

product of the business.

## CONDITIONAL USE REVIEW APPLICATION

Permit #\_\_\_\_\_ Parcel ID: <u>£3 // 2</u>

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.

Αp	plication Date: <u>1/6/2022</u> Physical Address of Property:	112 Esplanade	
Ар	plicant Name: Hillview Building Company	Property Owner Name: Tamara Smith, Derek Miodownik	
Ар	plicant Mailing Address:	Owner Mailing Address:	
	65 Huntington Rd, STE 101	112 Esplanade	
_	Richmond, VT 05477	Richmond, VT 05477	
Ρh	one: 802-434-2225	Phone: 802-434-7071	
Em	ail: _matt@hillviewdesign.com	Email: _tsesmith@gmavt.net	
Ple is r	equired, at a minimum, to comply with the following general s	Regulations. A use requiring conditional use approval by the DRB tandards and specific standards:	
	General Standards - A proposed use shall not result in an und	•	
	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 Rich	mond Town Plan;	
<b>&gt;</b>	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, o	dors, 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 broun	ght indoors at the end of the business hours and are the actual	

hood and shall not impair safety.

Applicable state permits for water supply and sewage disposal shall have been obtained, and any other applicable state per-

Outside storage of goods, parts, supplies, vehicles machinery and other personal property shall be appropriate to the neighbor-

- mits, 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 development shall not result in an Undue Adverse Effect on state or community-owned and operated institutions and facilities. Existing water supplies and the quality of ground and surface water resources shall not be adversely affected. The proposed Land Development shall not have an undue adverse effect on an Historic Site or rare or irreplaceable natural areas. Proposed structures should take advantage of existing slopes and vegetation to provide screening for the project. Any other standards, such as natural landscape and "character of the neighborhood" standards, as indicated for specific districts shall also be applied. Application requirements: Please provide the following information as specified within Section 5.5 and Section 5.6 of the Richmond Zoning Regulations. Information may be presented within the form of a cover letter with associated plans and technical information. Narrative description of the project, including how the project does or does not meet any of the general standards and specific standards listed on page 1. Names and addresses of all abutters, including those across contiguous roads or highways. Stamped addressed envelopes for all abutters. П A site plan prepared by a registered surveyor, professional planner, engineer, architect, or landscape planner. The site plan shall be drawn to scale, and submitted with written supporting data, showing the following: □ Existing features: contours, structures, utility easements, rights-of-way, deed restrictions, significant landscape features, roads or highways, surveyed boundaries, dimensions, total lot size; and □ Proposed land development: land use areas, structures, driveways, curb cuts, parking and loading areas, traffic circulation, pedestrian walkways, outside display areas, signs, site grading, landscaping, plantings and screening, setbacks and buffer strips, outside lighting, equipment and waste storage areas and sewage disposal areas. Information as to the time period or phasing for completion of the project. Three copies of the application packet (no larger than 11"x17"), one large format copy of all plans, one digital copy of all plans materials Conditional Use Application Fee — \$300.00 (An additional \$500 Technical Review Fee maybe applied to some projects—Staff shall determine) and \$60.00 Recording Fee Please note, upon review of the application the DRB may also require the following submittals: > Security as provided in Section 8.2.5 > Formal traffic study if a substantial alteration in public traffic flow is anticipated or a large-scale parking area is planned. This may include analyses of traffic volumes, average daily trips, turning movements, patterns of ingress and egress, levels of service on roadways and at in-Signatures: The undersigned hereby certifies this information to be complete and true. Date **Property Owner Signature** Date NOTE: Upon review of the application, the Zoning Administrative Officer shall issue a Development Review Board referral letter to the applicant will be required to be posted on the subject property within view of a public right of way, as per section 8.2.3. This information shall be sent directly to the Applicant unless otherwise directed.

confirming the date and time of the upcoming hearing before the Board as per 5.2.1. The referral letter shall also include a Notice Poster which

— DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—DO NOT WRITE BELOW THIS LINE—OFFICE USE ONLY—				
Application Complete Date:	DRB Referral Letter Issued (date):	DRB Hearing Date:		
Comments:	Zoning Fee:	Check #:		
Zoning Administrative Officer signature:		Date:		

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).