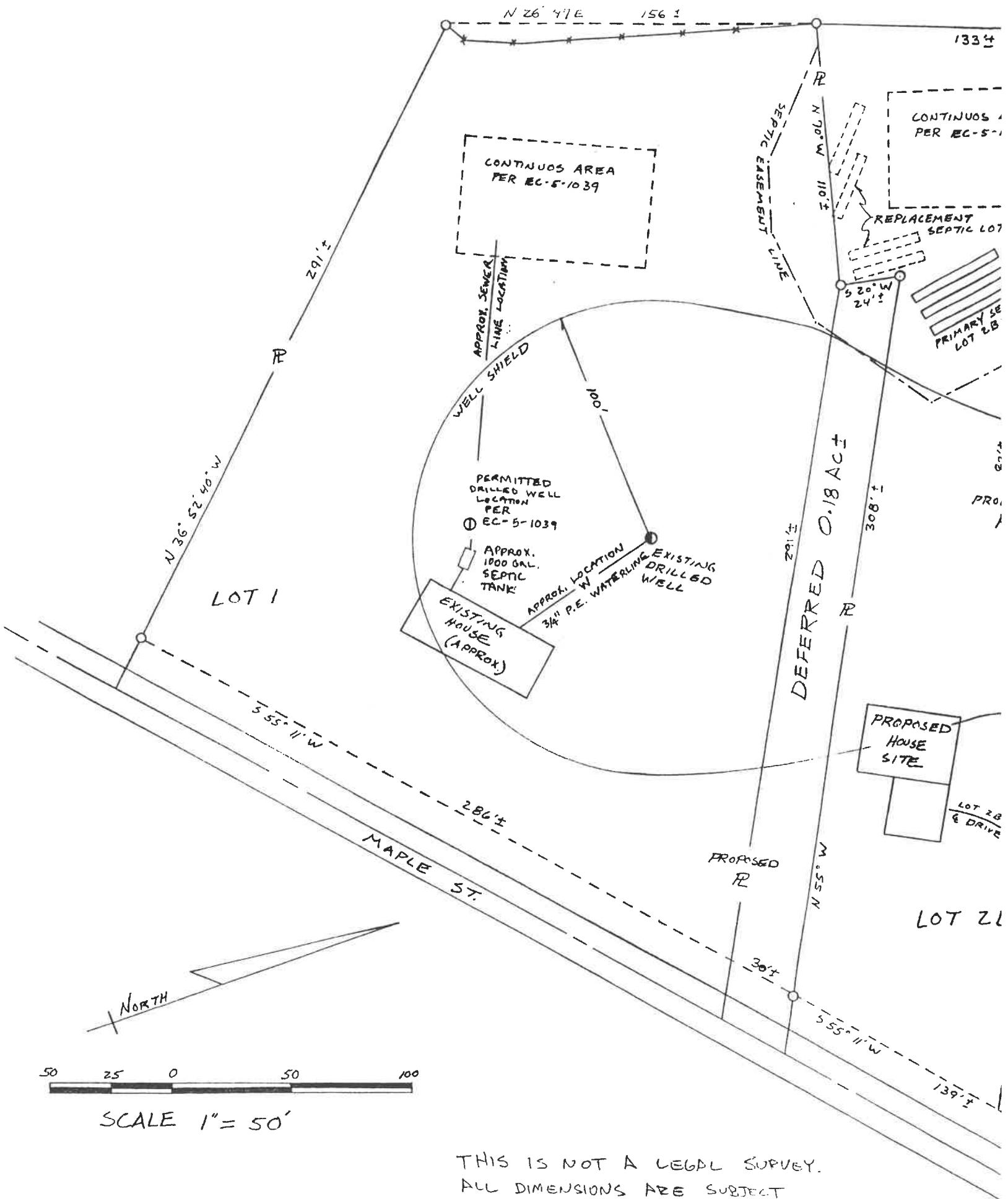
Authorized Signature: *Stephen Johnson* Date: **4/28/22**

Exhibit E3



Maria Christ

Exhibit E4



SCALE 1" = 50'

THIS IS NOT A LEGAL SURVEY.
ALL DIMENSIONS ARE SUBJECT
TO FINAL SURVEY.