

Chelsye Brooks

From: Chelsye Brooks <chelsyebrooks@gmail.com>
Sent: Tuesday, October 22, 2024 1:45 PM
To: Chelsye Brooks
Subject: [EXTERNAL] Fwd: Zoning inquiry

----- Forwarded message -----

From: **Chelsye Brooks** <chelsyebrooks@gmail.com>
Date: Fri, May 10, 2024 at 12:56 PM
Subject: Zoning inquiry
To: tmachia@richmondvt.gov <tmachia@richmondvt.gov>
CC: Trevor Brooks <trevor.brooks@gmail.com>

Hello,

Sending this follow up email to our conversation in your office today. I appreciate your time.

I came in to clarify the zoning rules in Section 3.2 for HDR.

Specifically 3.2.4(e) in regards to the no build zone of 5ft as I believed that should apply to the work our neighbor is doing to put in his driveway (intent for shared driveway).

Out of curiosity, I asked for clarification on 3.2.3(c) since the neighbor doesn't have the required 75ft of continuous road frontage mentioned here. Where you explained legally nonconforming use would permit Jay to be sort of "grandfathered in".

At this point, non-adherence to the no build zone means that Jay has excavated a slope all the way up until the point of the property line which eliminates our ability to put up a fence ON the property line as we were planning to do. The slope is such that a fence would need to be setback several feet for stability, thus causing us to "lose" that part of our land.

At the current slope and grade of the bank, we are also worried about erosion control, cave in's, and general safety. Much of the slope is disturbed soil as they cut down all of the trees and excavated the stumps out early on in the project. If remedial actions were taken to somehow replace or make right this 5ft no build zone on Jay's side of the property line, the slope would become much more steep than it already is which I suspect would require an engineer due to the depth and height.

As I said during our meeting, we are not looking to cause problems with our neighbor, but the most recent progress with this project has cut back flush with the property line (on both sides) and we do not want to sacrifice our property for his, or the safety or integrity of the land overall.

I will send another emails with some photos with dates & descriptions of what/where they are.

Thanks,
Chelsye Brooks