

TOWN OF RANDOLPH, VERMONT

Zoning and Planning Office

zoning@randolphvt.org

PO Drawer B • Randolph, VT 05060

802.728-5433 x 13

www.randolphvt.org

ZONING PERMIT #Z16-71

Street address: **161 Denning Road**

Parcel number: **117011**

Property owner: **Louis and Jean Wisniewski**

Date of issuance: **November 15, 2016**

Effective date of permit (if no appeal is taken): **December 1, 2016**

Project description: **Decks (upper and lower levels).**

Specific condition(s) of permit: **As the decks are already in place, a certificate of occupancy is not required.**

Pursuant to the Randolph Zoning Regulations ("Regulations") in effect at the time of application, the zoning permit for this project is hereby approved and issued under the requirements of the afore-mentioned Regulations and Chapter 117 of Title 24 of the Vermont Statutes Annotated, subject to the following:

1. The property owner(s) and applicant(s), if any, listed above, hereinafter referred to as the Permittees, have been issued this zoning permit to perform all work described on the permit application on file in the Zoning and Planning Office and as conditioned above (if any). If, during the course of construction, the work will be different from what is authorized, the Permittees shall contact the Administrative Officer for a determination of whether the alterations are permissible and to obtain a revised permit, if necessary.
2. In issuing this permit, the Administrative Officer has relied solely upon certification of the Permittees that the information submitted is true and correct. The validity of this permit may be questioned or appealed if it is determined that the project does not comply with the Regulations.
3. The permit is effective 16 days after issuance. Any decision of the Administrative Officer may be appealed to the Development Review Board by the Permittees or another interested party by filing a written notice of appeal with the Clerk of the Board within 15 days of the date of the decision. After this 15-day appeal period, the permit is final.
4. By acceptance of this permit without appeal, the Permittees confirm and agree for themselves and all assigns and successors in interest that the permit and any conditions of same shall run with the land and will be binding upon and enforceable against Permittees and all assigns and successor in interest as allowed by state statutes. Further, by acceptance of this permit, the Permittees agree to allow the Administrative Officer access to the property covered by this permit, at reasonable times, for the purpose of ascertaining compliance with this permit and the Regulations.

5. This permit is good for one year from the effective date. Substantial construction must begin within this one year period and diligently pursued thereafter. The Permittees should contact the Administrative Officer if this timeframe cannot be met.

6. ~~A Certificate of Occupancy (CO) is required.~~ Upon completion of the project, please complete and submit the request for CO form if one was provided for you or call the Administrative Officer. A site visit will be required at which the Administrative Officer will be examining the project to determine whether it was completed in compliance with the permit.

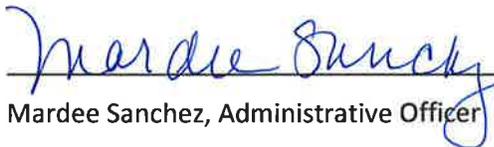
~~If this permit is for a structure that is heated or cooled, the construction or any renovations must comply with the Vermont Residential Building Energy Standards and/or the Commercial Building Energy Standards.~~ These standards require that an Energy Code Certificate (if the project is being done by a contractor or builder) or Owner/Builder Disclosure Statement (if the project is being done by the owner) be filed with the Randolph Land Records within 30 days of completion of the project. If such a certificate or statement is not required, it shall be the Permittee's responsibility to provide the Administrator with an official determination from the State that is it not required.

~~A CO will not be issued if the finished work does not conform to the permit issued and the above Certificate or Statement is not filed if required by the Standards.~~

~~Failure to obtain a CO may impact your ability to sell or refinance your property.~~

A CO closes the permit and, once issued, all further development on the property shall require a new permit, even if the work was authorized by this permit but not completed.

7. This is a local permit and satisfies the zoning requirements only. Other local permits may be required.
8. YOU MAY NEED STATE PERMITS. You are advised to contact Pete Kopsco, State Permit Specialist, at 505-5367 for a determination of what state permits, if any, are required.


Mardee Sanchez, Administrative Officer

November 15, 2016