



Town of Bradford

Zoning/ Subdivision Permit

P.O. Box 339 172 North Main Street Bradford, VT 05033

Phone (802) 222-4727 x215 Fax (802) 222-3520

Email: zoning@bradford-vt.us Website: www.bradford-vt.us

BRADFORD ZONING and SUBDIVISION BYLAWS

(Adopted December 12, 2019 and 2/16/2021)

Parcel Number: 23-69-0007

Permit issued to: Charles Grant

Phone #:

Land Owner: Kenneth and Sally Ann Carson

E-Mail:

Zoning District: Residential

Property Location: 336 Plateau Acres

Nature of Permit: Construct a 36' x 40' Ranch style home with 2 bedrooms and two baths and basement. Ties into pre-existing wastewater system. On town water.

Square Footage: 1440

Setbacks: Setback to Plateau Acres 280' Rear Setback: 97' Side Setback 1: 88'

Side Setback 2: 165' Height: 21'

CONDITIONS: All structures must meet the setbacks for the Residential district on town water, i.e. 40 feet from the centerline of Plateau Acres and 10 feet from all adjoining property lines.

GENERAL CONDITIONS AND RESTRICTIONS:

1. The permittee named above has been issued this zoning permit to perform all work described on the permit application submitted by Applicant on file in the Bradford Town Offices.
2. This permit is effective 16 days after issuance. Any decision of the Administrative Officer may be appealed to the Development Review Board by the permittee or another interested person by filing a written notice of appeal with the Clerk of the Board within 15 days of the date of the decision. After this 15-day appeal period, the permit is final.
3. By acceptance of this permit without appeal, the permittee confirms and agrees for themselves and all successors and assigns that the permit and any conditions shall run with the land and will be binding upon and enforceable against permittee and all successors and assigns.
4. All projects, as authorized by a Zoning Permit, shall physically begin within a period of two years of the issuance of the permit, unless construction has been delayed by litigation resulting from permits or approvals. Approved projects not begun within two years and/or substantially complete within five (5) years of the date of issuance of the permit, except owner occupied residences, as evidenced by a certificate of compliance, will cause the Zoning Permit, and any associated approvals under these bylaws to expire, requiring a new permit review and approval under the Bylaws at that time if the applicant still wishes to undertake the project.
5. **If you develop cooling or heating space, you are subject to the requirements of the Vermont Residential Energy Building Standards**
6. You are advised to contact Jeff McMahon, State Permit Specialist, at (802) 477-2241 or at jeff.mcmahon@vermont.gov. He will let you know what, if any, other permits are required.

Zoning Administrator

Dennis Marquise
Dennis Marquise

Date 2/5/24

(802) 222-4727 Ext. 215 or zoning@bradford-vt.us