

APPLICATION FOR BUILDING/ZONING PERMIT

Applicant: Name(s) Phil Lertora Phone 7039429404

Mailing Address 35747 Benjamin Rush Dr, Rehoboth Beach DE 19971 Email phil@lertora.com

Physical Property Address: 0 Amidon Rd, Montgomery Center VT 05471

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

Description: 2BR, 2BTH 1200 sqft home.

New Building/Addition: Length (ft) 46'-6" Width (ft) 27'-4" Height (ft) 20' Total Sq. Footage 1200

Setbacks: Edge of Road right-of-way (ft) 260' Rear line (ft) 1400' Left line (ft) 80' Right line (ft) 80'

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  07/06/2026

signature(s) date

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

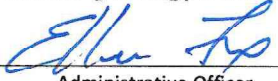
For use by Administrative Officer Only

Decision: ☐ Denied ☒ Approved Permit # ZP-23-26

Permit approved subject to conditions specified below and is valid (except if appealed)

beginning on 9/27/2026 and expiring on 9/27/2027

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  9/11/2026

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}

RECEIVED

Date Received

JUL 31 2026

TOWN OF MONTGOMERY, VT

PAID/RECORDED

Zone Class

RURAL RESIDENTIAL

Parcel ID #

00019.044X

Town Bk/Pg

113/109

Amidon Road

LEPTORA
00019.044X
DETAIL

Property Line

Swail
old logging rd
Swail Ditch
4' slope

Driveway

280'

Parking

underground utility

Power line

Clearing line

Clearing line

House

80' Property line

80' Property line

800' + To prop line

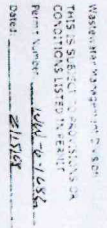
Septic line

Septic System

Not to Scale



RON GOFF



SCANNED

TRINCH CROSS SECTION

[illegible]

WATER/WASTEWATER PLAN
JAMES & STEVE CLOW LOTS 1+2

[illegible]