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 # (To be assigned)
Date Received:

Property Owner Information

Property Information & Location

Physical Address	38 Sunset Street, Stowe, VT 05672
Tax Map ID	02190

Existing Use	Proposed Use
Residential Rental (Long term)	No change

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

I have 4 long term rental units, two 2-bedroom units, a one-bedroom and studio. I currently have four off-street parking spaces, which is one per unit. I'm looking to offer one parking space per bedroom, so six parking spaces. Currently there are four parking spaces all in a line perpendicular to the roadway to the east of the front building and immediately south of the sidewalk.
I'm looking to retain three of the spaces in this location and add a driveway along the eastern property line to three additional spaces further back on the lot. The new spaces will be parallel to the roadway and perpendicular to the new access driveway.
The surface of the parking area would be similar to what appears there now. Gravel, stay-mat, pro-mix or similar.

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:	Signature:
☑ Property Owner OR ☐ Agent for Owner	Brian Harris Date: 09/15/2026

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.

Construction Information

A site plan showing the proposed development is required if construction is involved.

The applicant is responsible for determining property lines and setbacks.

Please answer the questions below for all projects:

Will there be a new curb cut (driveway opening)?	Yes☐ No ☑
Will over ½ acre of land be graded or disturbed?	Yes☐ No ☑
Will the development create an additional ½ acre of impervious surface?	Yes☐ No ☑
Will there be other changes resulting in increased sewer or water flows?	Yes☐ No ☑
Will there be a new connection to the Stowe sewage system?	Yes☐ No ☑
Will there be a new connection to the Stowe water system?	Yes☐ No ☑
Is any portion of the building rented out?	Yes☑ No ☐
Is an Act 250 permit or amendment required?	Yes☐ No ☑

Maximum Bldg. Height: ____ * **Building Height is defined as the vertical distance measured from the average elevation of the proposed finished grade at the front or rear of the building to the highest point of the roof for flat and mansard roofs, and to the average height between eaves and ridge for other types of roofs. On sloping sites the height will be measured on the uphill side.**

Please answer the questions below for all projects involving residential dwellings:

Existing Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:
New Rooms:	# Bathrooms:	# Bedrooms:	# Kitchens:

Please complete the fee calculation below for all applications:

Zoning Permit Fees - Single & Two-Family Dwellings (Permitted Uses)	**Fee/Sq. Ft.**	**Fee Required**
Enclosed building spaces per sq. ft (heated & unheated)	$0.36	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	$0.12	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	$72.00	
Minimum application fee for Single & Two-Family Dwellings/Permitted Uses	$72.00	
	Fee:	$
Zoning Permit Fees – Conditional Uses (Commercial & Multi-Family Uses)	**Fee/Sq. Ft.**	**Fee Required**
Enclosed building spaces per sq. ft (heated & unheated)	$0.48	
Unenclosed building spaces per sq. ft (i.e., decks, open porches, etc.)	$0.30	
Structures other than buildings (i.e., ponds, tennis courts, fences, etc.) - per structure	$120	
Administrative amendment by Zoning Administrator	$90.00	
	Fee:	$
Development Review & Public Hearing Fees	**Fee/Sq. Ft.**	**Fee Required**
Appeal of Action of Zoning Administrator	$300.00	
Variance or Dimensional Waiver	$300.00	
Conditional Use Review	$300.00	
Ridgeline & Hillside Overlay District (RHOD) Review	$300.00	
Design Review (Single-Family & Two-Family Dwelling)	$72.00	
Design Review (All other uses except Single-Family & Two-Family Dwelling)	$300.00	
Subdivision Review (includes PRD's & PUD's)		
Preliminary Layout Application (base fee)	$300.00	
Preliminary Layout (fee per unit or lot if equal to and/or more than 5 lots/units)	$330.00	
Final Plat Application (base fee)	$300.00	
Final Plat Application (additional fee per unit or lot if preliminary layout was not required)	$180.00	
Minimal Alteration reviewed by Zoning Administrator	$120.00	
Other subdivision applications/amendments requiring DRB approval	$300.00	
	Fee:	$
Signs	84.00	
	Fee:	$
Recording Fees /Stowe Land Records *(set by state law)*		

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

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 _____

Zoning District _____

Overlay District _____

Approved Date _____
Effective Date _____
Expiration Date_____

Denied Date _____
Reason _____

Permit Fee	$
Recording Fee	$
TOTAL FEE	$

☐ *Check #* ☐ *Cash*

Referred _____
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.

ORIGINAL INK DRAWING ON MYLAR BY CHARLES GRENIER, CONSULTING ENGINEER, P.C., WATERBURY, VERMONT

MAIN STREET

SCHOOL STREET

SUNSET STREET
(ASSUMED 2 ROD R.O.W.)

TOWN OF STOWE SIDEWALK EASEMENT ACROSS 6, 24 & 38 SUNSET. SEE 622/145-146

the Community Church

N 81°17'24" W 99.00'

S 81°17'24" E 99.00'

N 81°17'24" W 97.32'

N 81°17'24" W 97.25' (8-9)

S 81°17'24" E 99.00' (10-9)

N 81°17'24" W 99.00' (10-11)

S 02°12'36" W 11.58' (11-12)

S 02°12'36" W 18.61'

N 02°12'36" E 176.61'

S 02°12'36" W 184.76'

N 02°28'47" E 186.81'

S 02°12'36" W 113.03'

N 02°12'36" E 176.73'

S 02°12'36" W 14.10' (14-13)

S 08°29'40" E 12.16' (15-14)

N 81°30'20" E 3.18' (15-16)

S 08°29'40" E 36.70'

N 87°27'15" E 54.19'

S 76°43'15" E 32.76'

N 76°43'15" W 6.75' (4-3)

N 76°43'15" W 93.48'

S 76°43'15" E 1.16' (5-6)

S 80°03'48" E 95.47'

CURB LINE
SIDEWALK
PAVED
GRAVEL WALK
GRAVEL PARKING
PORCH
DECK
CARRIAGE HOUSE
BARN

24'
18'
10'
14'
9'

6' WIDE PEDESTRIAN FOOTPATH EASEMENT ACROSS SCHOOL STREET HOLDINGS, LLC FROM SCHOOL STREET TO FOREGGER (SEE 436/1-4)

P&T

TOWN OF STOWE 20' WIDE EASEMENT FOR SEWERLINE SEE 89/37

TO SCHOOL STREET

TO SUNSET STREET

PLEASANT AVENUE

VT GRID NORTH AS PER PLAT MAP 4

~~CHRISTOPHER J. WALKER~~
~~674/233-236~~
(144 MAIN STREET)
#1 Shallman Family trust
#2 Ryan Silves trustee
#3 Jesse Checkla
#4 Nobo LLC
#5 QBB5582 Investments LLC

6 SUNSET

24 SUNSET

38 SUNSET

58 SUNSET

Gregory Zievor
4 SUNSET

RUSSELL FRANCIS FOREGGER REVOCABLE TRUST - #0, #6
0.396 TO SIDELINE SUNSET
0.433 AC TO CL SUNSET
705/1-3
REF MAP 4
(4 & 6 SUNSET STREET)
(KEY DEED 10/21-STOWELL)
(VC10 ZONING DISTRICT)

Robert C. Foregger
~~RUSSELL FRANCIS FOREGGER REVOCABLE TRUST~~
0.408 AC TO SIDELINE SUNSET
0.445 AC TO CL SUNSET
~~749/143-145~~
(24 SUNSET STREET)
(KEY DEED 10/45-RAND)
(VC10 ZONING DISTRICT)

Brian C Harris
~~RUSSELL FRANCIS FOREGGER REVOCABLE TRUST~~
0.410 AC TO SIDELINE SUNSET
0.447 AC TO CL SUNSET
~~749/140-142~~
(38 SUNSET STREET)
(KEY DEED 10/314-LAMSON)
(VR20 ZONING DISTRICT)

Cynthia Stafford living trust
~~OLIVER P. GARRET~~
~~VICKI L. GARRET~~
~~632/80-81~~
(58 SUNSET STREET)
(KEY DEED 10/77-WILKINS)
REF MAP 6

Fence on neighbors property

Old cedar post

Cork Holdings of Stowe, Inc.
SCHOOL STREET HOLDINGS, LLC
~~436/5-6~~
~~(BLUE MOON CAFE)~~
(35 SCHOOL STREET)
REF MAP 5

~~49 SCHOOL STREET, LLC~~ Stowe Reporter LLC
~~352/475-476~~
(49 SCHOOL STREET)

STOWE REPORTER

UNIT #3 ~~LINDA POST INTERIORS~~
73 SCHOOL STREET

THE 1860 HOUSE CONDOMINIUMS
~~279/122-178~~
~~REF MAPS 1, 2 & 3~~
(73 SCHOOL STREET)
#1 Ampersand Properties
#2 Tara M°Cormick
#3 75 school Street, LLC

Shawn & Kristin Pandit
~~MAJORIE L. COOK~~
~~87/261-262~~
~~FRANCES-DEE BURLIN~~
~~122/80~~
(58 PLEASANT STREET)

LEGEND

- (1) = MONUMENT (SEE MONUMENT TABLE)
- △ = UNMONUMENTED POINT
- (1) = POINT (SEE MONUMENT TABLE ON SHEET 2)
- = PROPERTY LINE
- = EASEMENT LINE
- = EDGE OF ROAD OR DRIVE
- W = WATERLINE
- S = SEWERLINE W/MANHOLE
- P = OVERHEAD UTILITY LINE W/POLE
- T = OVERHEAD TELEPHONE LINE
- = STONE RETAINING WALL
- = TIMBER RETAINING WALL
- 136/515 = BOOK/PAGE STOWE LAND RECORDS

STATE OF VERMONT
DANIEL R. MULLIGAN NO. 613
LICENSED LAND SURVEYOR

I CERTIFY THAT THIS SURVEY CONFORMS TO PERTINENT LAND RECORDS AS CONFIRMED OR MODIFIED BY EVIDENCE FOUND ON THE GROUND AND IS CONSISTENT WITH SUCH (EXCEPT WHERE NOTED) AND WAS PERFORMED AS DIRECTED BY JUDY FOREGGER AND AS NOTED ABOVE. THIS PLAT MEETS THE REQUIREMENTS OF 27 VSA 1403.

38 Sunset Street, Stowe, VT
Prepared by: Brian C. Harris (Owner)
Based on the survey prepared by the following:

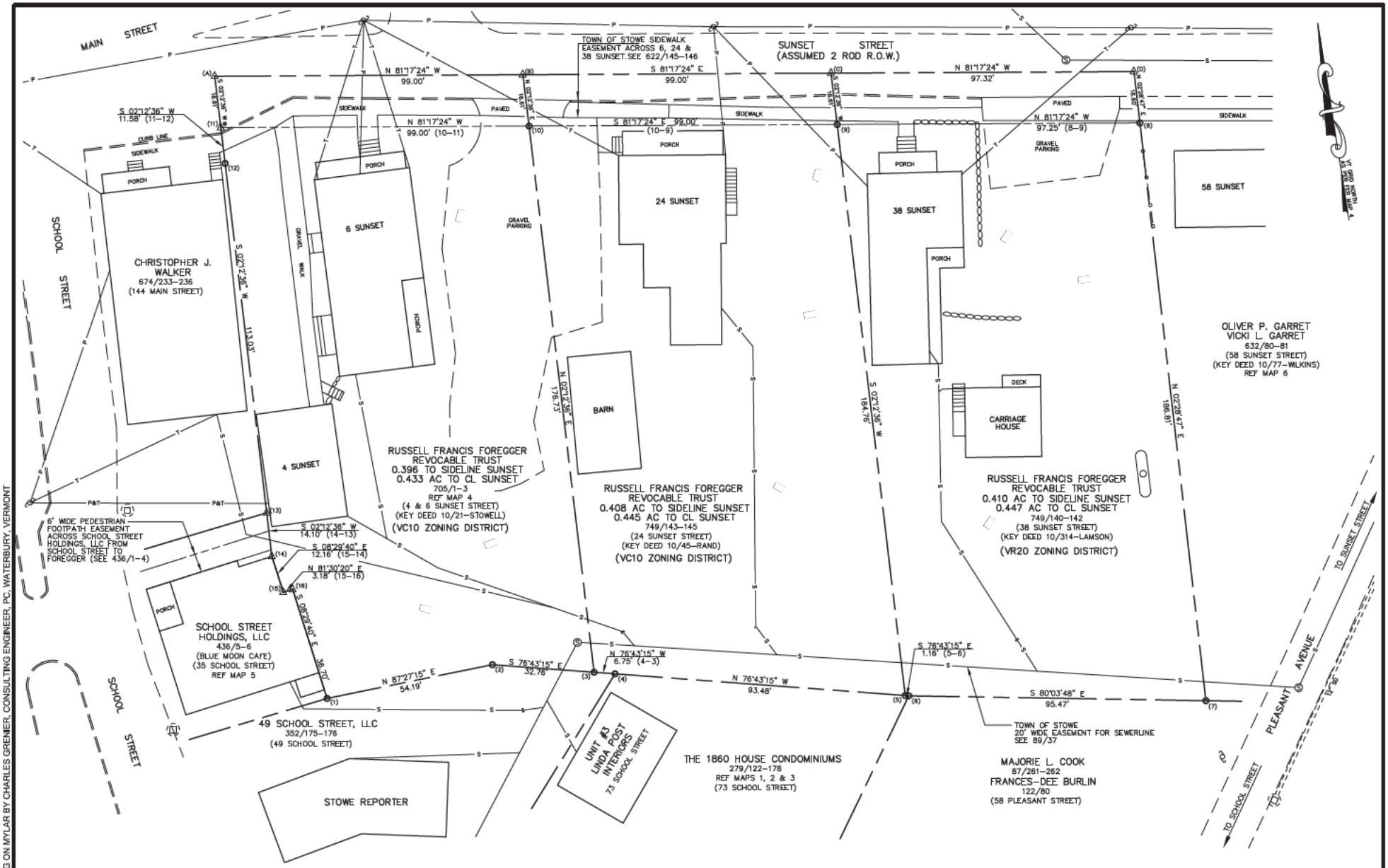
~~RUSSELL FRANCIS FOREGGER REVOCABLE TRUST~~

~~SUNSET STREET PARCELS~~
STOWE, VERMONT
SEPTEMBER 2009
BY CHARLES GRENIER, CONSULTING ENGINEER, P.C.
P.O. BOX 445 – WATERBURY, VERMONT 05676
~~SCALE: 1" = 20'~~

0 20 30 40 60 100

SHEET 1 of 2

M-808-93



ORIGINAL INK DRAWING ON MYLAR BY CHARLES GRENIER, CONSULTING ENGINEER, PC, WATERBURY, VERMONT

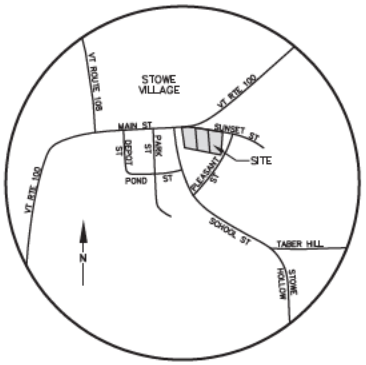
RUSSELL FRANCIS FOREGGER REVOCABLE TRUST

SUNSET STREET PARCELS
STOWE, VERMONT
SEPTEMBER 2009

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P.O. BOX 445 – WATERBURY, VERMONT 05676

SCALE: 1"=20'

M–808–93



LOCATION MAP
NTS

MONUMENT TABLE

POINT	TYPE	SIZE (INCHES)	HEIGHT (INCHES)	SURVEYOR CAP	REMARKS
1, 2, 3	REBAR	1/2	0	DRMLS813	SET JULY 2008
4	REBAR	1/2	0	SPEAR	FOUND STABLE
5	REBAR	1/2	0	DRMLS813	SET JULY 2008
6	IRON PIPE	1/2	14	—	FOUND STABLE
7	IRON PIPE	3/4	0	—	FOUND STABLE
8	IRON ROD	3/4	−4	—	FOUND STABLE
9, 10, 12	REBAR	1/2	0	DRMLS813	SET JULY 2008
11, 13	UNMONUMENTED POINTS				
14, 15, 16	BUILDING CORNER (BLUE MOON CAFE)				
A, B, C, D	UNMONUMENTED CENTERLINE POINTS				

SURVEY NOTES

TOTAL STATION PERIMETER SURVEY OF FOREGGER PARCELS BY DANIEL MULLIGAN, CHRIS AUSTIN AND RYAN MARSH FROM MEASUREMENTS MADE FROM MARCH 2007 TO JULY 2008. MONUMENTS BETWEEN PARCELS SET IN JULY 2008 BY DANIEL MULLIGAN AND CHRIS AUSTIN.

BEARINGS ARE BASED ON THE S 31°49'00" W 117.48' LINE FOUND ON REFERENCE MAP 4 WHICH INDICATES VERMONT GRID NORTH AS A BASIS.

BEARINGS ARE ACCURATE TO THE NEAREST 15" OF ARC, BUT ARE DISPLAYED TO THE NEAREST SECOND OF ARC FOR MATHEMATICAL PURPOSES ONLY.

DISTANCES ARE ACCURATE TO THE NEAREST 0.06'±, BUT ARE DISPLAYED TO THE NEAREST HUNDREDTH OF A FOOT FOR MATHEMATICAL PURPOSES ONLY.

VARIATIONS IN BEARINGS AND DISTANCES RELATIVE TO THE NOTED REFERENCE SURVEY MAPS IS DUE TO A REFINEMENT IN SURVEY METHOD AND/OR A DIFFERENT BASIS OF BEARINGS.

CALCULATIONS AND DEED RESEARCH BY DANIEL MULLIGAN.

DRAFTING BY TERESA MERRILL.

LOCATIONS OF UNDERGROUND SEWER SERVICES TAKEN FROM INFORMATION SUPPLIED BY WILLIAM SWEETSER OF STOWE SEWER DEPARTMENT.

THE ORIGINAL BOUNDARY BETWEEN 6 SUNSET AND 49 SCHOOL STREET WAS A DITCH IN 1842. THIS DITCH NO LONGER EXISTS, BUT THE CEDAR HEDGE ROW MARKING THE OCCUPATION LIMITS BETWEEN PARCELS MOST LIKELY CONTROLS THE LOCATION OF THIS BOUNDARY. THIS CEDAR HEDGE WAS USED ON THIS SURVEY AS THE BOUNDARY TO DETERMINE THE ACREAGE OF THE FOREGGER PARCEL.

REFERENCE MAPS (STOWE LAND RECORDS)

1) AS BUILT LOT PLAN OF LAND AND BUILDINGS COMPRISING 1860 HOUSE CONDOMINIUMS IN STOWE, VILLAGE, VERMONT PROPERTY OF ROSE MARIE MATULIONIS–APRIL 8, 1994 BY SPEAR SURVEYING, INC. AND RECORDED IN MAP BOOK 10 PAGE 28 (SLIDE 752B).

2) REVISED AS BUILT LOT PLAN OF LAND AND BUILDINGS COMPRISING 1860 HOUSE CONDOMINIUMS IN STOWE, VILLAGE, VERMONT PROPERTY OF ROSE MARIE MATULIONIS – REVISED SEPT. 1995 AND FURTHER REVISED OCT. 9, 2000 BY LITTLE RIVER SURVEY COMPANY, LLC AND RECORDED IN MAP BOOK 12 PAGE 72 (SLIDE 389B).

3) BOUNDARY SURVEY OF THE 1860 HOUSE CONDOMINIUMS IN STOWE VILLAGE, VERMONT – AUGUST 8, 2006 BY DAVID M. RING OF SHIRE TOWN ENGINEERING, LAND PLANNING AND SURVEYING AND RECORDED IN MAP BOOK 17 PAGE 33 (SLIDE 1044A).

4) PROPOSED SUBDIVISION – DAVID E. PUTNAM – STOWE, VERMONT REVISED DECEMBER 19, 1990 BY KELLER AND LOWE, INC. AND RECORDED IN MAP BOOK 8 PAGE 100 (SLIDE 662B).

5) LAND OF JULIE S. & JOHN C. PICKETT dba BLUE MOON CAFE SCHOOL STREET, STOWE, LAMOILLE COUNTY, VERMONT REVISED JULY 30, 2001 BY LITTLE RIVER SURVEY COMPANY, L.L.C AND RECORDED IN MAP BOOK 13 PAGE 11 (SLIDE 907B).

6) PLAN OF TWO STAFFORD LOTS IN STOWE VILLAGE, VERMONT – JUNE 1980 BY J.P.R. ASSOCIATES, INC. AND RECORDED IN MAP BOOK 3 PAGE 97 (SLIDE 319A).

TITLE SOURCES

4 & 6 SUNSET

JUDY FOREGGER, ROBERT CORNELIUS FOREGGER AND DOUGLAS RUSSELL FOREGGER ARE TRUSTEES OF THE RUSSELL FRANCIS FOREGGER REVOCABLE TRUST DATED OCTOBER 10, 2003 RECORDED IN CERTIFICATE OF TRUST DATED JANUARY 10, 2008 IN BOOK 705 PAGES 1–3.

24 SUNSET

JUDY FOREGGER TO JUDY FOREGGER, ROBERT C. FOREGGER AND DOUGLAS R. FOREGGER AS CO–TRUSTEES OF THE RUSSELL FOREGGER REVOCABLE TRUST, DATED OCTOBER 10, 2003 BY WARRANTY DEED DATED JUNE 12, 2009 AND RECORDED IN BOOK 749 PAGES 143–145.

38 SUNSET

JUDY FOREGGER TO JUDY FOREGGER, ROBERT C. FOREGGER AND DOUGLAS R. FOREGGER AS CO–TRUSTEES OF THE RUSSELL FRANCIS FOREGGER REVOCABLE TRUST DATED OCTOBER 10, 2003 BY WARRANTY DEED DATED JUNE 12, 2009 AND RECORDED IN BOOK 749 PAGES 140–142.

STATE OF VERMONT
DANIEL R. MULLIGAN NO. 813
LICENSED LAND SURVEYOR

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RUSSELL FRANCIS FOREGGER REVOCABLE TRUST

SUNSET STREET PARCELS
STOWE, VERMONT
SEPTEMBER 2009

BY CHARLES GRENIER, CONSULTING ENGINEER, P.C.
P.O. BOX 445 – WATERBURY, VERMONT 05676

SCALE: 1"=20'

0 20 30 40 60 100

SHEET 2 of 2

M–808–93

ORIGINAL INK DRAWING ON MYLAR BY CHARLES GRENIER, CONSULTING ENGINEER, PC, WATERBURY, VERMONT