



Planning & Zoning Office
Town of Richmond P.O. Box 285
Richmond, VT 05477
(802) 434-2430
tmachia@richmondvt.gov
www.richmondvt.gov

June 20, 2022

James Cochran & Callie Ewald
910 Cochran Rd
Richmond, VT, 05477

Re: Certificate of Occupancy CO2022-11 for a Single Family Dwelling
Permit # 2022-28 Located at 809 Milkweed Lane, Parcel #MK0809

James & Callie,

This letter is to inform you that your application for a Certificate of Occupancy for Permit# 2022-28 for a single-family dwelling on 809 Milkweed Lane has been denied due to a failure to satisfy a condition of a February 12, 2020 DRB decision, as well as satisfy the driveway requirements for Section 6.2.1 subsection f. of the Richmond Zoning Regulations.

The February decision notes that "Prior to the issuance of a Certificate of Occupancy for MK0809, the Applicant shall submit a certification from a certified professional, not related to the Applicant, that, for the length of the road, Milkweed Lane does not exceed 12% grade. Exemption to the above is the last 200 feet to the foundation of any residence the grade shall not exceed 15%". In addition, Section 5.3.5.3 subsection a. of the Richmond Zoning Regulations notes that in order to issue a Certificate of Occupancy "(...) the structure is built according to the terms and conditions of an approved zoning permit, these Zoning Regulations, approved project plans, applicable conditions of approval and any other applicable specifications". Section 6.2.1 subsection f. of the Richmond Zoning Regulations notes that the grade of a driveway shall not exceed 12% unless it is 200 feet from the foundations of a principal structure. No documentation was provided that noted that the grade of Milkweed Lane is 12% or less. Therefore, a Certificate of Occupancy cannot be issued. Enclosed please find a copy of your denied application for the above referenced structure.

If you wish to appeal this decision, you have 15 days from the above date to file an appeal. The last day to file an appeal will be July 5, 2022. To file an appeal, submit a Notice of Appeal application to the Zoning department at the Richmond Town Office with the appropriate fee. The fee for an appeal is \$200 plus a \$60 recording fee for a total of \$260. Thank you for your time and please let me know if you have any questions.

Sincerely,

Tyler Machia
Zoning Administrative Officer