



**Development Application**  
**Town of Stowe Zoning Department**  
**PO Box 730**  
**Stowe VT 05672**  
**Voice (802) 253-6141**

**Project #**  
 (To be assigned)

**Date Received:**

**This form serves as an application for all requested zoning and subdivision reviews.**

**Owner Information**

Property Owner	CHARLES SHAFFER
Mailing Street Address City, State and Zip	4969 MOUNTAIN ROAD, STOWE, VT 05672
Phone Number	Day: _____ Other phone or email: _____

**Applicant/Contact Information (Relationship to Owner)**

- Owner (If so, skip to site information)     Lessee     Contractor  
 Architect/Designer     Agent for Owner     Under purchase contract

**All information and correspondence is sent to applicant/contact.**

Contact Name	
Company (if any)	
Mailing Street Address City, State and Zip	
Phone Number	Other/Email: _____

**Site Information**

Physical Address	4969 MOUNTAIN ROAD, STOWE, VT 05672	
Business (if any)	THE MATTERHORN	
Tax Map ID	11-089.000	

**Please briefly describe the project or request below:**

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**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: <input checked="" type="checkbox"/> Property Owner OR <input type="checkbox"/> Agent for Owner	Signature: <u>Charles Shaffer</u> Date: <u>8/4/20</u>
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**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 construction projects:**

Will there be a new curb cut (driveway opening)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will over 1/2 acre of land be graded or disturbed?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will the development create an additional 1/2 acre of impervious surface?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be other changes resulting in increased sewer or water flows?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe sewage system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Will there be a new connection to the Stowe water system?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is any portion of the building rented out?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Is an Act 250 permit or amendment required?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>

Maximum Bldg. Height: 10' \* 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 construction projects:**

Indicate new/additional gross floor area	Cost/Sq. Ft.	Fee Required
Heated Enclosed Space: <u>204</u> sq ft	\$.20/sq. ft.	\$ <u>40.80</u>
Unheated Enclosed Space: _____ sq ft	\$.13/sq. ft.	\$
Unheated Unenclosed Space: _____ sq ft (such as decks and open porches)	\$.07/sq. ft.	\$
Structures other than buildings (such as ponds and tennis courts) (administrative approval)	\$50/structure	\$
Structures other than buildings (such as ponds and tennis courts) (Conditional use approval required)	\$100/structure	\$
Additional Recording Fee:	\$15 for permitted uses \$30 for conditional uses	\$ <u>15.00</u>
	Total Fee**:	\$ <del>55.80</del> → <u>7250.00</u>

\*\* Minimum application fee for all construction (includes recording fee):  
Permitted Uses: \$60.00      Conditional Uses: \$250.00      *The Matherhorn*

**Fee Schedule for Projects Not Involving Construction**      # 26904  
(all fees below include recording fee)      \$ 250

- For permitted uses not involving construction: \$60
- For conditional uses not involving construction, appeals and variances: \$250
- Administrative amendment of conditional uses: \$70
- New signs: \$70
- Certificate of Occupancy: \$55 (additional inspections if need after first: \$40)
- Subdivisions:
- Preliminary Layout Application (Base Fee): \$250
- Preliminary Layout (Fee per lot if equal to and/or more than 5 lots): \$250/lot or unit
- Final Plat Application (Base Fee): \$250
- Final Plat Application (additional fee per lot if preliminary layout was not required): \$100/lot or unit
- Minor Subdivision - Lot Line Adjustment: \$105 (includes recording fee for one map page)
- Final Plat Recording Fee (per map page): \$25

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.townofstovevt.org/townclerk/](http://www.townofstovevt.org/townclerk/) and click the link for online payments. Please note there is a 3% convenience fee for credit card payments.

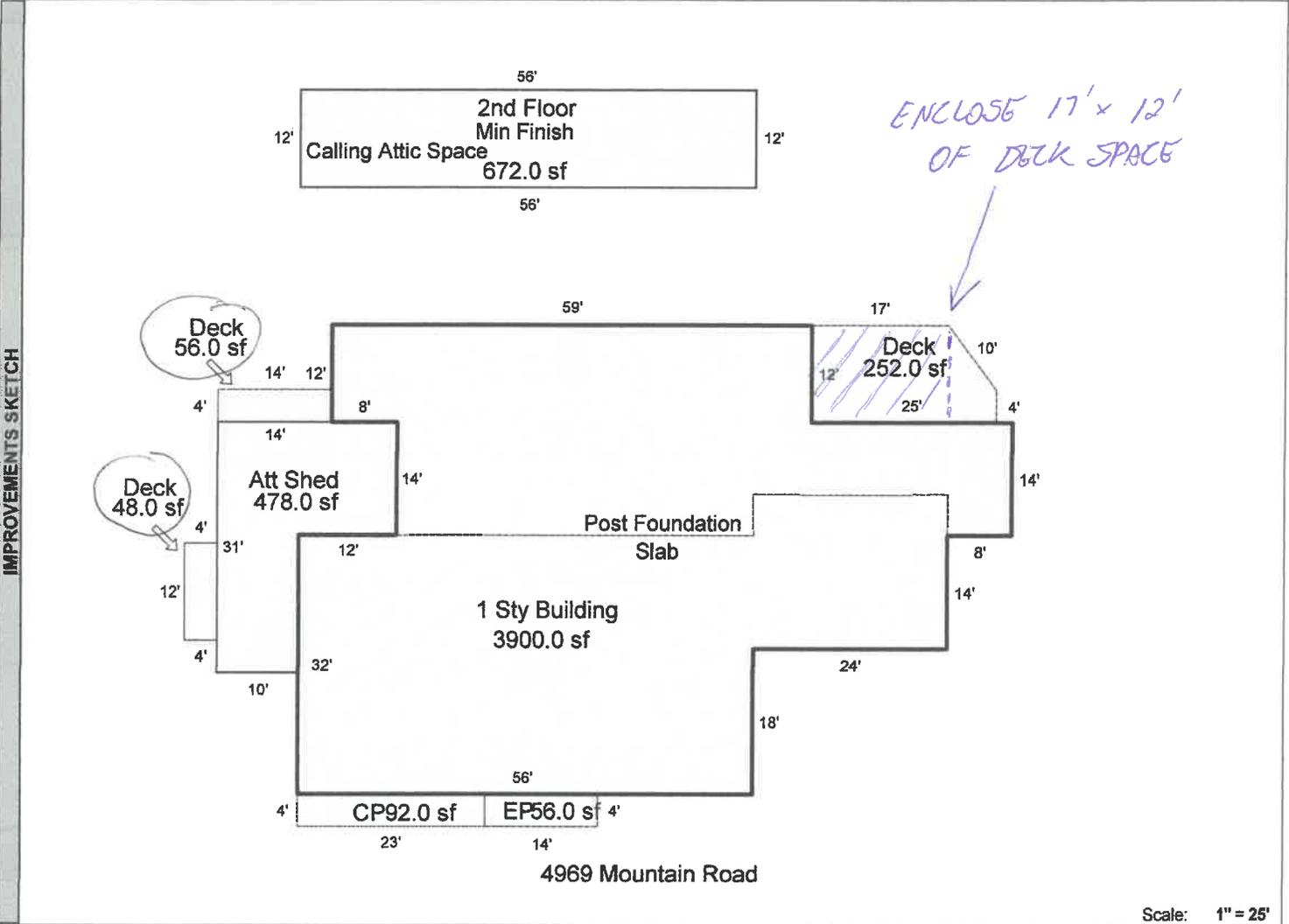
Enclose 12 foot by 17 (204 square feet) of existing deck space facing the river. The windows facing the river can be removed to allow open air dining during the warmer months. The Matterhorn is built on an extremely irregular piece of land with the river being 50% of its border. This long, thin irregular shape creates a hardship when trying to utilize critical space while being restricted to coverage ratios. I am requesting a very small relief (less than 1%) from the existing lot coverage ratios.

This relief will add back a portion of my seating capacity loss to the hardship of the corona virus and the social distancing needed to cope with it. It will still keep me well under my existing seating capacity limits, which in all likelihood may not be reached again for a long time. . The enclosed back deck will not be seen from the road or my neighbors and it will not cause the loss of any parking spots.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 26-011.000

SUBJECT	Property Address <b>4969 Mountain Road</b>
	City <b>Stowe</b> County <b>Lamoille</b> State <b>VT</b> Zip <b>05672</b>
	Owner
	Client <b>Town of Stowe</b>
	Appraiser Name <b>Tax Assessment Use Only</b>



AREA CALCULATIONS	AREA CALCULATIONS SUMMARY					
	Code	Description	Factor	Net Size	Perimeter	Net Totals
	1FL1	1st Floor	1.00	3900.00	308.0	3900.00
	P/P11	EP	1.00	56.00	36.0	56.00
	P/P12	Deck	1.00	252.00	66.0	252.00
	P/P13	Deck	1.00	92.00	54.0	92.00
	P/P14	Deck	1.00	56.00	36.0	56.00
	P/P15	Deck	1.00	48.00	32.0	48.00
	OTH	Att Shed	1.00	478.00	106.0	478.00
	<b>Net BUILDING Area</b>		<b>(rounded w/ factors)</b>			<b>3900</b>

Comment Table 1	
Comment Table 2	Comment Table 3

## Itemized Property Costs: (All Data on this Cost Sheet is for Assessment Purposes only)

From Table: MAIN Section 1

Record # 1806

Parcel ID: 26011	Span #: 621-195-12685	Last Inspected: 06/25/2012	Insp. By: V
Owner(s): SHAFFER CHARLES	Sale Price: 0	Book:	Validity: No Data
	Sale Date: / /	Page:	
Location: 4969 MOUNTAIN RD	Bldg Type: Single	Quality: 4.00	
Stowe, Vermont	Style: 1 Story	Year Built: 1958	
Description: 1.2 AC & MATTERHORN BLDG	Above Grade Living Area: 3900	Fin Bsmt Living A: 0	
Tax Map #: 11-089.000	Total Rooms: 3	Total Bedrooms: 0	Fin Bsmt: No Data
	1/2 Baths: 3	3/4 Baths: 0	Full Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
AVERAGE BASE VALUE			3,900.00	78.90	307,710
STYLE ADJUSTMENT	1 Story	100.00			307,710
DESIGN MULTIPLIER	10+Corners	108.00			332,327
SIDING MULTIPLIER	Wood Frame				332,327
HALF BATHS			3.00	3,000.00	
3/4 BATHS				4,000.00	
FULL BATHS				6,000.00	
BATH QUALITY FACTOR		120.00		9,000.00	10,800
Exterior Wall #1:	WdSiding				
<b>ADJUSTMENTS</b>					
Roof #1:	CompShg	100.00			
Heat/cooling #1:	HW BB/ST	100.00	3,900.00		
Energy Adjustment	Average		3,900.00		
Foundation Adjustment	SF w FrWI				
<b>ADJUSTED BASE COST</b>					<b>343,127</b>
<b>ADDITIONAL FEATURES</b>					
Fireplaces	1 Story / Single		1.00	6,000.00	6,000
Features #1:	Attic area		672.00	6.35	4,267
Features #2:	Wood Burning Oven		1.00	3,500.00	3,500
Porch #1:	Fin-Encl-P		56.00	60.00	3,360
Porch #2:	Elv-Deck/R		252.00	18.00	4,536
Porch #3:	Cov-Porch		92.00	35.00	3,220
Porch #4:	Ground-D/P		56.00	8.50	476
Porch #5:	Ground-D/P		48.00	8.50	408
Garage/Shed #1:	A/1S		240.00	25.00	6,000
Subtotal					374,894
Local multiplier		0.90			
<b>REPLACEMENT COST NEW</b>					<b>337,405</b>
Condition	Average	Percent			
Physical depreciation		30.00			-101,221
Functional depreciation					
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					<b>236,200</b>
<b>LAND PRICES</b>					
SI Bldg Lot	Size	Nbhd Mult	Grade	Depth/Rate	
	1.20	1.50	1.20		226,800
<b>SITE IMPROVEMENTS</b>					
Water	Hsite/Hstd	Quantity	Quality		
	y/y	Typical	Average		7,000
Sewer	y/y	Typical	Average		10,000
Landscape	y/y	Extensive	Average		20,000
<b>TOTAL PROPERTY VALUE</b>					<b>500,000</b>

## NOTES

Long established nightclub in Stowe. 2nd floor area considered as attic area (minimal finish for office use with

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From Table: MAIN Section 1

Record # 1806

Parcel ID: 26011      Span #: 621-195-12685      Last Inspected: 06/25/2012      Insp. By: V

Owner(s): SHAFFER CHARLES

Sale Price: 0      Book:      Validity: No Data  
 Sale Date: / /      Page:

Location: 4969 MOUNTAIN RD

Bldg Type: Single      Quality: 4.00

Stowe, Vermont

Style: 1 Story      Year Built: 1958

Description: 1.2 AC & MATTERHORN BLDG

Above Grade Living Area: 3900      Fin Bsmt Living A: 0

Tax Map #: 11-089.000

Total Rooms: 3      Total Bedrooms: 0      Fin Bsmt: No Data

1/2 Baths: 3      3/4 Baths: 0      Full Baths: 0

Item	Description	Percent	Quantity	Unit Cost	Total
1/2 bath).					