

TOWN OF WALLINGFORD

75 School Street, Wallingford, VT 05773

ZONING PERMIT APPLICATION

802-446-2974; Fax: 802-446-3174

Any person planning work at a cost greater than \$1,999 must obtain a building/zoning permit.

Application #:	Fee (see below) Paid:
Date Application Received	ZA Action: To E911:
To Development Review Board	Meeting Date:
Date Warned In Rutland Herald:	Abutters Notified:

Owner/Applicant: _____

(*if not owner, please submit letter authorizing agent status)

e-mail address: _____ Phones: _____

Mailing Address: _____

Property Location: _____

Parcel # _____ Zoning District _____ Acreage _____

Existing use/buildings _____

Project Description: _____

Dimensions of building(s): _____

Project Cost: _____

Setbacks: Front _____ Rear _____ Left Side: _____ Right Side _____

Height: _____ % Coverage (if applicable) _____

Water Supply: Town Well

Sewage: Town*** Septic**

Flood Hazard Area **Wetlands** **Public Building**

Will the project involve more than 1 acre of land? _____

PLOT PLAN

→ Attach a plot plan, maximum 11"x17", showing entire parcel, lot dimensions, building(s) placement and dimensions, town and other roads, driveway*, septic system**, well, setbacks of buildings from property lines and roads, north arrow.

*Approval by the Town of Wallingford does not automatically qualify your for a State Permit.
Contact the Permit Specialist at 802-786-5907 for information.*

Building Fee: \$60 plus \$1 for each \$1,000 of construction VALUE over \$15,000.

*If a new driveway is requested, please complete and return the attached Driveway Access Permit, with fee (\$33)

**If a Septic System is required, please complete and return the attached Septic System Approval form, with fee \$(58).

*** Requires separate permit from Fire District #1

*Owner/Applicant Signature

Date

DRB Decision: _____ Signed: _____ Comment: _____

What is a Plot (Site) Plan?

A Plot Plan is a bird's eye view of your property as if you were looking down at it from above. A plot plan shows your entire parcel and everything that is on it now. This includes the property lines, footprint of any buildings (home, garage, storage shed, decks, or patios) and any other improvements such as driveway, walkways, fences, swimming pool, etc. Sketch the existing improvements with a solid line.

A Plot Plan should also show any proposed buildings or improvements. Dimensions should be included for each item, and the drawing should be done to scale (for example, 1" on paper equals to 30' on the ground). Sketch the proposed improvements with a dotted or dashed line.

Why Do I Need a Plot (Site) Plan?

A Plot (Site) Plan is necessary to understand exactly what you wish to do and to determine two important issues: setback and coverage. It will become part of the official record and will be attached to your permit. Previous Plot (Site) Plans can be copied and used.

Setbacks

A setback is a minimum distance of open area measured from the property line to the structure or site improvement. Front setbacks are measured from the center of the road. Setbacks vary according to zoning district.

Corner Lot

If your property is on the corner and has frontage on two streets, you have two front yards and the front yard setbacks apply to both sides.

Coverage

Coverage refers to everything on the lot covered by buildings, structures, and other man-made improvements such as parking and loading areas, access roads, service areas, and impermeable surfaces. Check your zoning district for coverage maximums.

Setback - The distance from the lot frontage or a property line to a building or structure, excepting fences, signs, and stone walls, measured to its nearest wall, porch, or deck; but not to steps, bay windows or fireplace or normal roof overhang. Where measured from a public road or private right of way, setback distances shall be measured to the edge of the right of way (or the property line if the road or right of way is in separate fee ownership).

Front Setback: Distance between a building or structure and any lot frontage.

Rear Setback: Distance between a building or structure and a rear lot line.

Side Setback: Distance between a building or structure and a property line other than lot frontage or a rear lot line.

