



Development Application
Town of Stowe Planning & Zoning Department
PO Box 730
Stowe, VT 05672
Telephone: (802) 253-6141
This form serves as an application for all requested zoning and subdivision reviews.

Project # 7805
(To be assigned)
Date Received: 6/22/26

Property Owner Information

Property Owner	Chip Haggerty / Amy Weller
Mailing Street Address City, State and Zip	4213 Sterling Valley Rd. STOWE
Telephone Number	Email

Applicant Information (Relationship to Owner)

☒ Owner (If so, skip to property information) ☐ Lessee ☐ Contractor
☐ Architect/Designer ☐ Agent for Owner ☐ Under purchase contract
All information and correspondence is sent to applicant/contact.

Applicant Name Company (if any)	
Mailing Street Address City, State and Zip	
Phone Number	Email

Property Information & Location

Physical Address	4213 Sterling Valley Rd
Tax Map ID	19074 15-003.010
Existing Use residential	Proposed Use

Please briefly describe the proposed project, intended use, and/or development request below:

Second level added to existing garage for
art studio to include bathroom/sink/shower.
House and one level garage currently exist. Kids have
moved out. One bedroom is now an office space.

For All Approvals:

The below signed hereby agrees that the proposed work shall be done in accordance with the application, plan, specifications, and other associated documentation and that the work shall conform to all applicable town ordinances and regulations. Signing as an "Agent for Owner" indicates that the person signing has the permission of the owner to act on the owner's behalf. Additional permits may be needed from the State of Vermont and/or the Town of Stowe for development.

Indicate if: ☐ Property Owner OR ☒ Agent for Owner	Signature: Date: 6/11/26
---	-----------------------------

Additional application information is required on reverse side: ➔

Note: Local Zoning approval does not cover any required state approvals. Wastewater System and Potable Water Supply permits may be required for construction or modifications that change the wastewater flow. Other State permits may be required for certain uses. The applicant is advised to contact a DEC Permit Specialist to discuss the State permit requirements at 802-505-5367.

Additional Recording Fee for decision notice	\$15.00/page	\$
Additional Recording Fee for permit	\$15.00/page	\$ 15.00
Additional Recording Fee for Mylar	\$25.00/sheet	\$
Total Application Fee Including Recording		\$ 222.36

Payments should be made to the Town of Stowe. Payment can be made by cash, check, or with a credit card (Mastercard, Visa or Discover) or online. Go to www.townofstowevt.org/townclerk/ and [click the link for online payments](#). Please note there is a 3% convenience fee for credit card payments.

Incomplete applications will be returned. A complete application must include a site plan, elevation drawings, and floorplans. See application checklists for additional guidance.

OFFICE USE ONLY							
Date Received _____	<table border="1"> <tr> <td>Permit Fee</td> <td>\$ 207.36</td> </tr> <tr> <td>Recording Fee</td> <td>\$ 15.00</td> </tr> <tr> <td>TOTAL FEE</td> <td>\$ 222.36</td> </tr> </table>	Permit Fee	\$ 207.36	Recording Fee	\$ 15.00	TOTAL FEE	\$ 222.36
Permit Fee	\$ 207.36						
Recording Fee	\$ 15.00						
TOTAL FEE	\$ 222.36						
Zoning District _____							
Overlay District _____							
Approved Date _____	☒ Check # _____ ☐ Cash _____						
Effective Date _____							
Expiration Date _____							
Denied Date _____	Referred _____						
Reason _____	Hearing Date _____						
Comments/Conditions							
_____ _____ _____ _____ _____ _____							
_____	_____						
Zoning Administrator	Date						
For assistance, please contact the Planning & Zoning Department of 253-6141 or by email at PandZ@stowevt.gov							

The Town of Stowe welcomes all persons, regardless of race, color, religion, national origin, sex, gender identity or expression, family status, age, or ability, and wants everyone to feel safe and welcome in our community. As a town, we formally condemn discrimination in all its forms, commit to fair and equal treatment of everyone in our community, and will strive to ensure all of our actions, policies, and operating procedures reflect this commitment. The Town of Stowe has and will continue to be a place where individuals can live freely and express their opinion.

To: Development Review Board Members
From: Chip Haggerty/Amy Weller
Re: Waiver request for 3 ft rogue corner exceeding road setback to allow for 2nd floor studio space addition over existing garage
Date: July 14, 2026

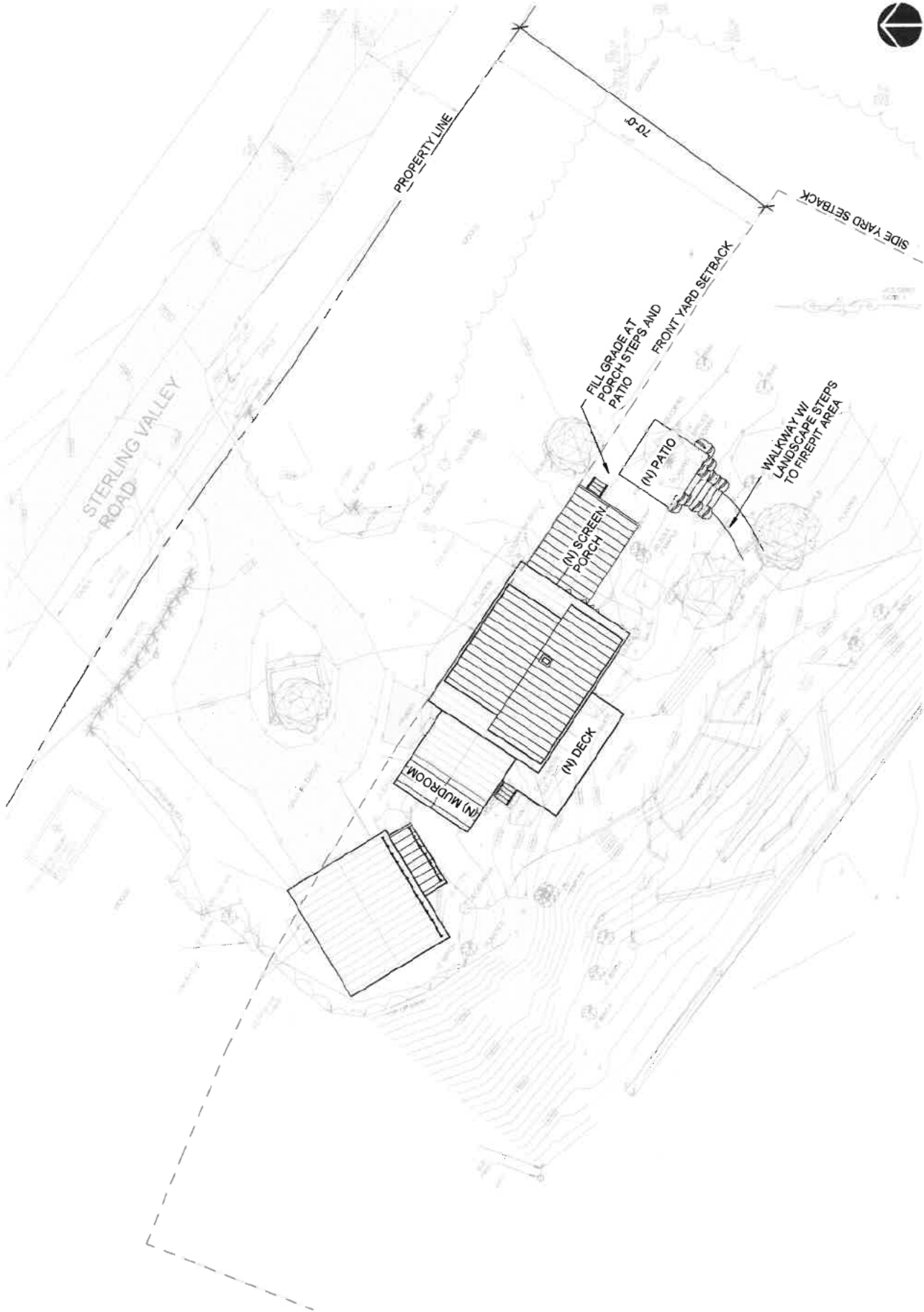
Good day DRB Members,

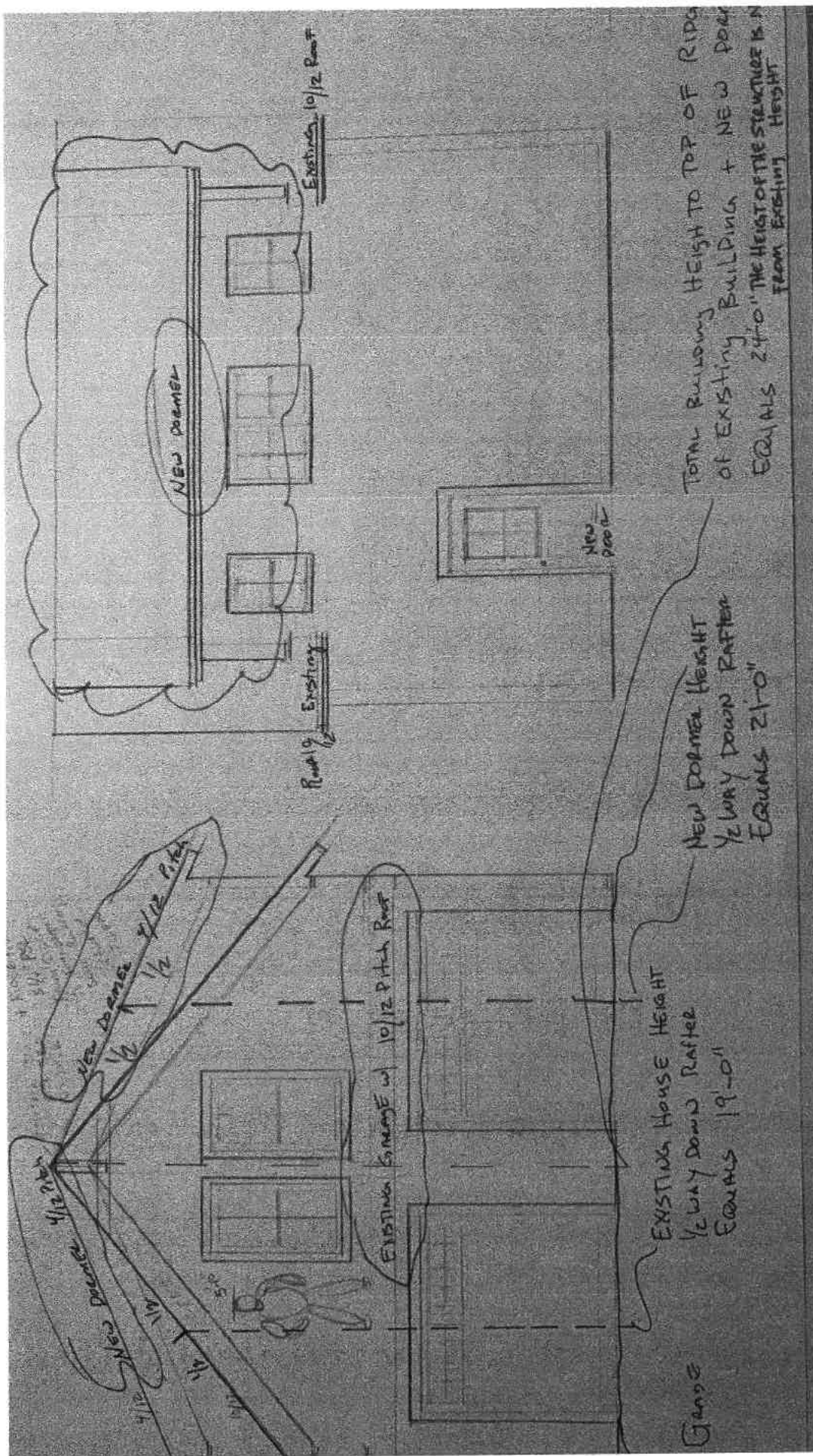
As we were applying for a zoning permit to add a second level studio space to our existing garage (built by the previous owner) we discovered while said owners did receive a permit for the garage one corner of the eventual build was completed over the road setback line by 3 ft. This was likely due to restrictions caused by the steep topography on the back south side and west facing side of the building-see below. It appears rather than attaching the garage, as the permit drawing suggests was their intention, they moved it closer to the side and road setbacks as near as the steep embankment would allow.

The current location/orientation of our house, chosen by our builder, was also due to the lot topography restrictions as the steep bank continues along the back south side of our house in addition to a significant amount of ledge throughout the property.

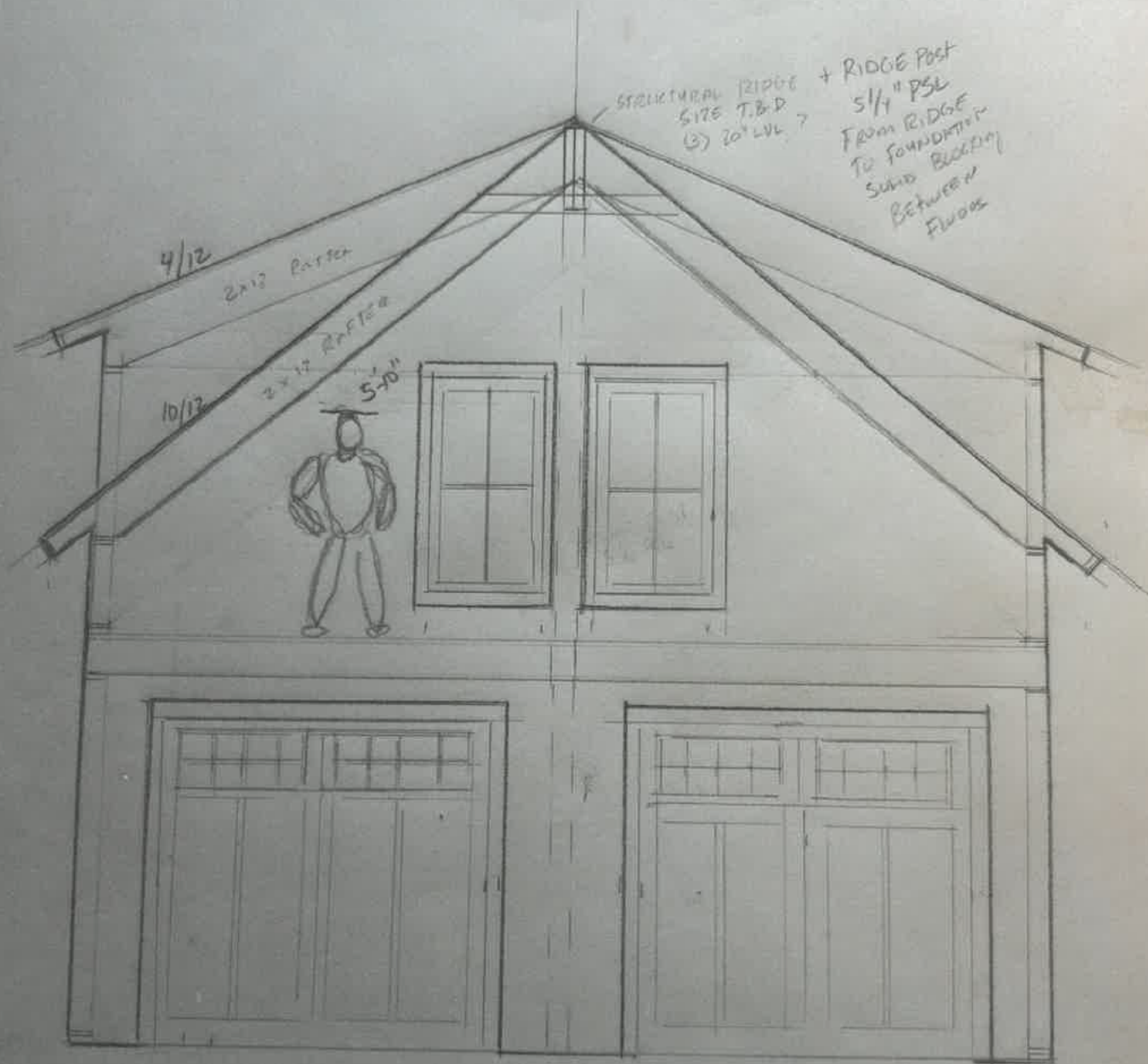
The proposed second level studio space would bring the peak to 24'. The design for two 20' dormers will maximize the floor space.

Please see attached pics for further explanation.



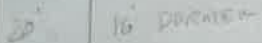


Elevation



FRONT

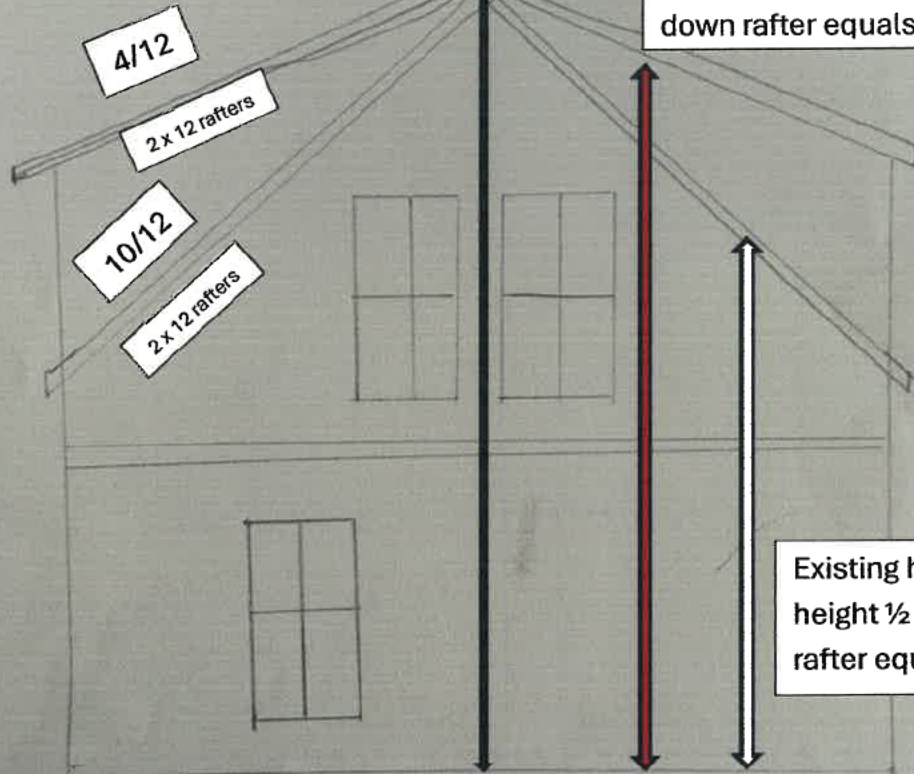
DAY OF WEEK		☐	☐	☐	☐	☐	STARTED ☐ TOMORROW
MONTH	DAY	FRONT					



DAY OF WEEK			DATE					TARTED	TOMORROW
MONTH	DAY	YEAR	☐	☐	☐	☐	☐		
			ASIDE						

Total building height to top of ridge of existing building + new dormer equals 24'-0"

New dormer height 1/2 way down rafter equals 21'-0"

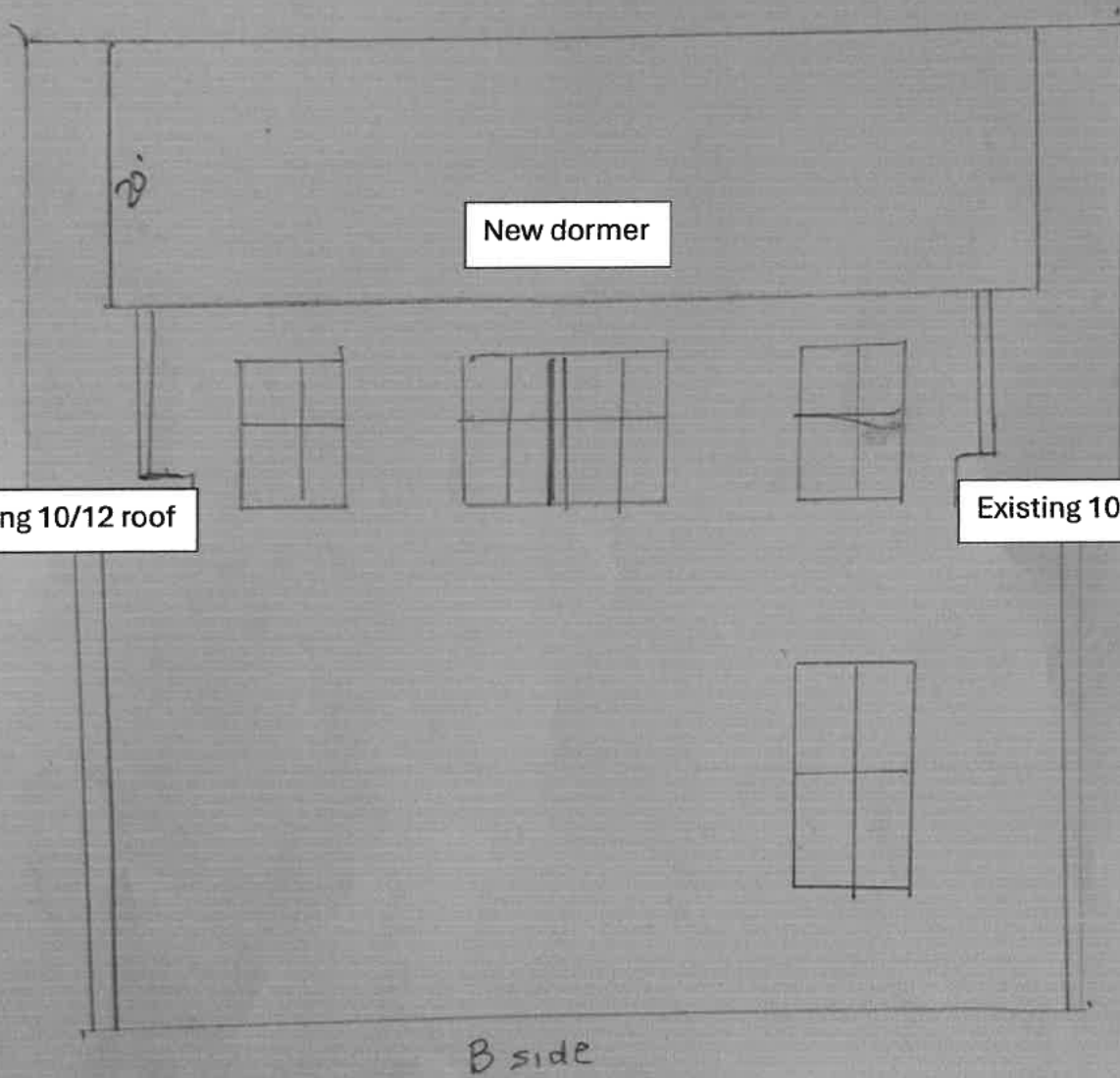


Existing house height 1/2 way down rafter equals 19'-0"

BACK



Scale 1"= 20'-0" per site plan



New dormer

Existing 10/12 roof

Existing 10/12 roof

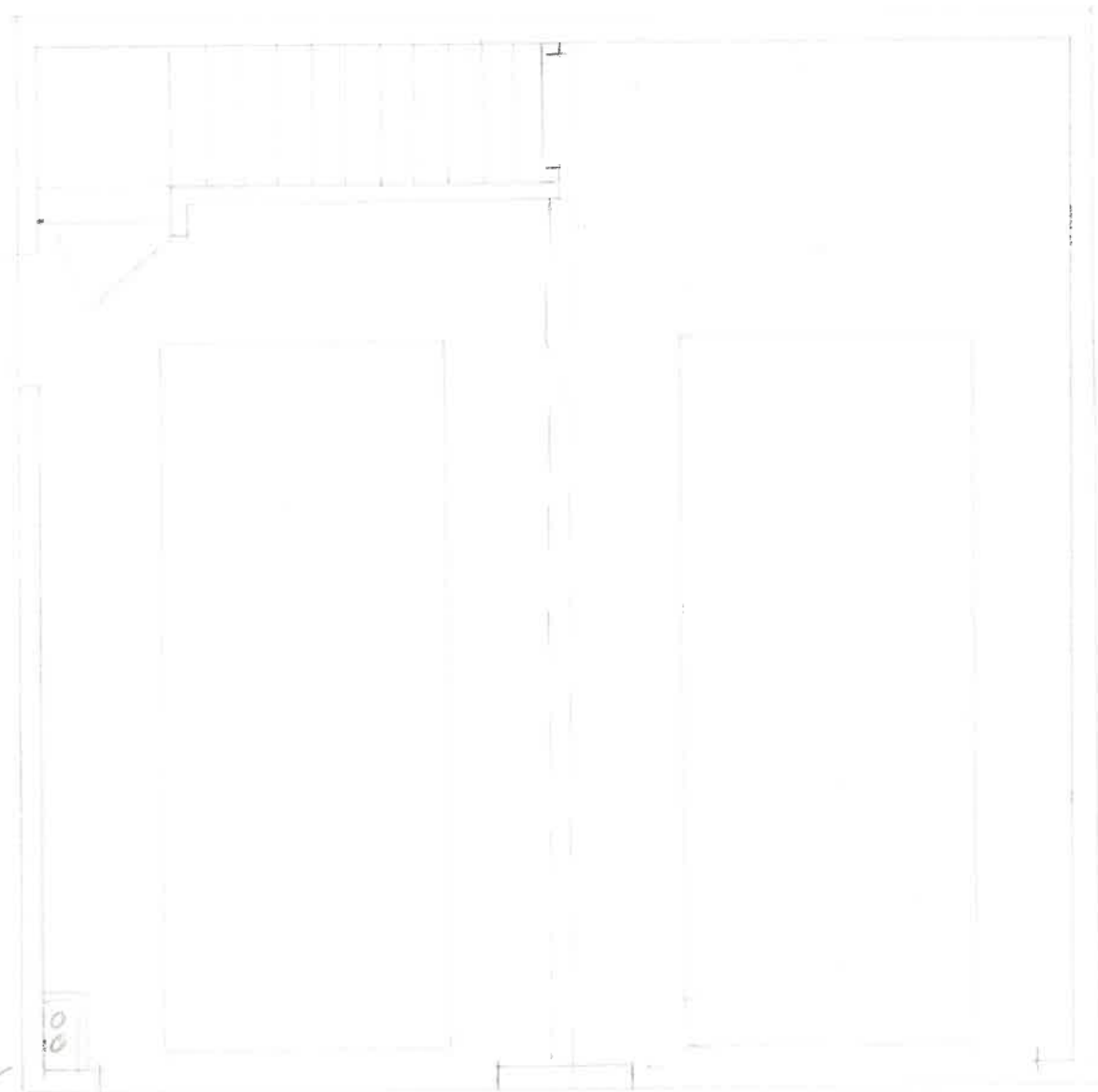
B side

DATE	BY	REVIEW	DATE	BY	REVIEW

B side

TARGET ☐ TOMORROW

Scale 1"= 20'-0" per site plan



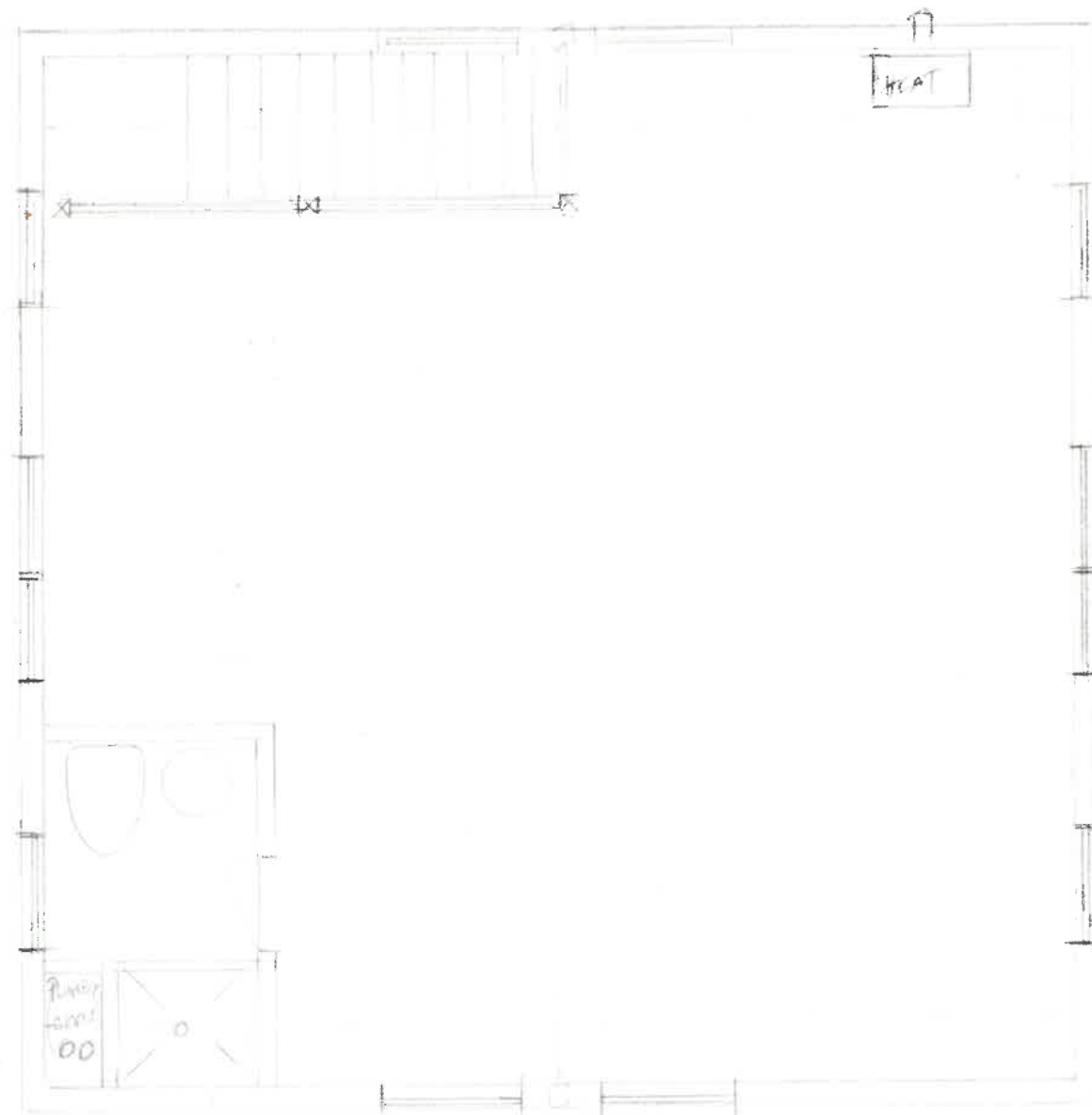
Front
insulation + Gut
Gutter + minor
Hinge
Sentry + Key

Ground floor

DAY OF WEEK		YEAR	
MONTH	DAY	YEAR	YEAR
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐

Stairs &
Ground
floor

R STARTED ☐ TOMORROW



2nd floor

DAY OF WEEK		YEAR	
MONTH	DAY	YEAR	YEAR
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐
☐	☐	☐	☐

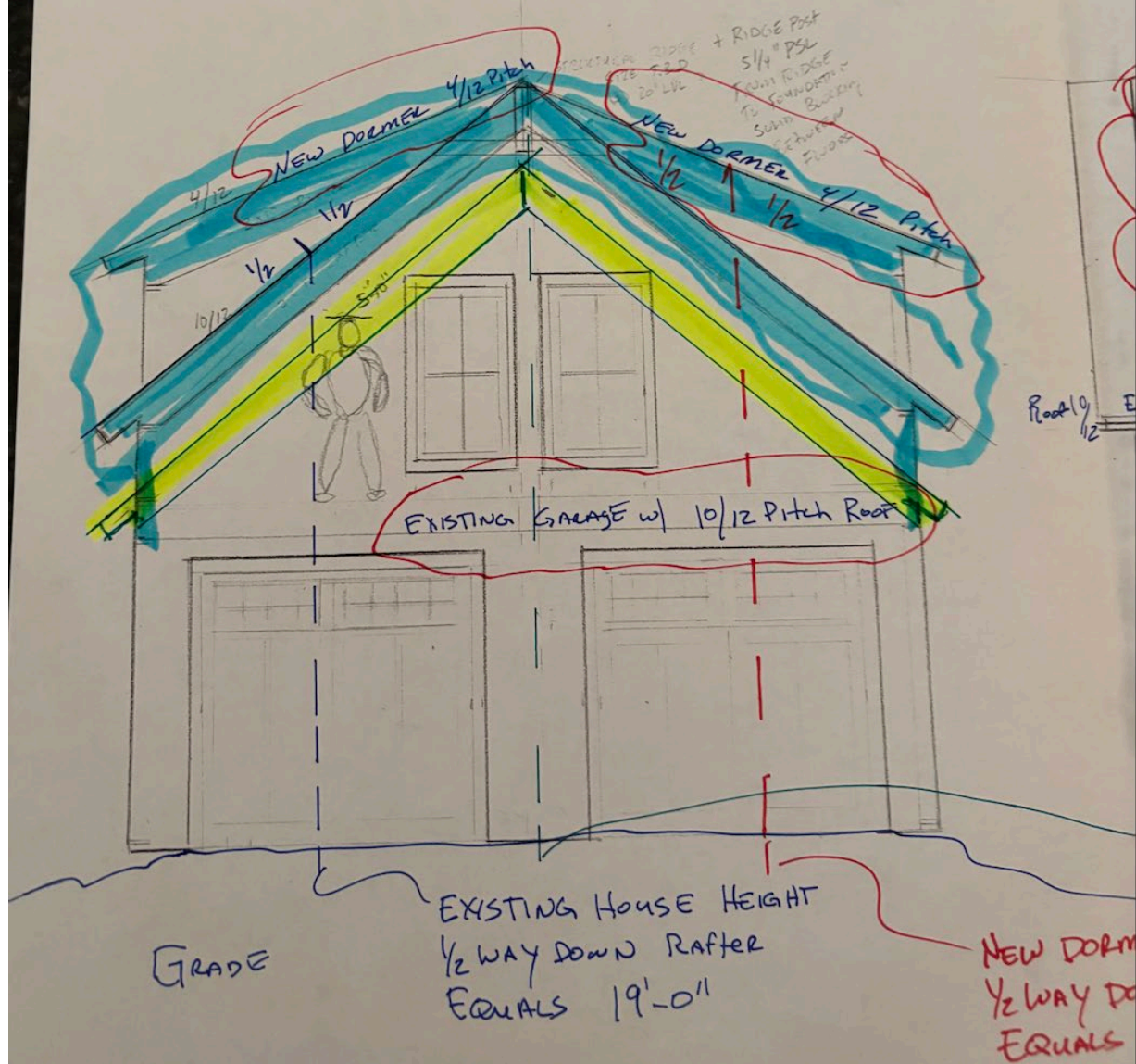
Stairs &
2nd floor

STARTED ☐ TOMORROW

Existing
10/12 Roof
Pitch

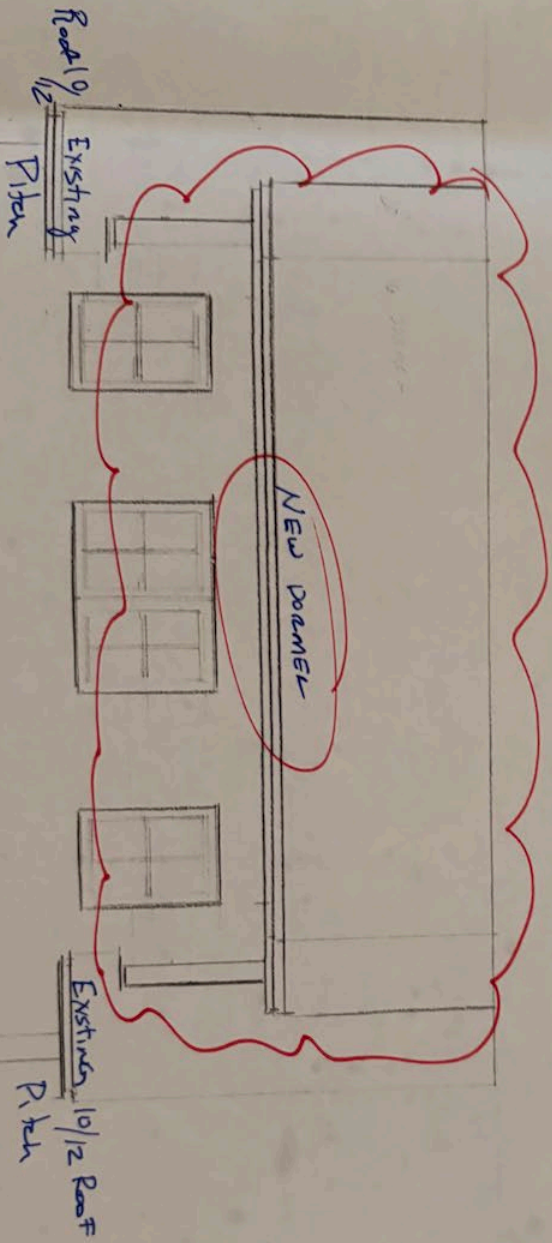
New 10/12 Pitch
Pitch w/ Dormer
⑤ 4/12 Pitch

7/14/2026



14/2026 →

Note - The new Ridge is 2'-6" taller than
old Ridge - If we Remove the Second
Floor 2' knee wall the New Ridge
would Be 6" taller than Existing
Ridge



New Door

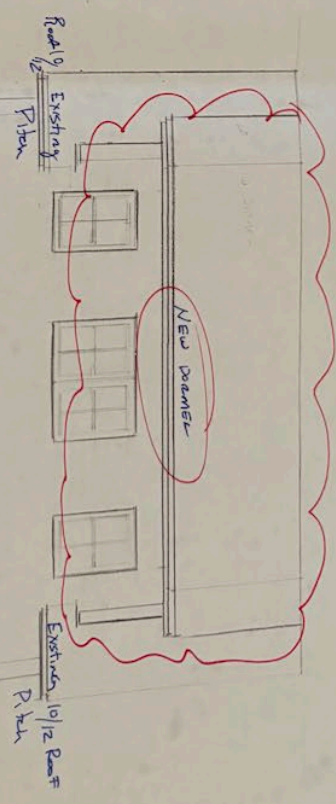
Existing
10/12 Roof
Pitch

7/14/2026

New
10/12 Pitch
Pitch w/ Dormer
⑤ 4/12 Pitch

7/14/2026

Note - The new Ridge is 2'-6" taller than
old Ridge - If we Remove the Second
Floor 2' knee wall the New Ridge
would be 6" taller than Existing
Ridge



Grade

EXISTING HOUSE HEIGHT
1/2 WAY DOWN RAFTER
EQUALS 19'-0"

NEW DORMER HEIGHT
1/2 WAY DOWN RAFTER
EQUALS 21'-0"

TOTAL BUILDING HEIGHT
EQUALS 40'-0"

HEIGHT OF THE STRUCTURE IS NOT CHANGED FROM EXISTING HEIGHT



Rogue
corner

House and garage view from road





current house
corner

rogue northwest
corner-3 ft over setback line

road



house

Rogue corner view from steep bank



West corner view
from steep bank

