

Certificate of Mailing:

TOWN OF MONTGOMERY
DEVELOPMENT REVIEW BOARD
NOTICE OF PUBLIC HEARING

The Public Hearing will be **Thursday May 23, 2024** at 5:30 pm at the Montgomery Public Safety Building, 86 Mountain Rd, Montgomery, Vermont.

Ivan Illyushchenko and Ludmilla Debord have submitted an application for Conditional Use Approval for a change of use, from a single family dwelling to a lodging establishment for short term rental. The application is for an existing structure on parcel ID00A118.001X of 1 acre at 14 Oberland Valley Extension. This is in the Village 2 Zoning District. A lodging establishment in the Village 2 Zoning District requires Conditional Use Approval. The parcel is within the river corridor. Improvements to existing structures in the river corridor require Hazard Area Review. The public hearing will be a combined review for Conditional Use and Hazard Area Review.

Further information may be obtained from the Zoning Administrator, Ellen Fox, or at the Montgomery Town Clerk's Office.

An interested person must participate in the local proceeding as a prerequisite to the right to any subsequent appeal.

Notice of Hearing and copy of the application to the applicant:

Notice of Hearing to all abutters:

Parcel ID	Owner Name 1	Owner Name 2	Address 1	City	State	Zip
00018.013	KAUFMAN JEFFREY	KAUFMAN JESSICA	PO BOX 230	DERBY	VT	05829
00A18.005	OBERLAND VALLEY PROP OV	C/O VIRGINIA MALCOLM	5-373 BLVD PERROT L'ILE PERROT	QUEBEC	CAN	J7V 3G7
00A18.007	TUDRYN JOSEPH R	KEEGAN FRANCINE A	PO BOX 752	GRANBY	MA	01033
00C18.016	SIMMEL BRENDA	LAFAYETTE MARY BETH	42 JAMES DR	MILTON	VT	05468
00B18.003	CHAPUT MATTHEW L	CHAPUT AMANDA	224 OBERLAND VALLEY RD	MONTGOMERY CTR	VT	05471
00A18.002	ALLAN MARGARET H		589 ENGLISH BLUFF RD	DELTA BC	CANADA	V4M 2M9
00018.009	FLECKENSTEIN KERRY	FLECKENSTEIN SANDRA	309 HANNAH CLARK BROOK RD	MONTGOMERY CTR	VT	05471
00A18.001	DEBORD LUDMILLA	ILLYUSHCHENKO IVAN	923 LOXFORD TERRACE	SILVER SPRING	MD	21901
	DEBORD LUDMILLA	ILLYUSHCHENKO IVAN	1845 Cartier St	Montreal QC	CANADA	H2K 4E5

I attest that these documents were mailed by me by first class mail this 25th day of April 2024.



Ellen Fox, Zoning Administrator

MAR 20 2024

TOWN OF MONTGOMERY, VERMONT

TOWN OF MONTGOMERY APPLICATION TO DEVELOPMENT REVIEW BOARD

APPLICANT (s): Name (s) LUDMILLA DEBORD & IVAN ILLYUSHCHENKO Phone: 514-226-5338
Address 1845 CARTIER ST. MONTREAL QC CANADA H2K 4E5

PROPERTY: Parcel I.D. No. 00A118.001X Zoning District VILLAGE #2
Location 14 OBERLAND VALLEY RD MONTGOMERY CTR VT 05491
Date Acquired 07/06/2022 Town Land Records - Book 105 Page 457
Present Use 2ND HOME Proposed Use RENTAL PROPERTY (SHORT TERM)
Lot Size 1 ACRE Depth 350 FT Frontage on Public Road or R.O.W. 200 FT.

TYPE OF APPLICATION:

- () Appeal from a decision of the Administrative Officer
(x) Application for a Conditional Use Permit
() Application for a Variance from the Town's Zoning Regulations
() Approval of lot(s) accessed via Right-of-Way of record
() Site Plan approval for Subdivision
() Request for interpretation of Zoning Regulation or Map

State reason for Application: USE OF PREMISES AS SHORT TERM RENTAL
HAZARD AREA REVIEW (RIVER CORRIDOR)

ADDITIONAL INFORMATION REQUIRED WITH APPLICATION: A plot plan must be submitted with this application to show; property boundary lines with dimensions, easement and right-of-way lines, all existing and proposed structures and alterations, proposed subdivision of land, scale and true north, location of sewage and water supplies, and other relevant information.

I hereby certify that the information in this application, (including attachments), is true and correct.

Signed: [Signature] Date: FEB 28th 2024
Applicant (s) or Authorized Agent

Submit to Town Clerk with required fee: 200\$ + 15\$ = 215\$ (Checks payable to Town of Montgomery).

FOR USE BY DEVELOPMENT REVIEW BOARD

DRB Application No. _____ Zoning Permit Application No.: _____ Fee Paid: _____

Date Received: _____ Notice of Hearing Date: _____ Date of Hearing: _____

Decision of Board: Approved () Denied () Date of Decision: _____

Conditions: _____

Secretary, Development Review Board

Original to DRB and copies for applicant, listers, town clerk

Town of Montgomery
PO Box 356 Montgomery CTR Vermont 05471

www.montgomeryvt.us
montgomeryzoning@gmail.com

Fee Schedule: <https://montgomeryvt.us/wp-content/uploads/2023/01/Zoning-Fee-Schedule.-rev-2019.pdf>

APPLICATION FOR BUILDING/ZONING PERMIT

Applicant: Name(s) LUDMILLA DEBORD & IVAN ILLYUSHCHENKO Phone 514-226-5338
Mailing Address 1845 CARTIER ST MONTREAL QC CANADA H2K 4E5 Email 514-226-5338
Physical Property Address: 14 OBERLAND VALLEY RD, MONTGOMERY CTR VT 05471

Project: New Building Improvement/Addition Subdivision Other (explain below)

Description: CHANGE OF USE : FROM RESIDENTIAL TO SHORT TERM RENTAL

N/A New Building/Addition: Length (ft) _____ Width (ft) _____ Height (ft) _____ Total Sq. Footage _____

N/A Setbacks: Edge of Road right-of-way (ft) _____ Rear line (ft) _____ Left line (ft) _____ Right line (ft) _____

New Subdivision: Lot # _____ Frontage _____ Depth _____ | Lot # _____ Frontage _____ Depth _____

I hereby certify that the information in this application (including attachments) is true and correct. *All owners must sign*
IMPORTANT: Attach a map or sketch to show property boundaries, easements and right of way, locations of existing and proposed structures and land alterations, water supply, sewage systems, roads, and driveways. Indicate scale and North.

Signed [Signature] FEB 28th 2024
signature(s) date

Submit this application with a zoning fee of \$ 200 + \$15.00 (recording fee). Payable to Town of Montgomery.

For use by Administrative Officer Only

Decision: Denied Approved Permit # _____

Permit approved subject to conditions specified below and is valid (except if appealed) beginning on _____ and expiring on _____

Conditions: All land development must comply with State & Federal Regulations. All additions/renovations to dwellings, new Single Family, and new multi-family dwellings (in buildings up to 3 stories) must meet the Vermont Residential Building Energy Standards. _____

Signed _____
Administrative Officer Date of decision

An interested person may appeal a decision by the Administrative Officer, within 15 days of the date of such decision, to the Development Review Board.

{Blank Area Below for Recording Stamp}

Date Received	RECEIVED/PAID
	MAR 20 2024
	TOWN OF MONTGOMERY
Zone Class	VILLAGE 2
Parcel ID #	00A118.001X
	Town Bk/Pg 105/457

Montgomery, VT

Oberland Valley Rd Extension

Hannah Clark Brook

138

28

58

134

292

50

107

Oberland Valley Rd

19

