

received 7/21  
partial application  
AZ 7/21/25

# TOWN OF BRISTOL Zoning Permit Application

*Office Use Only*

Permit #: 25-041 Parcel #: 050105 Zoning District RA5

Date Received: 7/24/2025 Fee Paid: \$150.00 #8608

(payment pending)  
applicant to drop off 7/25

The undersigned hereby applies for a Zoning Permit for the following use, to be issued on the basis of the representations contained herein, of which the applicant swears to be true.

Type of permit requested:  Building/Development  Subdivision  Temporary Use  
 Conditional Use  Access  Other \_\_\_\_\_

Applicant Name: Bradley + Sharon Bushoy Landowner Name: Bradley + Sharon Bushoy

Address: 483 Lower Handscrabble Road Phone #: 802-349-8176

Location of Property: 483 Lower Handscrabble Road

Description of Proposal: Add a 10' x 18' Room on South side of Existing House / removing existing deck / 4' overhang

Dimensions: Lot size: .65 Frontage on street: 167

*nonconforming structure* \*Setback from street: 48'6" Rear yard setback: 88

Side yard setbacks: 121' & 36'

Building width: 10' Building length: 18'

Building height: 11' Square Footage: 180

The applicant (or owner) should submit as attachments to this application a dimensioned site plan or sketch (which need not be to scale) showing the location of the proposed structure with respect to the property boundaries, or the proposed alterations to the boundaries of the property in the case of a subdivision.

If the proposed project requires the installation of a new or substantially replaced wastewater/sewage disposal system, the applicant should also submit a copy of a soils test report for the property and a septic system design prepared by a certified Site Technician B or a professional Sanitary or Civil Engineer currently registered and licensed to practice in the State of Vermont.

Signature of Applicant: Bradley Bushoy Sharon Bushoy Date: 7-21-2025

Signature of Landowner: Bradley Bushoy Sharon Bushoy Date: 7-21-2025

All permit application fees must be paid and above information received before any action on your application may be taken. Permit application fees are non-refundable.

Zoning permit to take effect 15 days from date of issuance. Once a zoning permit has taken effect, applicants shall have two years from the date it becomes effective to substantially complete the activities subject to the permit and to secure a certificate of compliance documenting the projects substantial completion. If the applicant fails to substantially complete the activity authorized within the two-year period, the Zoning Permit shall become null and void. The applicant will need to reapply to complete any activities.

**TOWN OF BRISTOL**  
**Zoning Permit Application**

**Permit Decision**

Any activity for which a zoning permit is required and which involves the construction or modification of a driveway intersection with a public right of way shall require, as part of the zoning permit, approval of such construction or modification.

Access Permit Granted:      YES       NO       NOT REQUIRED       Permit # \_\_\_\_\_

If State permit(s) are required, copies must be submitted to the Town.

State Permit(s) Granted:      YES       NO       NOT REQUIRED       Permit # \_\_\_\_\_

*Upon the basis of the representations contained above this application is:*

(A) Found to meet the official zoning ordinances of the Town of Bristol and is hereby **APPROVED**.

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Date

(B) Found **NOT** to meet the official zoning ordinance of the Town of Bristol and is hereby **NOT APPROVED** for the following reason(s):

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator

\_\_\_\_\_  
Date

(C) Forwarded to the below Appropriate Municipal Body:

Design Review Commission

~~Planning Commission~~ <sup>Development Review</sup>

For the following reason(s):

Per Section 411 proposal requires DRB approval for conditional use as applicant seeks addition to nonconforming structure

Marsen  
\_\_\_\_\_  
Zoning Administrator

7/24/2025  
\_\_\_\_\_  
Date

An interested person may appeal any decision by the Administrative Officer within 15 days of the date of such decision.

**It shall be unlawful to use or occupy, or permit the occupancy of any land or structure or part thereof until the Zoning Administrator issues a Certificate of Occupancy stating that the proposed use of the structure or land complies with the requirements of these Regulations.**

**SECTION 353: APPLICATION FOR CONDITIONAL USE APPROVAL**

The applicant shall submit to the Z.A., by filing an application in the Town Clerk's office, at least 25 days prior to the regular meeting of the Development Review Board, one electronic (PDF) version of the application and supporting documents and one (1) paper copy of an application or letter summarizing the proposed conditional use, which addresses all elements of this article, and all other information necessary to illustrate compliance with these Regulations and for the Development Review Board to make its decision including:

1. Property identification numbers of the property taken from the latest tax records; name and address of the owner of record and the owners of adjoining lands; name and address of person or firm preparing the map; scale of map of at least 1" = 200', north point, and date.

See zoning

2. An accurate map of the property showing existing features, including contours, structures, large trees, streets, utility easements, rights-of-way, land use and deed restrictions.

see attached map

3. Map, showing proposed structure locations and land use areas, streets, driveways, traffic circulation, parking and loading spaces and pedestrian walks, landscaping plans, including site grading, landscape design, and screening, including depicting distances from structures to property lines.

see attached drawing

4. A narrative description of the project

see zoning application

5. Construction sequence and time schedule for completion of each phase for buildings, parking spaces, and landscaped areas of the entire development.

aim to be completed November 2025

6. A description of energy utilization and conservation measures for each heated structure.

following RBES 2024

7. A description of the hours of operation.

n/a

8. A description of signs, lighting and steps taken to mitigate against noise created by the proposed use.

no signs, no exterior lighting (possible motion sensor)

9. Other information necessary as evidence to satisfy either the general or specific review criteria contained in Section 355 below as requested by the Development Review Board.

Z.A. worked with applicant on application requirements



# Bushey - 483 Lower Hardscrabble RD

Vermont Center for Geographic Information

vermont.gov



1:1,261  
July 24, 2025



### LEGEND

- Parcel polygons
- Inactive parcels
- Airports
- Mountains and Hills
- US Highways
- State Highways
- Roads - Public (VTTrans)
- Interstate Highway
- US Highway
- State Highway
- Local road
- Other road
- Legal trail
- Roads - Private (E911)
- Driveways
- Rail Lines
- Town Boundaries
- County Boundaries



### NOTES

This map was created with the VT Interactive Map Viewer.

0.04 0.02 0

0.04 Miles

1" = 105 Ft.

13 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

© Vermont Center For Geographic Information

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. VCGI and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

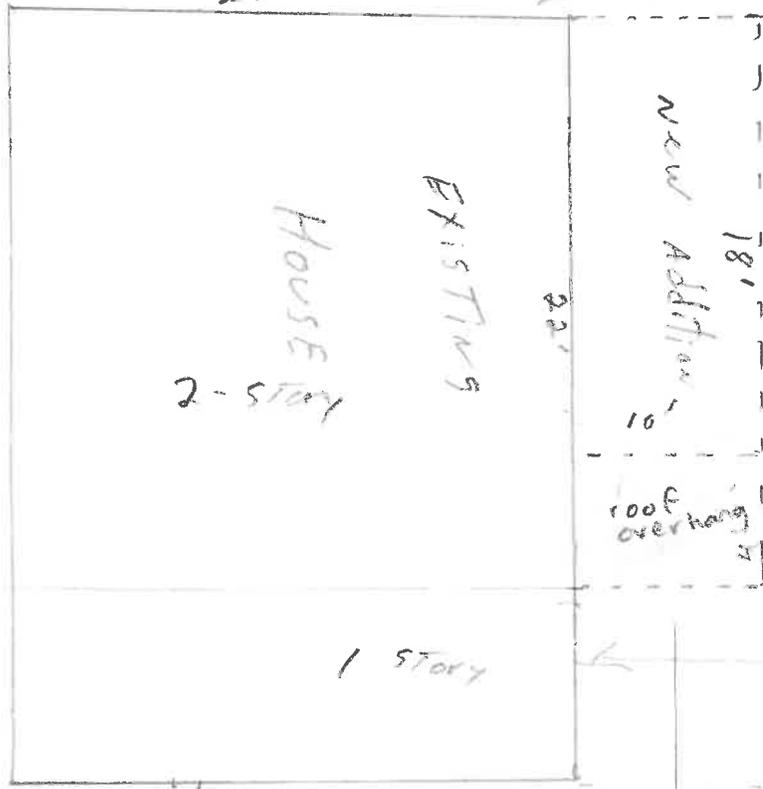


Brook

88'

23'

10'



HOUSE  
KITS-2

EXISTING

New Addition

22'

18'

roof  
overhang

22'



Shed

36'

N

98'

S

1 story

46'

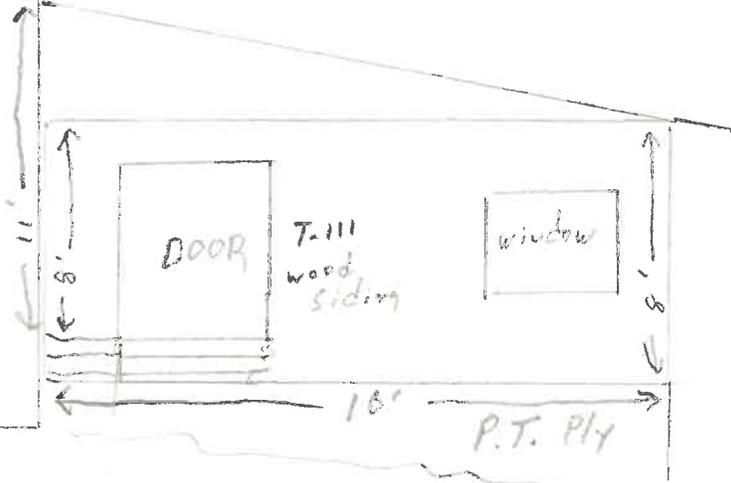
24'

48'6"

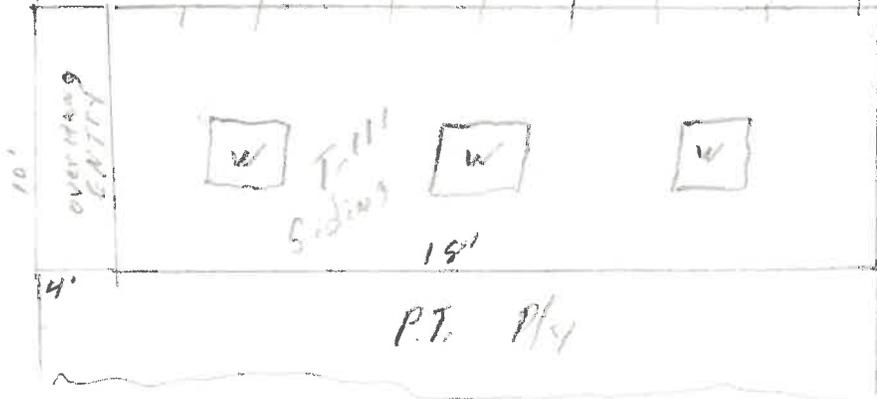
lower Hardscrabble Road

WEST ELEVATION

EXISTING  
House

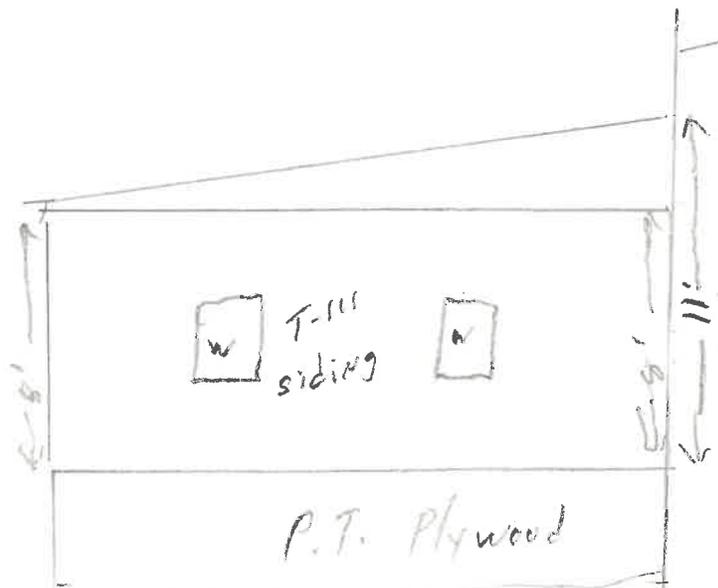


ROOF



South Elevation

EXISTING  
House



EAST Elevation

