



CONDITIONAL USE REVIEW

APPLICATION

FILE

Permit # _____

Parcel ID: ES 112

Please review the Richmond Zoning Regulations and provide all the information requested in this application. Additional local permits and approvals may also be required (such as access permits, water & sewer allocations, E911 address assignments.) For information contact the Zoning Administrative Officer at 434-2430. Other federal, state and local permits or approvals may additionally be required, it is the duty of the applicant to obtain all relevant and applicable approvals. To inquire about State permits contact the State Permit Specialist at 802-477-2241.

Application Date: 1/6/2022 Physical Address of Property: 112 Esplanade

Applicant Name: Hillview Building Company Property Owner Name: Tamara Smith, Derek Miodownik

Applicant Mailing Address: _____ Owner Mailing Address: _____
65 Huntington Rd, STE 101 112 Esplanade
Richmond, VT 05477 Richmond, VT 05477

Phone: 802-434-2225 Phone: 802-434-7071

Email: matt@hillviewdesign.com Email: tsesmith@gmavt.net

Brief description of Project: replacement of a home in the Flood Hazard Overlay District

All projects which require Conditional Use approval are subject to Site Plan Review standards. Please review Section 5.5 and Section 5.6 of the Richmond Zoning Regulations. A use requiring conditional use approval by the DRB is required, at a minimum, to comply with the following general standards and specific standards:

- General Standards - A proposed use shall not result in an undue adverse effect upon:
The capacity of existing or planned community facilities;
The character of the area affected, as defined by the purpose or purposes of the zoning district in which the project is located and with specifically stated policies and standards of the Richmond Town Plan;
Traffic on roads and highways in the vicinity;
Bylaws and ordinances then in effect; and,
The utilization of renewable energy sources.
Specific Standards - Conditional uses shall comply with the following specific standards:
Obnoxious or excessive noise, smoke, vibration, dust, glare, odors, electrical interference or heat that is detectable at the boundaries of the lot shall not be generated.
There shall be no outside displays except those that are brought indoors at the end of the business hours and are the actual product of the business.
Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighborhood and shall not impair safety.
Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state permits, before the use commences.
The development is proposed over a reasonable time period in order that the general and specific standards for conditional uses may be met.
In determining the appropriateness of the use in the Zoning District, the DRB shall consider the scale of the proposal in relation to the scale of existing uses and structures.
No fire, explosive, or safety hazard shall be permitted that, in the judgment of the DRB, after consideration of the advice of Richmond fire fighting officials, significantly endangers other property owners or emergency personnel.

The project at 112 Esplanade is an attempt to make the property work better within the flood zone. The current home, particularly the foundation, has deteriorated to such an extent that a replacement is the only viable option. An addition had been approved by the DRB in April of 2020, but since then there has been extensive deterioration.

The new home will be built on a new foundation with a crawl space. The slab of the crawl space is designed to sit higher than the required 12" minimum above the Base Flood Elevation for the property, and is designed to be approximately 15" above. The first floor will be approximately 48" above. The new home will sit on the same footprint as the existing home, but with a slightly different shape, and retain essentially the same size footprint. The current home already meets required setbacks, so the new home will also comply with these and all zoning regulations for the district. The property also is on town water/sewer, as well as natural gas, so there will be no new septic or propane tanks being installed.

Replacing the home will have a positive impact on the flood zone, since the whole home will be raised above the BFE. Additionally, more up to date insulation, air sealing, and mechanical systems will bring the home up to date with respect to energy efficiency. There are only positive outcomes from replacing this home.

As nothing about the function of the property will change, this project will certainly not adversely affect the neighborhood, and the change in the conditions of the property will only serve to mitigate negative impact in the event of a flood.

This project is slated to begin in the Spring of 2022, with an estimated move-in time in the Fall (specific dates have not been determined yet).