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LEGALS  
TOWN OF MARLBORO  
DEVELOPMENT REVIEW BOARD

A public hearing before the Development Review Board of the Town of Marlboro will be held as a Zoom electronic meeting at 7 PM on Tuesday, December 15, 2020, to consider:

1. Permit # 20-24 CH: Owners: Jacob & Meghan Smith, PO Box 121, Marlboro, VT 05344-0121; Applicant: Jason MacArthur, PO Box 512, Marlboro, VT 05344-0512; Location: 90 Turnpike Road, Marlboro, VT; Tax Map Number 12-00-04; Proposal: Change of Use; Convert existing garage/pottery studio building into a Professional Residence-Office consisting of an apartment & homeopathic apothecary studio, accessory to an existing single-family home.
2. Permit # 20-26 CH: Owners: Anne Diebel & Rafil Kroll-Zaidi, 249 Front Street, Apt.2, Brooklyn, NY 11201; Location: 389 Cowpath 40, Marlboro, VT; Tax Map Number 12-00-30.11; Proposal: Change of Use; Convert a storage shed into a Primitive Camp.

The above Applications are available for inspection at the Marlboro Town Office, and on the Marlboro Town website ([marlborovt.us](http://marlborovt.us)).

Persons wishing to participate in the meeting from a remote location will find contact information posted on the DRB page of the Marlboro Town website ([marlborovt.us](http://marlborovt.us)). Persons wishing to appeal and be heard may do so in person or be represented by an agent or attorney. Communication about an application may be filed in writing with the DRB or at the Hearing.

Mary Sargent, Zoning Administrator  
[marlborozoningoffice@gmail.com](mailto:marlborozoningoffice@gmail.com)

**Scheduled Zoom meeting:**

Topic: Marlboro DRB Hearing  
Time: Dec 15, 2020 07:00 PM Eastern Time (US and Canada)

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82894619957?pwd=SnNLa0xScXR1RldjT1BWYzFzMmVTdz09>

**Meeting ID: 828 9461 9957**

**Passcode: 078539**

One tap mobile

+13126266799,,82894619957#,,,,,0#,,078539# US (Chicago)  
+16465588656,,82894619957#,,,,,0#,,078539# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)  
+1 646 558 8656 US (New York)

Meeting ID: 828 9461 9957

Passcode: 078539

Find your local number: <https://us02web.zoom.us/j/82894619957>

# ZONING PERMIT APPLICATION

Permit # 20-26 CH

Town of Marlboro, Vermont

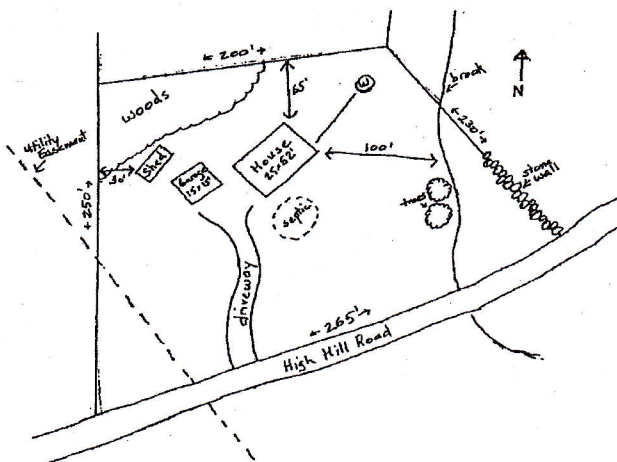
PO Box E Marlboro, VT 05344 802-254-2181

Fax 802-257-2447 [marlborozoningoffice@gmail.com](mailto:marlborozoningoffice@gmail.com)

## General Information for Permit Applicants

- An application can not be processed until it is complete and accurate, and the appropriate fees have been paid.
- A complete application requires the signature of the owner(s) of record of the property **and** authorization to represent owner, if the applicant is not the owner of record.
- Any additional pages or attachments must be signed and dated by the applicant, and must include the tax map number of the parcel being developed.
- Fees must be submitted with the application. See permit fee schedule for amounts due.
- Inspection by the Zoning Administrator may be required before the project start.
- The Zoning Administrator has 30 days to act after the receipt of a **complete** application [24 V.S.A. 4448(d)]. **Plan your projects with this time frame in mind.** No permitted development may be undertaken until the appeal period (15 days following the issuance of a zoning permit) has passed.
- Denials may be appealed to the Development Review Board by filing a written request within 15 days of the denial.

### EXAMPLE



Marlboro, Vermont  
Town Clerk's Office  
Received & Recorded

Date \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Attest: \_\_\_\_\_

Town Clerk



**Complete all information in ink.** If an item does not apply to you, please write in "n/a".

Owner(s) <u>Anne Diebel and Rafil Kroll-Zaidi</u>	Applicant (if different) _____
Mail Address <u>249 Front St, Apt 2</u>	Mail Address _____
<u>Brooklyn, NY 11201</u>	_____
Phone <u>608-213-7441 (Anne), 512-944-3484 (Rafil)</u>	Phone _____
Email <u>acdiebel@gmail.com, rafilkz@gmail.com</u>	Email _____
Address <u>389</u> <u>Cowpath 40</u> House #                      Road Tax Map # <u>12</u> - <u>00</u> - <u>30.11</u> Zone <u>Rural Residential</u> # Acres <u>13.3</u> Book <u>65</u> Page <u>35</u>	<b>Present Use</b> <input type="checkbox"/> Single or Two-Family Residence <input type="checkbox"/> Multi-family Residence <input type="checkbox"/> Accessory Dwelling Unit <input type="checkbox"/> Camp <input type="checkbox"/> Educational <input type="checkbox"/> Commercial <input type="checkbox"/> Undeveloped Land <input checked="" type="checkbox"/> Other <u>was zoned for storage</u>
<b>Proposed Project (sketch plan required)</b> <input type="checkbox"/> New Structure <input type="checkbox"/> Additional to Existing Structure <input type="checkbox"/> Accessory Use <input checked="" type="checkbox"/> Other <u>designate the main structure on the property as a camp</u>	<b>Proposed Project (site plan required).</b> <input checked="" type="checkbox"/> Change of Use <input type="checkbox"/> Conditional Use <input type="checkbox"/> Variance <input type="checkbox"/> PUD <input type="checkbox"/> Other _____

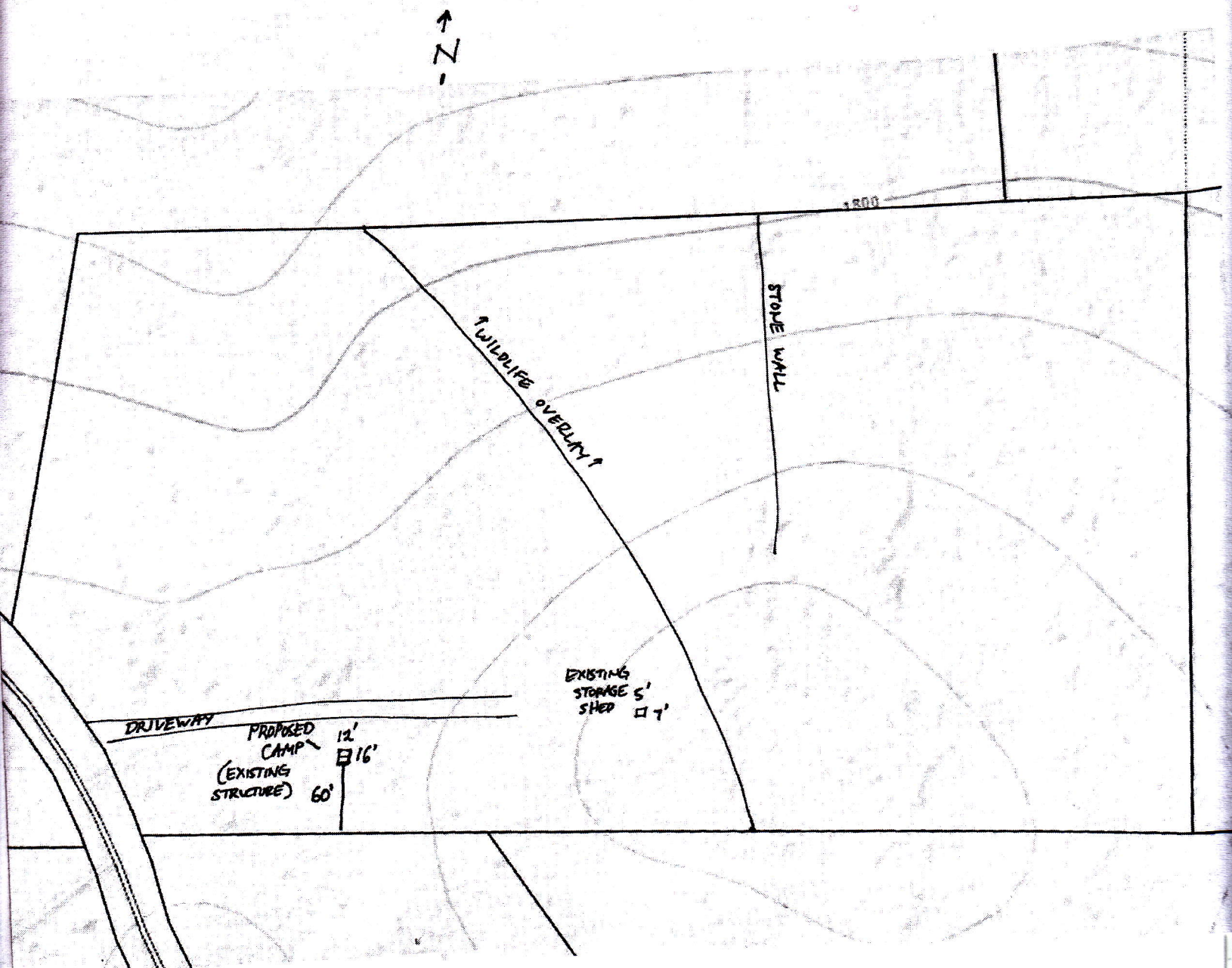
Explain proposal. (Attach additional sheets if needed. **Each** additional sheet must include the tax map number in the upper right corner of pages.)

[see attached page]

Submit a project sketch, locating the project area. The sketch plan must be **in ink** and must:

- ☒ show boundary lines, road frontage, driveways, easements, and rights-of-way
- ☒ locate **all** existing buildings/structures, with dimensions, heights, and setback distances from property lines, roads, brooks, and ponds.
- ☒ locate all proposed structures, with dimensions and setback distances from property lines, roads, brooks, and ponds
- ☒ indicate existing and/or proposed wells, septic tanks, and leach fields
- ☒ indicate North
- ☒ show location of brooks, ponds, wet areas, and significant landmarks or resources, such as stone walls or cellar holes.





**NOTE:** THIS PERMIT IS **VOID** IN THE EVENT OF MISREPRESENTATION. PERMITS EXPIRE ONE YEAR FROM THE EFFECTIVE DATE IF THE PROJECT HAS NOT BEEN STARTED, AND TWO YEARS FROM THE EFFECTIVE DATE IF THE PROJECT HAS NOT BEEN SUBSTANTIALLY COMPLETED.

Date Approved:

Date Posted:

Date Valid:

TAX MAP NUMBER 12 - 00 - 30.11

**Authorization of Owner(s) of Record:**

I (We) certify that all information on this document is true and accurate. I (We) authorize the Zoning Administrator to enter the property.

October 29, 2020

Signature(s)

Date

**Certification of Applicant** (if different):

I hereby certify that all information on this document is true and accurate, and that I am acting on behalf of the owner of record.

Signature

Date

**MARLBORO OFFICIAL USE ONLY**

Permit # 20-26 CH

Zoning Administrator	Development Review Board
Date received: <u>2 NOVEMBER 2020</u>	Date DRB determines application complete:
Date accepted as complete:	Date of hearing: <u>15 DECEMBER 2020</u>
Fee received: \$ <u>165.00</u> Date: <u>2 Nov. 2020</u>	
<b>ACTION:</b> <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED <input checked="" type="checkbox"/> REFERRED TO DRB	<b>ACTION:</b> <input type="checkbox"/> APPROVED <input type="checkbox"/> DENIED
Date of action: <u>REFERRED TO DRB: 30 Nov. 2020</u>	Date of action:
Effective date:	Date decision issued:
Expiration date:	
Inspection date:	
Notes & Conditions:	Conditions/Findings Letter: (within 45 days of hearing adjournment)
Signature:	Signature:

Additional page for Change of Use Application TAX MAP NUMBER 12-00-30.11

"Explain Proposal"

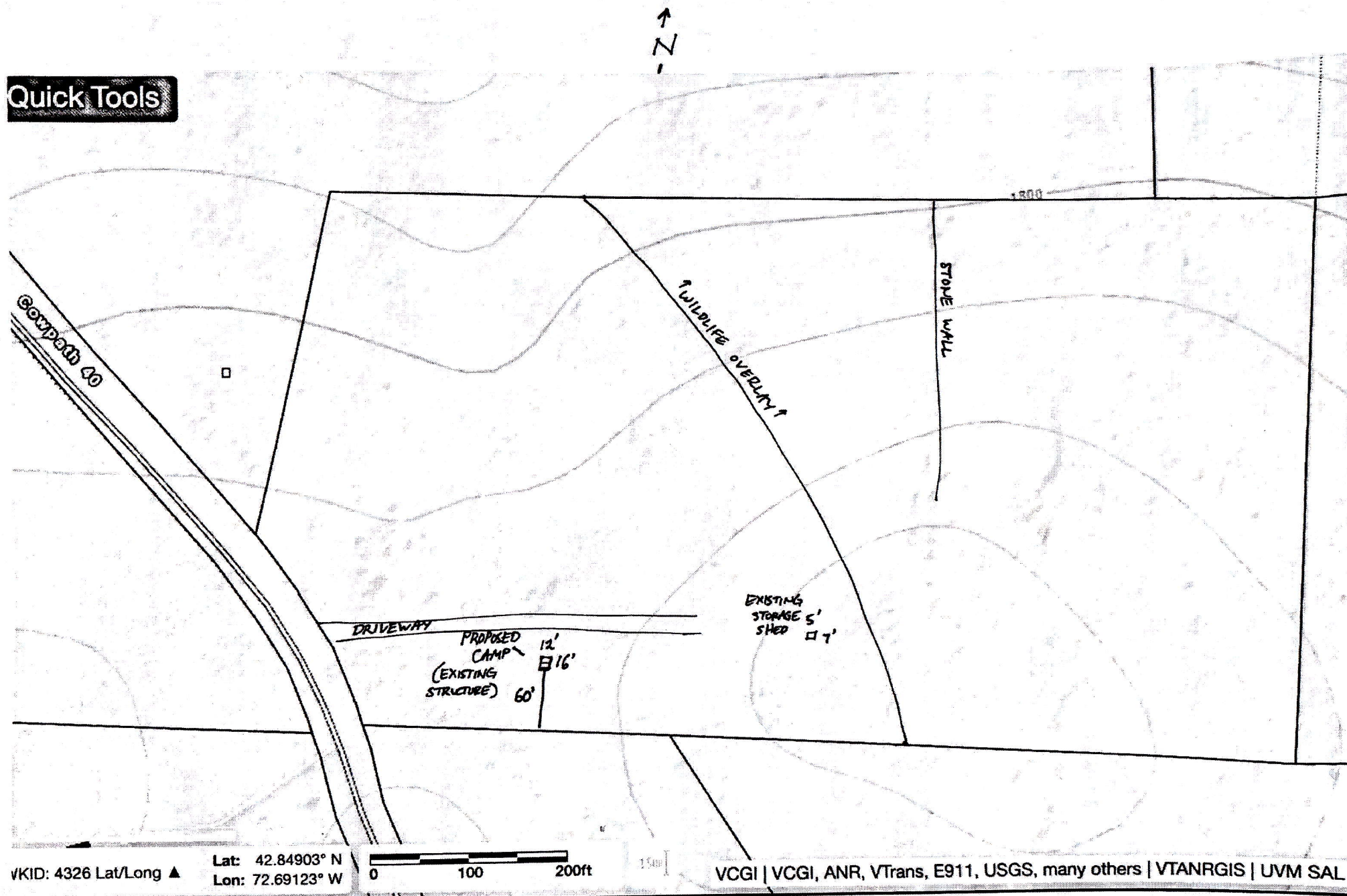
We intend to use the main structure on the property as a primitive camp. This structure has a 12'x16' exterior footprint plus a small porch with overhang (approximately 3' deep) and is nominally 1.5 stories tall (main floor plus upstairs loft with a shed roof). Our understanding is that the structure was designated as a storage shed, and a change of use was pending under the former owner. The structure is built on 6x6 timbers without foundation or utilities, and at this point we would like to reserve the option to turn the structure in place in its present location. In the event we wished to relocate the structure from its present location to another location within the cleared area of the property, consistent with all setback requirements and other restrictions, we would at that point seek an amendment.

*Anne Diebel* *Mark M. Z...*

October 29, 2020



Quick Tools



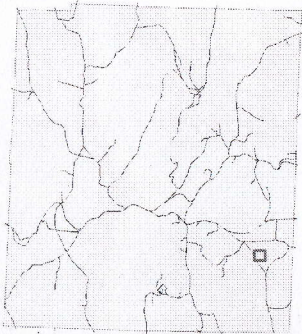
Anne Diebel *[Signature]*

October 29, 2020

TAX MAP # 12-00-30.11  
PERMIT # 20-26 CH



Town of  
Marlboro



12-00-30.11

389 Cowpath 40

A. DIEBEL & R. KROLL-ZAIDI

~~Wurzberger Co~~

~~PO Box 343~~

~~Marlboro, VT 05344-0343~~

13.3 acres Grand List

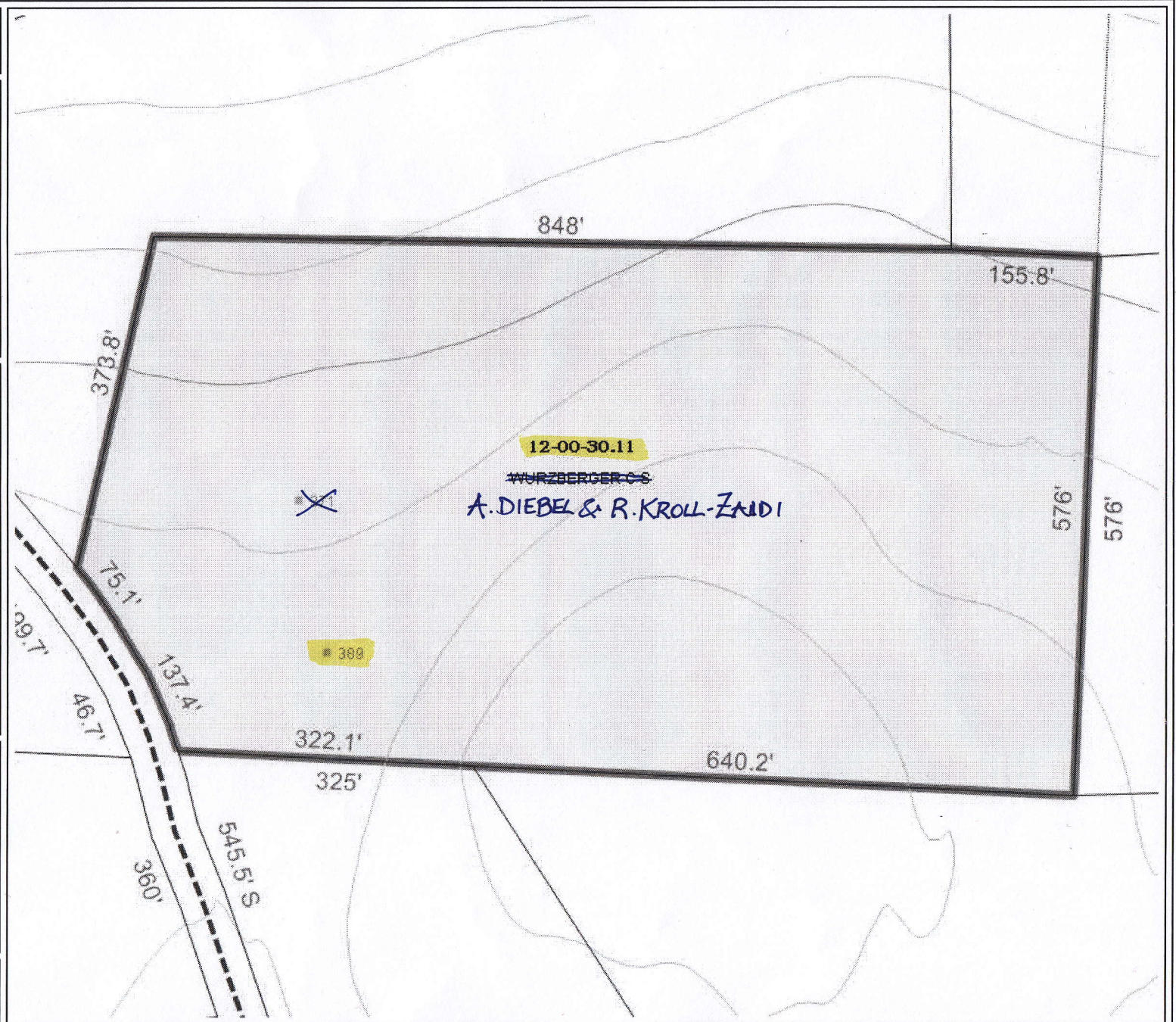
13.26 acres GIS

PERMIT #20-26CH

Map Features:  
Parcel Lines  
Building Locations  
Road Centerlines  
Streams & Ponds  
20' Contours

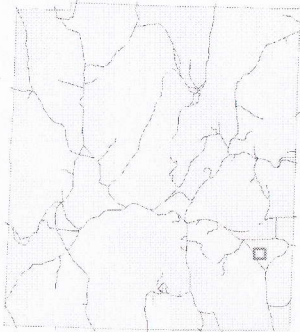
The Town of Marlboro and CTI assume no  
liability as to the sufficiency, accuracy,  
or the user's interpretation of the data  
delineated herein. Current to April 1, 2020

This map is for assessment purposes only.  
It is not to be used for description,  
conveyance, or determination of legal title.





Town of  
Marlboro



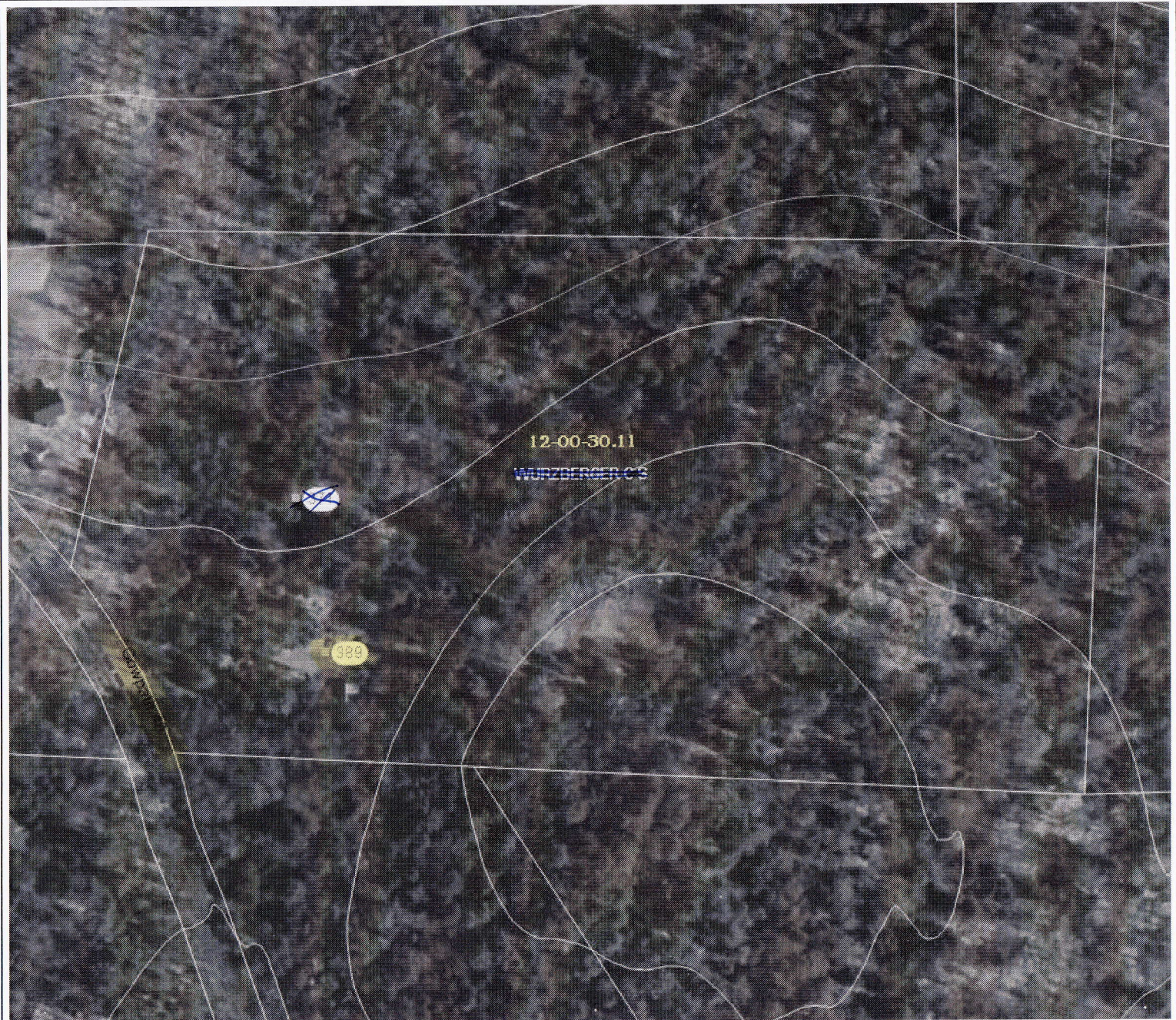
12-00-30.11  
389 COWPATH 40  
A.DIEBEL &  
R.KROLL-ZAIDI

PERMIT #20-26 CH

Map Features:  
Parcel Lines  
Building Locations  
Road Centerlines  
Streams & Ponds  
20' Contours  
Ortho Imagery 2019

*The Town of Marlboro and CTI assume no  
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or the user's interpretation of the data  
delineated hereon. Current to April 1, 2020*

*This map is for assessment purposes only.  
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conveyance, or determination of legal title.*



Map Scale 1:1,850  
1 inch = 150 feet

0 100 200 300 400 500 Feet

Map Printed on  
November 23, 2020





Date: 11/30/2020

**Abutters to Diebel + Kroll-Zaidi Property**

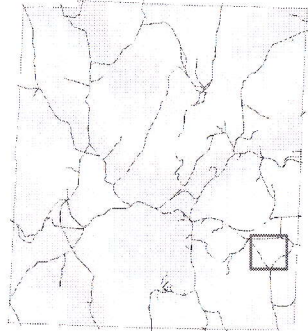
Page 1 of 1

**Tax Map # 12-00-30.11**Location: 389 Cowpath 40

<b><u>Tax Map #</u></b>	<b><u>Location / E911 Address</u></b>	<b><u>Name of Abutter</u></b>	<b><u>Mailing Address</u></b>
12-00-21	1563 Ames Hill Road	Edith Thomas	PO Box 402 Marlboro, VT 05344-0402
12-00-28	1801 Ames Hill Road	Catherine Hamilton	PO Box 324
12-00-30.3	Ames Hill Road		Marlboro, VT 05344-0324
12-00-30.11	389 Cowpath 40	Anne Diebel & Rafil Kroll-Zaidi (Applicants)	249 Front Street, Apt. 2 Brooklyn, NY 11201
12-00-30.12	371 Cowpath 40	Peter Paggi & Ashley Nadeau	PO Box 68 Marlboro, VT 05344-0068
12-00-31.1	310 Cowpath 40	Hanna Cressy & Alison Norsworthy	PO Box 347 Marlboro, VT 05344-0347
12-00-32	Cowpath 40	Paul Sklar	50 East 79th Street, Apt. 17B New York, NY 10021
12-00-33.1	777 Cowpath 40	Mary Sargent	PO Box 136 Marlboro, VT 05344-0136
12-00-42.2	400 Cowpath 40	Kate Morgan	PO Box 149 Marlboro, VT 05344-0149



# Town of Marlboro



12-00-30.11

389 Cowpath 40

~~A. DIEBEL & R. KROLL-ZAIDI~~

~~Wurzberger C S~~

~~PO Box 343~~

~~Marlboro, VT 05344-0343~~

13.3 acres Grand List

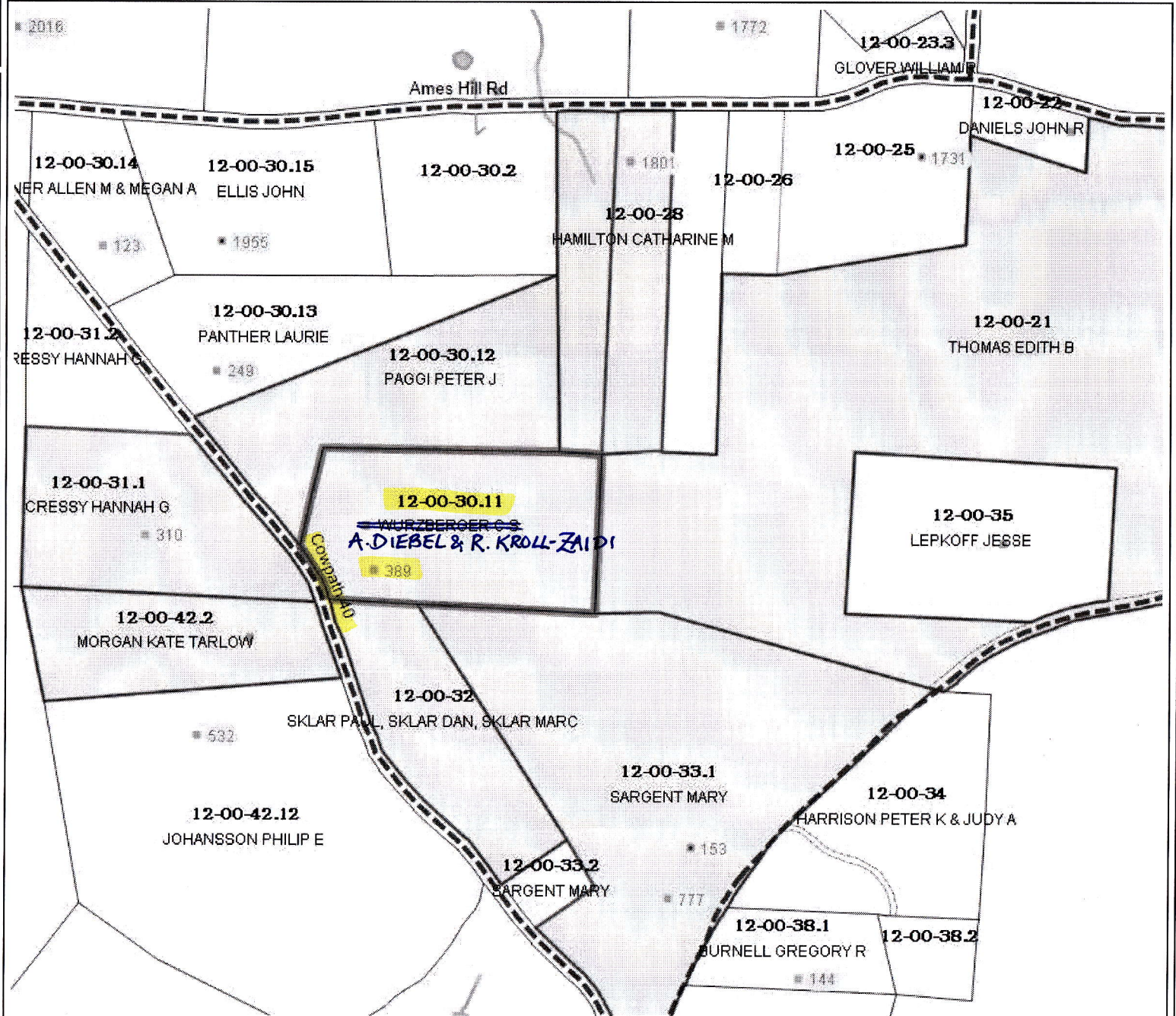
13.26 acres GIS

PERMIT #20-26CH

Map Features:  
Parcel Lines  
Building Locations  
Road Centerlines  
Streams & Ponds

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Map Scale 1:6,300  
1 inch = 530 feet

0 400 800 1200 1600 2000 Feet

Map Printed on  
November 23, 2020

