

**Town of Wallingford, VT GENERAL ZONING PERMIT APPLICATION** (Revised, per Regs. adopted 8/17/2015)

This multi-purpose Application Form is for both Residential & Commercial projects; including new Construction, Additions, certain Renovations, Accessory Structures, Signs, and Changes of Use. If it will help to clarify your permit request, please use additional pages to further describe your Application\*. If an Application question is unknown, or may not apply, please leave blank. The Zoning Administrator will review & assist in completing the required information. **Subdivisions, Intent to Build an Agricultural Structure, and new Driveway Access requests require an ADDITIONAL FORM and Information.** IF your Application does NOT NEED a LOCAL PERMIT, a (FREE) "NO TOWN PERMIT REQUIRED" determination will be issued by the Zoning Administrator; and this should avoid any future questions on your Project.

Most Applications will require a Site Plan, clearly and accurately showing distances from the Project to the Property Boundaries. The Town Permit Fee required has to be included with the Application (refer to separate Permit Fee Schedule; there is no longer a \$2000 Project Cost Exemption for a Permit). Include Septic and Water Supply information, or approved VT Waste-Water Permit documentation, if required with your Application.

**There are legal PUBLIC NOTICE & APPEAL Periods, which have to be satisfied before a Permit is in effect and construction may begin.** These vary from a MINIMUM of FIFTEEN (15) DAYS, to over 45 days. Starting a project before the effective date of a Permit will result in a \$250 additional Administrative Fee, and a possible Zoning Violation.

===== FOR ZONING ADMINISTRATOR (ZA) TO COMPLETE=====

**APPLICATION #** 26-02 **date recv'd by ZA** 7/26/16 **Permit Fee** 250.00

**ZA initial review of Application/Action** 2/26/17

**APPLICANT(s):** Nathan Harvey, Courtney Harvey

PHONE: 802-353-1794

**Postal Address:** 66 Roy Avenue, RUTLAND, VT 05701 **EMAIL:** nate@everydaycaninevt.com

**IF Applicant is NOT LEGAL OWNER of the Subject Property (i.e. a future Owner, Contractor, or other designated Agent for the Owner), complete following:**

**AGENT for LEGAL OWNER** (a letter from Legal Owner, authorizing the designated Agent to be attached to Application):

**Name:** Barbara E. Roberts **PHONE:** 352-502-5461

**AGENT Address:** 8140 NW 121 Ave. Ocala FL 34482 **Email:** inglenmorgans@aol.com

**SUBJECT PROPERTY:** Address 580 Sugar Hill Road Twn. Parcel # 206590

**Zoning District:** FR **Acreage:** 13.4 **In Current Use Value?** Y N **Tax Map#**       

**IS YOUR PROJECT: In a FEMA Flood Zone?** no **Impact Wet Lands?** no **Disturb over 1 Acre?** no

**PRESENT USE OF PROPERTY:** horse facility/ residence

**Water Supply** (Municipal, drilled Well, Spring): Existing well If New, WW Permit#       

**Sewage Disposal** (Munic., on-site Septic, Other): Existing/ # bedrms 3 If New, WW Permit#       

**\*DESCRIPTION OF APPLICATION/USE REQUESTED:** Continue use as a horse facility and add dog training.

Dog training would primarily take place inside the offset garage on the south side of the property.

Property would also be our primary residence.

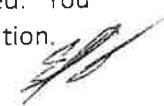
**SETBACKS:** Front/street 11 ft. Rear 35 ft. Sides (N,S,E,W &/or looking from street to structure) Left. 300 ft. Right 270 ft. EAST WEST

**NEW BLDG. DETAILS:** Length        ft. Width        ft. Height        ft. (from lowest finished Level) Foundation

Attachments to this Application include: Site Plan \_\_\_\_\_ Additional Info. business plan VT W-W Permit \_\_\_\_\_

Applicants & and/or their Agents are responsible for the accuracy of information they have submitted; and acknowledge that any false statements, inaccuracies or errors, changes or additions without Town approval, and any non-compliance with any conditions required are grounds for this Permit's revocation and any resulting Zoning Violations. This Application does not release the Owner from conforming to and/or obtaining any and all other Town, State or Federal permits that may be required for this Project. If your project involves expanded septic/water use, commercial or rental property, is within mapped Flood Zones or Wet Lands, additional approvals may be required. You are advised to contact Rutland County's VT Permit Specialist Rick.Oberkirck@VT.State.US for additional information.

  
Barbara E. Roberts  
dotloop verified  
11/24/25 8:11 PM EST  
CROQ-OLTD-FMBH-9HQZ

11/24/2025 

Legal Owner or Agent's Signature

Date of Application

ZONING ADMINISTRATOR'S ACTION: VT Resid./Commer. Building Code Hand Book Offered/Supplied on Request \_\_\_\_\_

SITE REVIEW (If Required) Date of Property Visit: \_\_\_\_\_ Result: \_\_\_\_\_

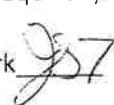
APPROVED: \_\_\_\_\_ EFFECTIVE PERMIT DATE (after required 15 Day Appeal Period\*) \_\_\_\_\_

\*If the Approved Permit is APPEALED, the Permit is suspended until a decision by the Development Review Board. A Town Permit is valid for Two Years (24 months) of Effective Date; and EXPIRES if project IS NOT COMPLETE within this time. An extension to a Project may be granted in advance of expired date & under certain circumstances, per Rules.

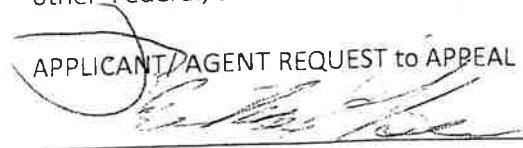
DENIED (Basis): Conditional approval due to fire regulations  
Any DENIAL by the Zoning Administrator may be APPEALED, in writing to the Town Clerk within 15 Days of ZA decision.

APPEAL/ REFERRAL to DRB: Requested by Applicant to Appeal the decision of the ZA on this Permit Application, on the basis as a Pre-Existing & Non-Conforming Use or Structure, Conditional Use Development, or Variance; OR other Federal, State & Local Zoning Regulations that may apply (documents to detail/support Appeal basis required).

  
APPLICANT/AGENT REQUEST to APPEAL ZA Decision: 11/24/25

Recv'd by Twn. Clerk 

Date: 2 Feb 26

  
Zoning Administrator's Signature

DEVELOPMENT REVIEW BOARD (DRB) ACTION: \_\_\_\_\_

Date of Public Hearing(s) \_\_\_\_\_ Date of DRB decision: \_\_\_\_\_

Conditions or Terms of DRB Decision (which is attached to, and a Condition of any Final Zoning Permit issued. VT Statute allows for this DRB decision to be appealed within 30 days of notice, by any Interested Party, to VT's Environmental Court). \_\_\_\_\_

Date of Final Town Zoning Permit decision by Zoning Administrator, upon DRB instruction: \_\_\_\_\_

## APPLICATION FOR BUILDING PERMIT

Application No. 87-80

The undersigned hereby applies for a building (zoning) permit, for the following use, to be issued on the basis of the representations contained herein, all of which the applicant swears to be true.

380 Sugar Hill

Docket 795

006 Location of property: Sugar Hill Rd.  
(street, road, village)

2. Name of landowner: Gilbert & Barbara Roberts

3. Name of applicant, if different: (775-0032 office)

4. Proposed use: (Check one)

Residence:

Accessory Bldg. or other:

One Family

Garage

Two Family

Barn

Mobile Home

Other - Indicate below:

Other - Indicate below:

Estimated Cost \$

\$ 46,000

Indoor Arena.

simple structure

(4 walls, pole Bldg)

Check whether:  New Building, or  Remodeling of existing building

5. Dimensions:

a. Area of lot: 43 + or - A.

b. Building Width: 60'; Length: 120; Height: 30'

c. Setback from Street, highway, or right-of-way: 59' feet

d. Frontage Facing street, highway, or right-of-way 2 m' feet (1/4 mile)

e. Setback from nearest property line: 38' feet 1,320 ft)

6. Site Plan Approval from Planning Commission (Multiple Family Dwelling or non-residential use only).

Accepted ; Denied  Signed:

Planning Commission

7. Plot plan (diagram) showing dimensions of the lot concerned and location on the lot of the building, or proposed building must be attached to this application.

8. This application, along with the required fee, must be submitted to the Administrative Officer.

Applicant: Gill R. Roberts

Witness: 11/24/87

Date filed with Administrative Officer: 11/24/87 Fee Paid \$ 40.00 cash

Water:

Town

Sewer: (no sewer)

Spring

Town

Approved:

Well

\* Septic

Other

Health Officer

\* Applicants are required to obtain a soil test before any septic system is installed. Before the system is backfilled, the applicant must notify the Town Health Officer for his/her inspection for which there is a \$15.00 fee.

TOWN OF WALLINGFORD, VERMONT  
BUILDING (ZONING) PERMIT

APPLICATION  
(PERMIT) NO. 87-80

TO: GILBERT + BARBARA ROBERTS

Upon the basis of the representations contained in the attached copy of the application for a building permit, and field checked by me on 11/30/87, this application

does comply

does not comply

with the provisions of the Zoning Regulations of the Town of Wallingford, Vermont and is hereby

approved

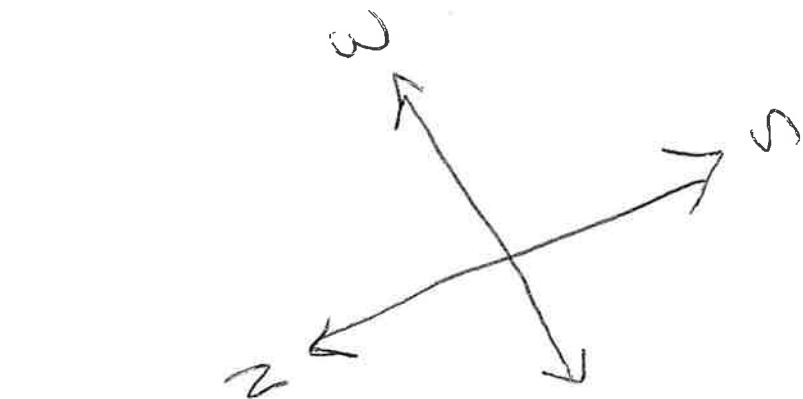
not approved

By: Deborah Rolland, Zoning Administrator Date: November 30, 1987  
Administrative Officer

Listed below are remarks or conditions of approval, if any; or reasons for disapproval.

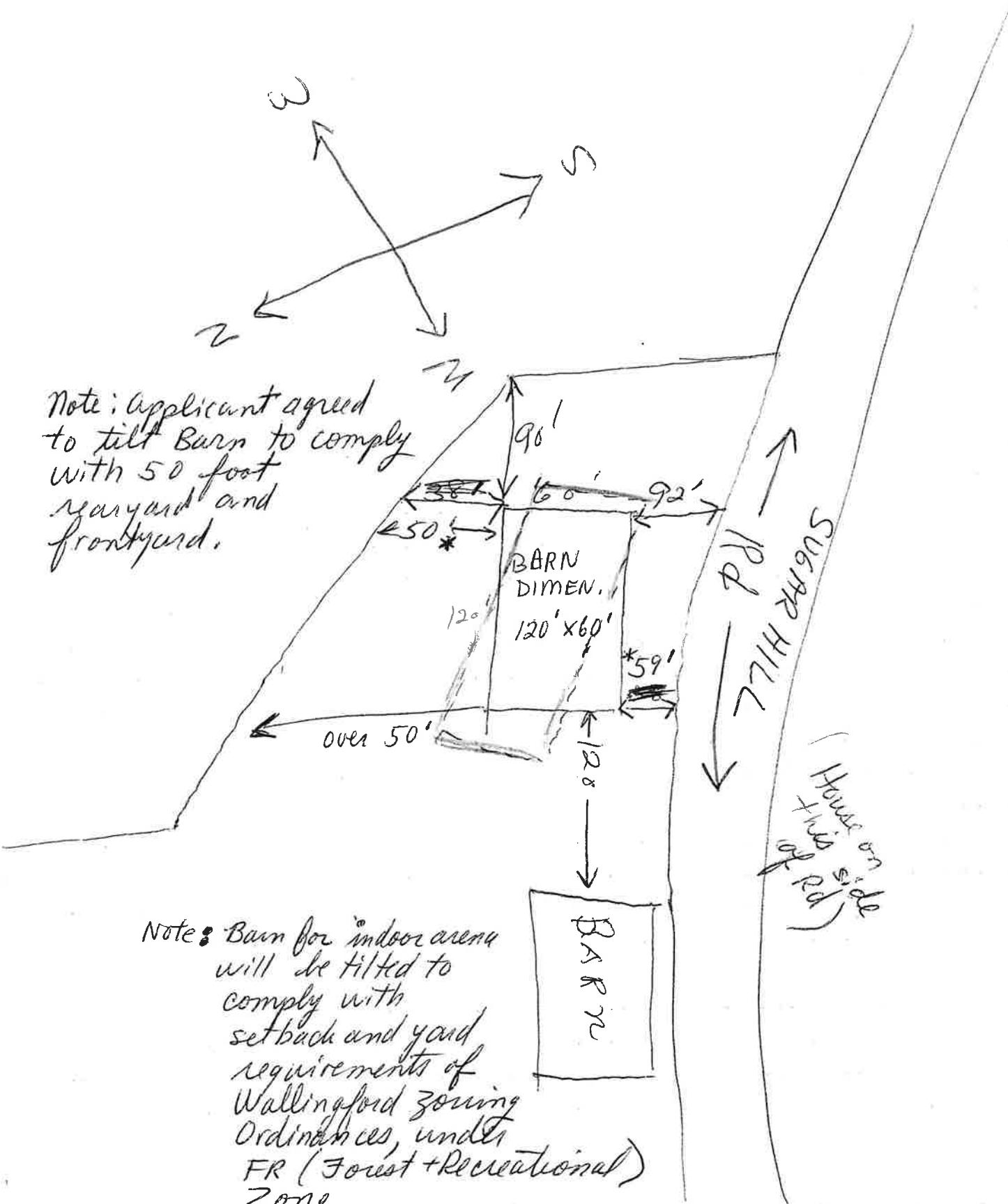
1. Falls under "agricultural use" in FR Zone's permitted uses.
2. Agreement to tilt barn to comply with all setback requirements; complies then with Zoning Ordinances.
3. Not in flood zone.
4. Located in FR Zone (Forest Recreational)
5. On same lot as residential house, but lot is divided by Sugar Hill Road.
6. Checked compliance with "permitted uses" with 3 reference and all 3 agree it falls under "agriculture", and is permitted use.
7. As explained, it is a simple structure for exercising horses during winter by family and no "instruction" or "commercial horseback riding lessons" are intended.

NOTE: An "interested person" may appeal the granting of this permit by filing a notice of appeal with the Secretary of the Board of Adjustment, with a copy to the Administrative Officer, within fifteen (15) days from the above date of this permit. This permit shall not take effect until time of appeal has passed. (24 VSA Sections 4464, 4443, (a) Act 257.)



Note: Applicant agreed to tilt Barn to comply with 50 foot rear yard and front yard.

Note: Barn for indoor arena will be tilted to comply with setback and yard requirements of Wallingford Zoning Ordinances, under FR (Forest + Recreational) Zone.



- Are all blanks filled in?
- Mailing address included, if different?
- Telephone number included?
- Plot plan(map) included?
- Enough detail on plot plan(map)?
- Fee paid?
- Application signed by applicant?

(C) Field Check date

# 87-80

Gil Rbts

"Indoor arena"

Zone FR

District (see zone)

No Flood plain status Not in flood zone

- All in one zone?
- Does it comply with zoning ordinances? Question if it is a permitted use
- 30 day deadline = Dec 24, 1987
- 45 day deadline = Jan 8th, 1988
- Clause about need for septic?

OK w/ new figures in FR Zone.

Nonconforming: front Yd, Rear Yd

SPECIFIC ZONING REGULATIONS:

Barn > 1/4 of House: doesn't qualify as Home Occupation

FR ZONE:

Permitted uses: agric + forest use, public outdoor recreation, private outdoor recreation, commercial outdoor recreation, camp, private club, 1-family dwelling, wildlife refuge, accessory use, reservoir.

• Located below Butterworth Rd

Reps

✓ Lot area 1 acre (43 +/- acres)

✓ frontage 150 ft ( $\frac{1}{4}$  mile)

✓ lot depth 150 ft (est. 190 ft)

✓ front yd 50 ft ( $\frac{38+10}{12}$  ft)

✓ Rear yd 50 ft ( $\frac{38+10}{12}$  ft)

✓ side yd 30 ft each ( $\frac{90 \text{ ft one side}}{120 \text{ ft}}$ )

HT = 3 stories or 35 ft

(Height? \_\_\_\_\_)

"accessory use or building = a use or bldg. customarily incidental and subordinate to the principal use or bldg. and located on the same lot".

revised figures  
What about fact that FR zone does not list "Home occupation" as a permitted use.

Q - Is Sugar Hill Rd (TR #6) a "Town Rd or "Town R-of-way".

Q - Is there 12 ft R-of-way measure on side of Rd.

Not a riding sink!

1 Use = training horses (sells horses)

2 Next to Barn

3 On Residential lot.

4 Not for commercial use.

5. If recreation - it's inside not outside

Dil phoned Gay Johnstone Nov 24th ... 9AM, Tuesday, left message

Phonod. Oil — Nov 24, 10AM — Had initially taken yards as

wrong direction in conversation

9-14-87 d.r.

NOTE — Gil phoned Town Hall 8AM — Joyce says land transfer did go thru.  
(Gil bought land from a neighbor.)

Wants Permit asap → wants to drive composts

Note When Gil walked in, he stated he thought he would have to get a (variance/conditional use) from BZA.

NOTE : FR

- 1) No Home Occ allowed
- 2) No commercial allowed
- 3) No clause in Z Ord. for BZA appeal, for "Conditional Use Permit"
- 4) No mention of "variance" as opposed to "Conditional Use Permit".

NOV 24TH, 1987  
1:45 PM

Gil phoned back. corrected distances in question for 2 corners + front and rear yards. Established "use" as "private outdoor recreation". Deb's waiting for response from Jay Johnstone on jurisdiction of "recreational" permits. Zoning administrator ~~says~~ can do 1 fam, 2 fam dwellings + accessory buildings, per Zoning Ordinance. VT. Municipal + Regional Planning + Development act — something about 25 ft from back line?

NOV 30  
MON  
9:20 AM

Gil Roberts phoned Deb R. on status of RPT. told him same as told Jay Johnstone (see reference sheet)

RESOURCE CHECK ON ZONING ISSUES THAT NEED "INTERPRETATION"

RED Book, Page 3: "Should the administrator be negligent, impose his or her personal ideas on the interpretation and enforcement of the ordinance, or be unable to deal fairly and politely with people, he or she should be removed by the legislative body after consultation with the planning commission(4442-a)"

UNCLEAR ORDINANCE: 1) Is "Indoor Arena" (Horse training, etc) A "permitted use"? If so, which use?  
(2) Home Occupation/Commercial not permitted in FR ZONE... Product to be sold later, Plans to breed + train, then sell horses.  
RESOURCE NAME: 3. ZONING ORDS. Don't include BZA appeal, RESOURCE'S INTERPRETATION: "Variance", or "conditional use permit"

phonocall

340PM

Tues

NOV. 24, 1987

"Agriculture" per Mark Blucher.  
ex. Dairy farm is agricultural  
for definitions <sup>Z.A.</sup> needs to make a judgement call.  
If <sup>permits</sup> denied, if party wishes, can appeal to Bd. Zoning Adjustmt.  
Planning Commission should define recreational uses.

RESOURCE #2's NAME: Bill Mitchell

phonocall RESOURCE #2's INTERPRETATION:

✓ OK

355PM

NOV 24

Tues

Commercial → vs agriculture. Does agriculture include animal husbandry?

Agrie in UT. generally includes dairy animals.

ZONING ADMINISTRATOR'S TREATMENT OF ORDINANCE:

Deb Rolland

FOLLOWUP (Any amendment needed to Zoning Ordinances?):

mon  
NOV. 30, 1987

920AM

9-15-87 d.r.

Jay Johnstone phoned about Gil Roberts Horsebarn.  
1. Yes - "agricultural use".  
2. Yes - if permitted use, and if meets setbacks, Zoning Admin. can sign off on App and NOT necessary to have PC site plan approval.

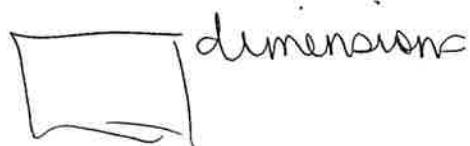
Nov 25  
Wed. morning

Phoned back to  
Talked to Joyce  
Deb doesn't  
work Weds!

Jay Johnstone - ~~scribble~~

assessory building - you can ok if  
boundaries okay.

horses - agricultural  
road not grille for



sent out <sup>notice</sup> that meeting on Dec 3

