



Brattleboro Planning Services

Form A: General Application for Zoning Permit  
802-251-8154 | [planning@brattleboro.org](mailto:planning@brattleboro.org)

APPLICANT INFORMATION

Name:	Jon Knickerbocker
Mailing Address:	451 Putney Road Brattleboro VT 05301
Phone Number:	802-490-8222
Email:	vtcarol@comcast.net

PROPERTY OWNER check if also applicant

Name:	Jon Knickerbocker
Mailing Address:	451 Putney Road Brattleboro VT 05301
Phone Number:	802-490-8222
Email:	vtcarol@comcast.net

PROPERTY INFORMATION

Physical Location:	451 Putney Road
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How is the property used now?

<input checked="" type="checkbox"/> Residential (1-2 units)	<input type="checkbox"/> Commercial
<input type="checkbox"/> Residential (3 or more units)	<input type="checkbox"/> Other:

PERMIT REQUEST check all that apply

<input type="checkbox"/> New building	<input type="checkbox"/> Change of Property Use
<input checked="" type="checkbox"/> Accessory structure	<input type="checkbox"/> Demolition/Removal
<input type="checkbox"/> Altering existing structure	<input type="checkbox"/> Other (describe):

DESCRIPTION OF WORK

Briefly describe the project. Include information on type of structure, number of stories, dimensions, and construction costs.	Estimated Project Cost: \$ 20,000.00
<p>14 X 24 ft. 336 sq. ft.</p> <p>Existing structure LAG: 229 BFE: 232</p> <p>1 car garage No wetland impact project in flood fringe, outside developed RB 50025 0506 E home in flood fringe, buffer; next to Class II wetland</p>	

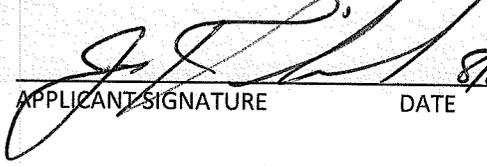
No RC NTB 5/31/20

**AUTHORIZATIONS**

By signing below I certify that all information on this application and all supporting forms, plans and documents are true and accurate and agree that, if any such information is found to be false or misleading, any permit or other approval granted on the basis of such information shall be deemed null and void.

Authorization to Enter Upon Subject Property. The property owner hereby gives permission for the members of the Brattleboro Development Review Board, their agents, employees and assigns, and any employees of the Brattleboro Planning Services Department, to enter upon the property which is the subject of this application at any reasonable time with 48 hours notice for the purpose of conducting such inspections or examinations as may be appropriate to enable this application to be processed and finished work inspected; hereby waiving and releasing any claim or right the property owner may now or hereafter possess against the Town, any Development Review Board member or their agents, employees or assigns, that arises or may arise as the result of any such inspections or examinations conducted on the property in connection with this application.

  
PROPERTY OWNER SIGNATURE      DATE 8/28/2020

  
APPLICANT SIGNATURE      DATE 8/28/2020

**SUBMISSION**

Applications may be submitted via email ([planning@brattleboro.org](mailto:planning@brattleboro.org)) or mailed or delivered to:  
Town of Brattleboro  
Planning Services Department  
230 Main Street, Suite 202  
Brattleboro, Vermont 05301

Regular business hours are Monday through Friday, 8:30 AM – 5:00 PM; during the COVID-19 State of Emergency, office visits are by appointment only

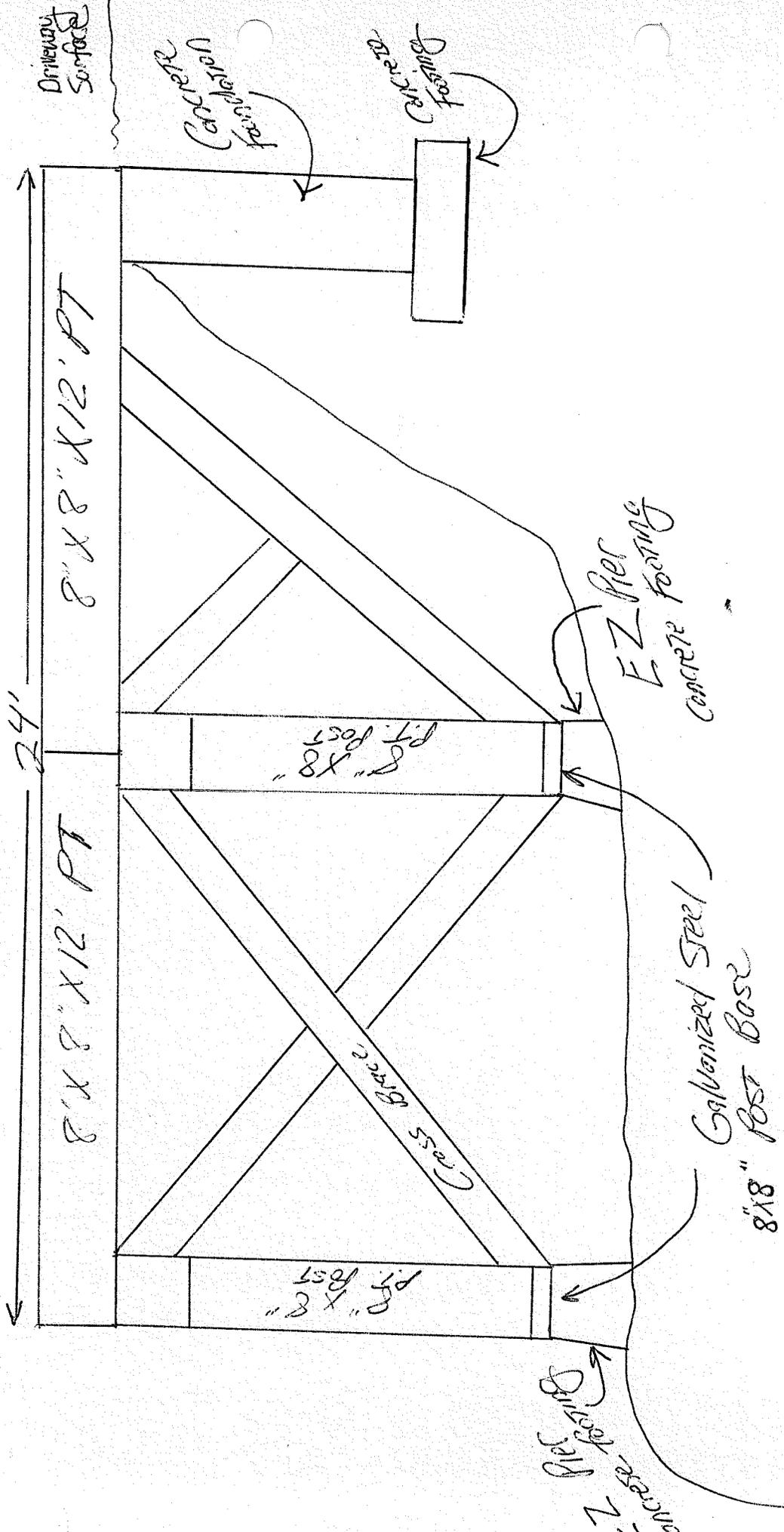
A complete application includes Form A, a site plan, other application forms identified by the Planning Department, and application fees. APPLICATIONS WILL NOT BE REVIEWED UNLESS THE REQUIRED APPLICATION FEE HAS BEEN RECEIVED.

FOR FURTHER INFORMATION:

Visit <http://tinyurl.com/Brattleboro-LUR> to view and download the Land Use and Development Regulations

<b>Official Use</b>	
Application #	2020-48
Date Received	8/31/2020
Tax Map #	70766.000
Fees paid	\$55.00

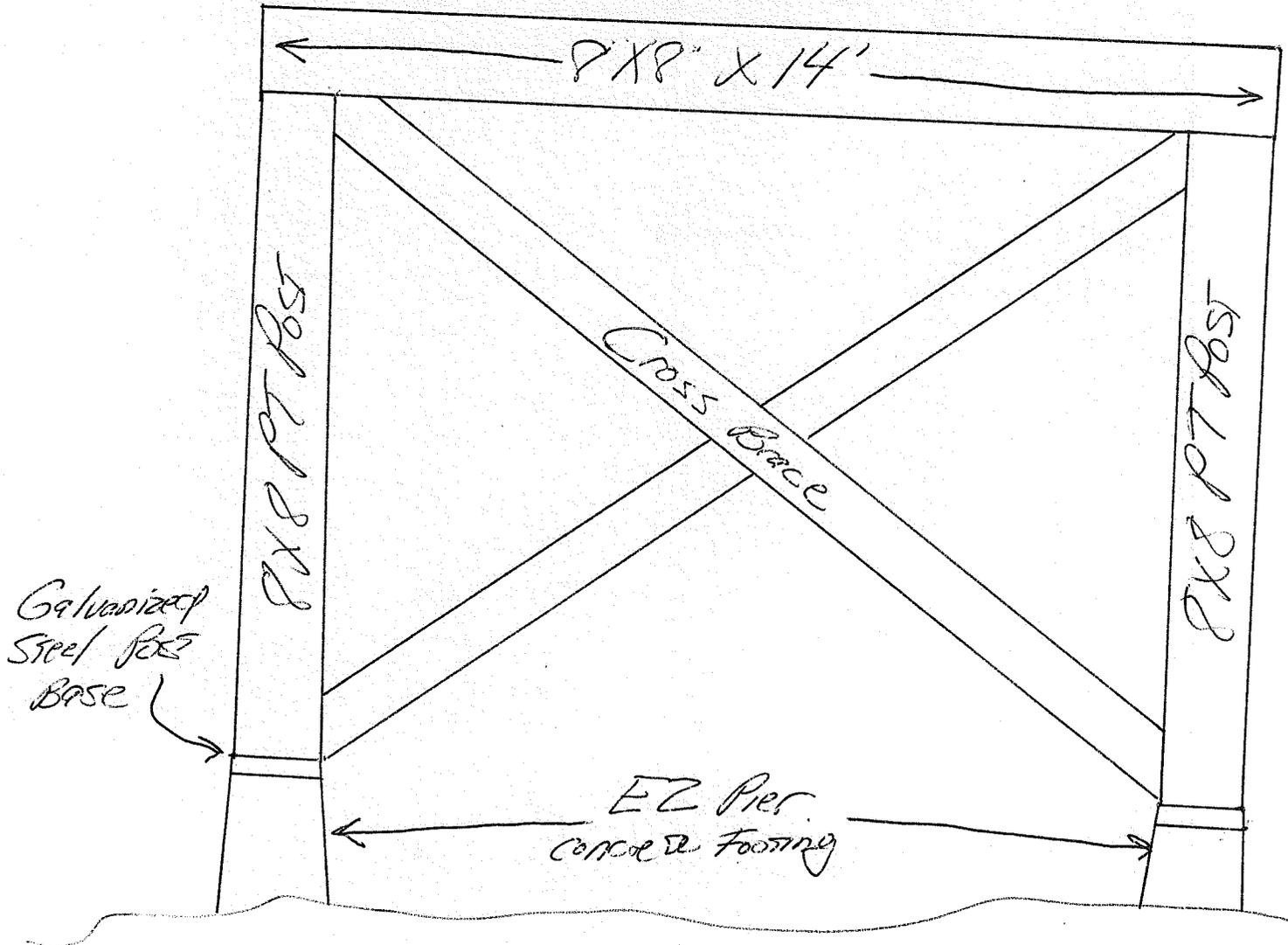
14' x 24' Garage Base/Foundation for Jon Kosterbooster  
451 Penny Road  
**Side View**



14' X 24' Garage Base / Foundation

for Jon Knickerbocker  
451 Potney Rd.

# Rear View

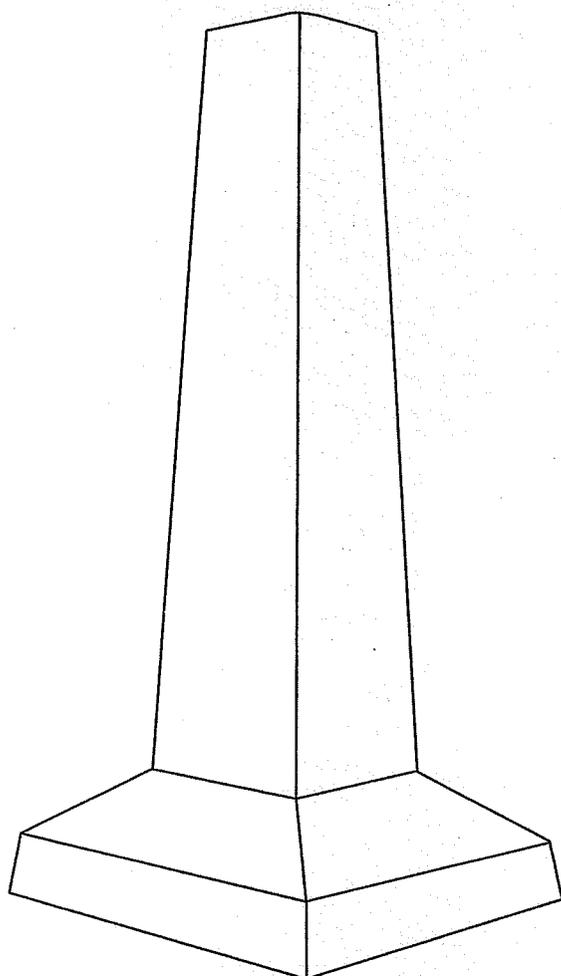




DOWNLOAD FULL SPECS  
& INSTRUCTIONS AT

**EZ-CRETE.COM**

Actual Footing



## SPECS:

- Weight: 750 lbs. typ.
- Height: 54"
- Base: 24" x 24"
- Top: 8" x 8"
- Load Capacity: 115,000 lbs. at top
- Core: Steel Reinforced Concrete
- Lift-point: 1/2" x 13" threaded insert at top accommodates forged eyebolt

## INSTALLATION:

Dig hole or trench to the required depth (below the frost line).

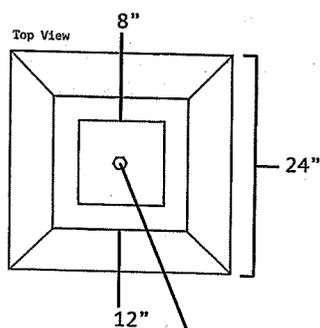
Prep bottom with crushed stone as necessary.

Place EZ-PIER into position with equipment.

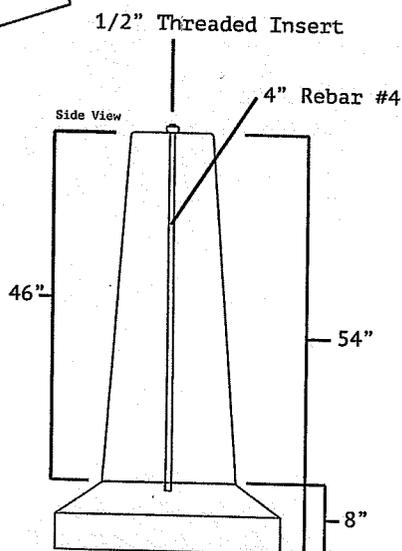
Level, plumb & align as necessary.

Backfill, compacting soil every six inches.

Keep building.



1/2" Threaded Insert



**EZ-CRETE**  
LLC

FOR MORE DETAILS, INSTRUCTIONS AND A LIST OF DISTRIBUTORS, VISIT:

**EZ-CRETE.COM**

INFO@EZCRETE.COM



# ABA/ABU/ABW

Bases and Caps

## Adjustable and Standoff Post Bases

Additional standoff bases are on p. 321.

The AB series of retrofit adjustable post bases provide a 1" standoff for the post, are slotted for adjustability and can be installed with nails, Strong-Drive® SD Connector screws or bolts (ABU). Depending on the application needs, these adjustable standoff post bases are designed for versatility, cost-effectiveness and maximum uplift performance.

**Features:**

- The slot in the base enables flexible positioning around the anchor bolt, making precise post placement easier
- The 1" standoff helps prevent rot at the end of the post and meets code requirements for structural posts installed in basements or exposed to weather or water splash

**Material:** Varies (see table)

**Finish:** ZMAX® and some in stainless steel; see Corrosion Information, pp. 13-15

**Installation:**

- Use all specified fasteners; see General Notes.
- See our *Anchoring and Fastening Systems for Concrete and Masonry* catalog, or visit [strongtie.com](http://strongtie.com) for retrofit anchor options or reference technical bulletin T-ANCHORSPEC.
- Post bases do not provide adequate resistance to prevent members from rotating about the base and therefore are not recommended for non-top-supported installations (such as fences or unbraced carports).
- Place the base, cut washer(s) or load transfer plate(s) and nut(s) on the anchor bolt(s). Make any necessary adjustments to post placement and tighten the nut securely on the anchor bolt.
- See [strongtie.com](http://strongtie.com) for information on hollow column installation.

**ABW**

Place the standoff base and then the post in the ABW and fasten on three vertical sides, using nails or Strong-Drive SD Connector screws  
 – Bend up the fourth side of the ABW and fasten using the correct fasteners

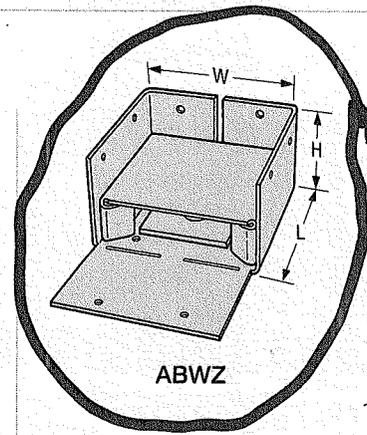
**ABU**

Place the standoff base and then the post in the ABU  
 – Fasten using nails or Strong-Drive SD Connector screws or bolts (ABU88Z, ABU1010Z, ABU1212Z – SDS optional)

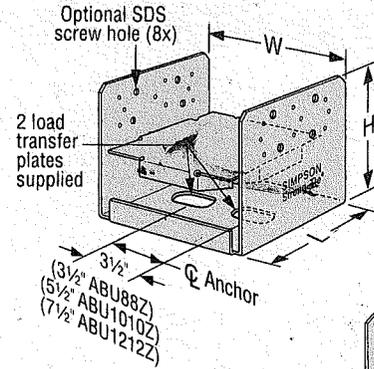
**ABA**

Place the post in the ABA  
 – Fasten using nails or Strong-Drive SD Connector screws

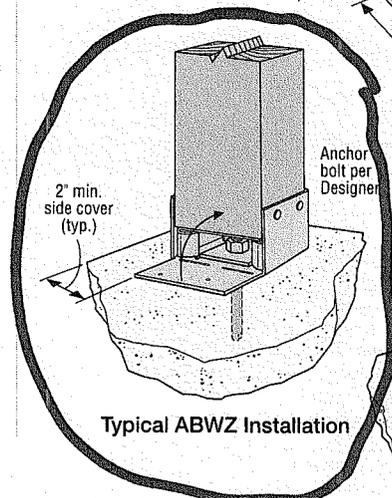
**Codes:** See p. 12 for Code Reference Key Chart



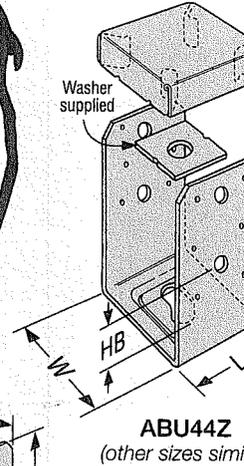
**ABWZ**



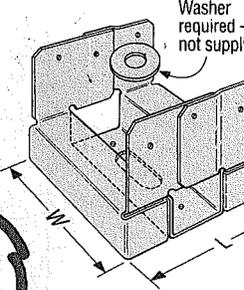
**ABU88Z**  
(other sizes similar)



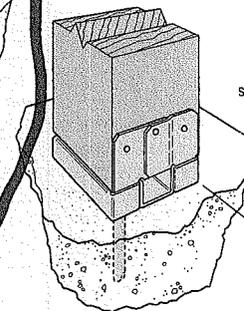
**Typical ABWZ Installation**



**ABU44Z**  
(other sizes similar)



**ABA44Z**  
(other sizes similar)

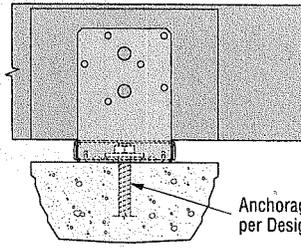


**Typical ABA44Z Installation**

### Allowable Loads – Beam Installation

Model No.	Nominal Beam Size	Material (ga.)		Dimensions (in.)			Fasteners		DF/SP Allowable Loads		SPF/HF Allowable Loads	
		Base	Strap	W	L	H	Anchor Dia. (in.)	Nails	Uplift (160)	Down (100)	Uplift (160)	Down (100)
ABU46Z	Double 2x	12	12	3 1/8	5	7	5/8	(12) 0.162 x 3 1/2	2,030	8,475	1,820	6,075
ABU46Z	4x	12	12	3 1/8	5	7	5/8	(12) 0.162 x 3 1/2	2,155	9,890	1,850	7,090
ABU46RZ	Rough 4x	12	12	4	6	6 3/4	5/8	(12) 0.162 x 3 1/2	2,155	9,890	1,850	7,090
ABU66Z	Triple 2x	12	10	5 1/2	5	6 1/8	5/8	(12) 0.162 x 3 1/2	1,405	12,715	1,165	9,115
ABU66Z	6x	12	10	5 1/2	5	6 1/8	5/8	(12) 0.162 x 3 1/2	1,905	12,920	1,640	11,110
ABU66RZ	Rough 6x	12	10	6	6	5 13/16	5/8	(12) 0.162 x 3 1/2	1,905	12,920	1,640	11,110

1. Uplift loads have been increased for earthquake or wind loading with no further increase allowed. Reduce where other loads govern.
2. Downloads may not be increased for short-term loading.
3. Specifier is to design concrete and anchorage for uplift capacity.
4. Beam depth must be a minimum of 7".
5. Shims are required for double 2x and triple 2x installations as shown in the illustrations. Additional fastening of shim to beam is not required.
6. **Fasteners:** Nail dimensions in the table are listed diameter by length. See pp. 21-22 for fastener information.



**ABU66Z Beam Installation**

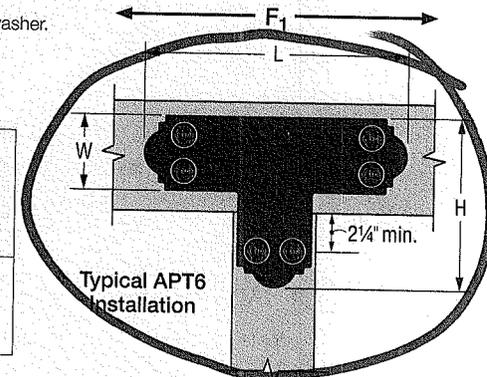
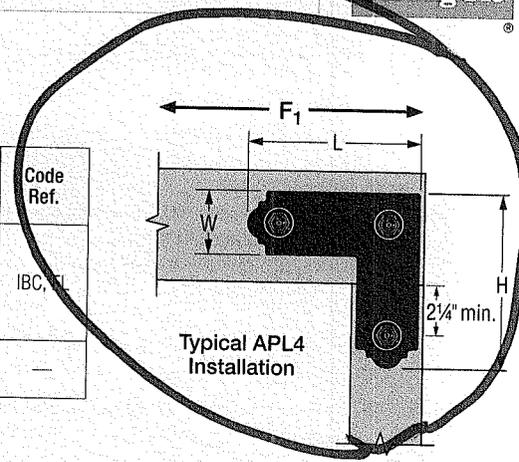
# Outdoor Accents

## Decorative Hardware

### Beam-to-Column Ties and Flat Straps

Model No.	Ga.	Dimensions (in.)			Fastener Qty		DF/SP Allowable Loads		Code Ref.
		W	L	H	Column	Beam	Uplift/Tension (160)	F <sub>1</sub> (160)	
APL4	12	3	8 1/4	8 1/4	2	4	1,155	670	IBC, ET
APL6	12	5	11 1/4	11 1/4	4	6	1,905	1,340	
APT4	12	3	13 1/2	8 1/4	2	4	1,330	1,015	
APT6	12	5	17 1/2	11 1/4	4	8	2,130	1,425	—
APST4	12	3	11 1/4	—	—	4	1,505	—	
APST6	12	5	11 1/4	—	—	4	1,505	—	

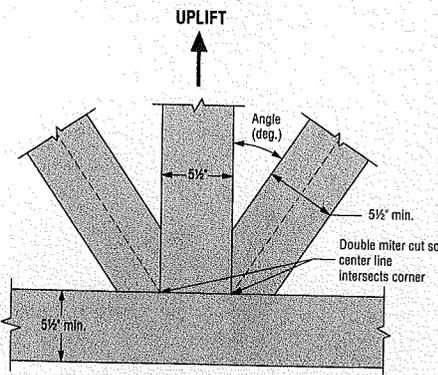
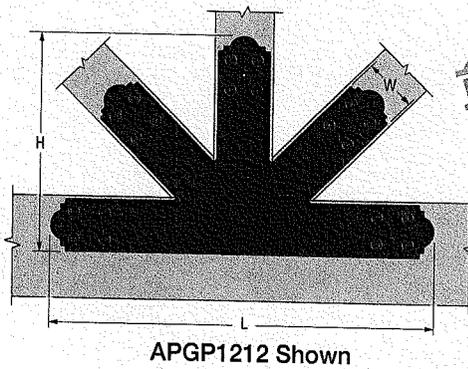
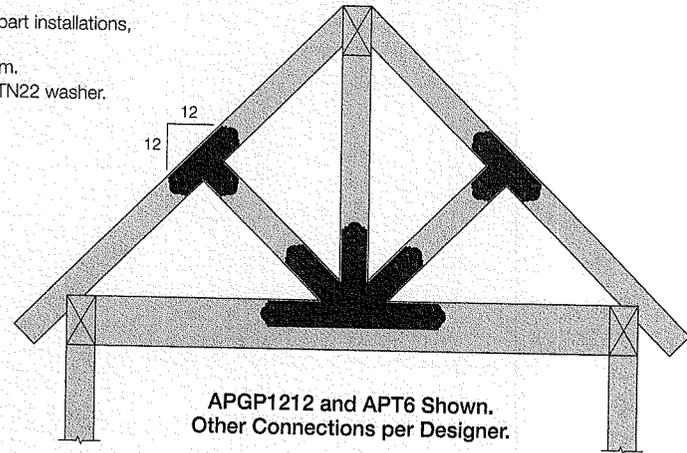
1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. Connector table loads and fastener quantities are listed for two parts. For single part installations, use half the listed values.
3. All fasteners are Outdoor Accents® SDWS22312DBB structural wood screws inserted through an STN22 washer.
4. Fasteners sold separately.



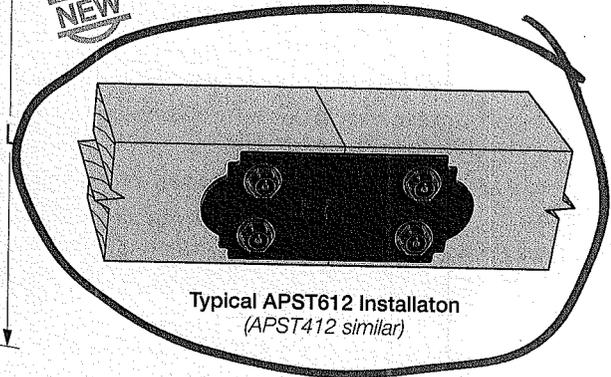
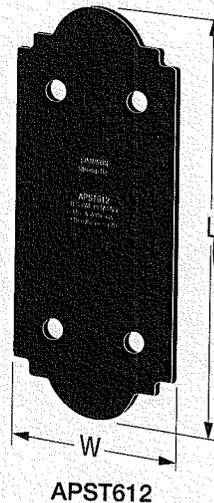
### Gable Plates

Model No.	Ga.	Roof Pitch	Angle (deg.)	Dimensions (in.)			Fastener Qty.			DF/SP Allowable Loads	Code Ref.
				W	H	L	Beam	Center Column	Angled Struts	Uplift (160)	
APGP612	12	6:12	27°	5	20 1/2	36	16	8	16	3,925	—
APGP812		8:12	34°								
APGP1212		12:12	45°								

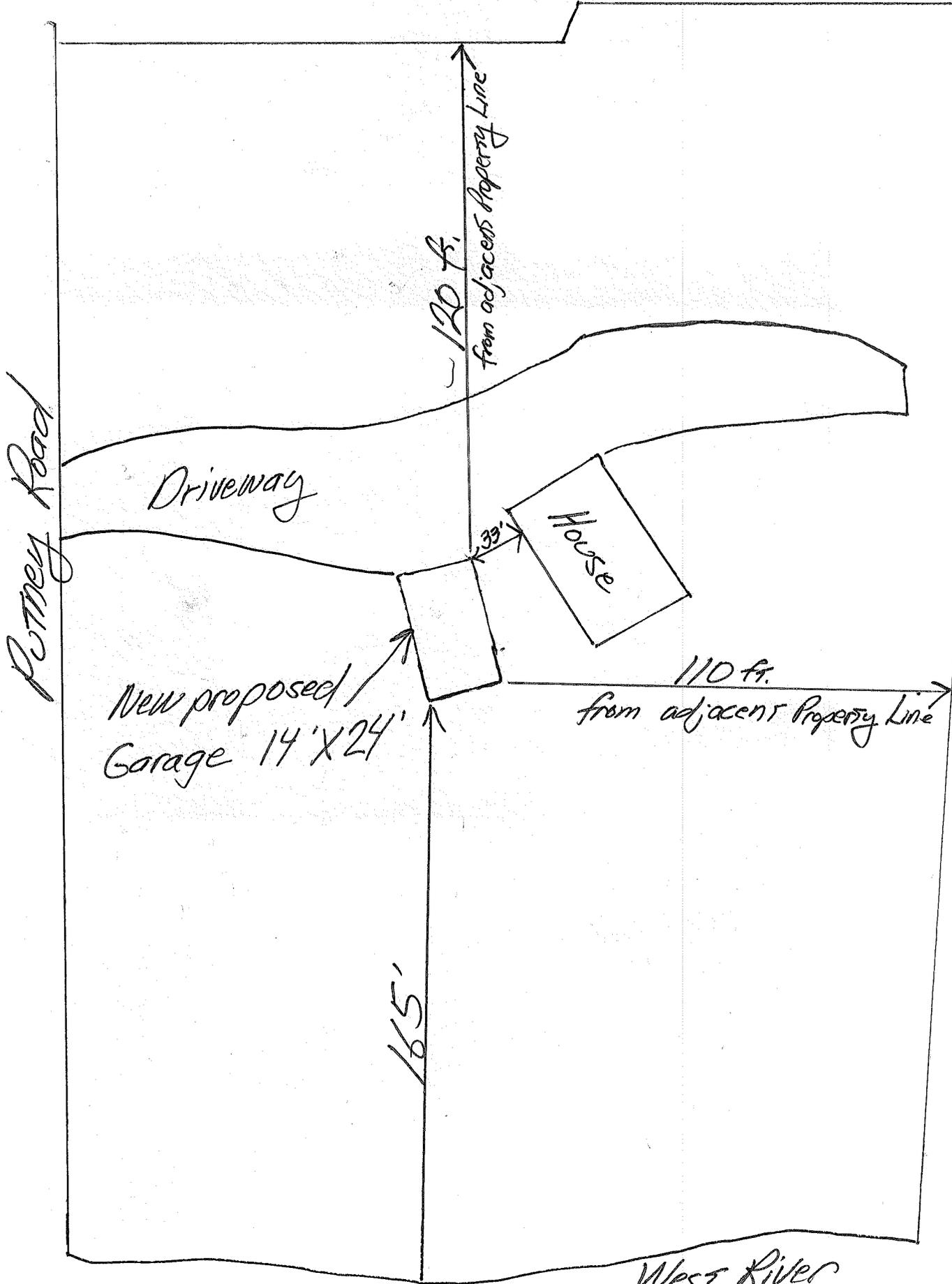
1. Allowable loads have been increased for wind or earthquake loading with no further increase allowed. Reduce where other loads govern.
2. Connector table loads and fastener quantities are listed for two parts. For single part installations, use half the listed values.
3. Uplift loads apply to the connection between the center vertical post and the beam.
4. All fasteners are a Simpson Strong-Tie® SDWS22312DBB inserted through an STN22 washer. Quantities listed are for two parts.
5. Fasteners sold separately.

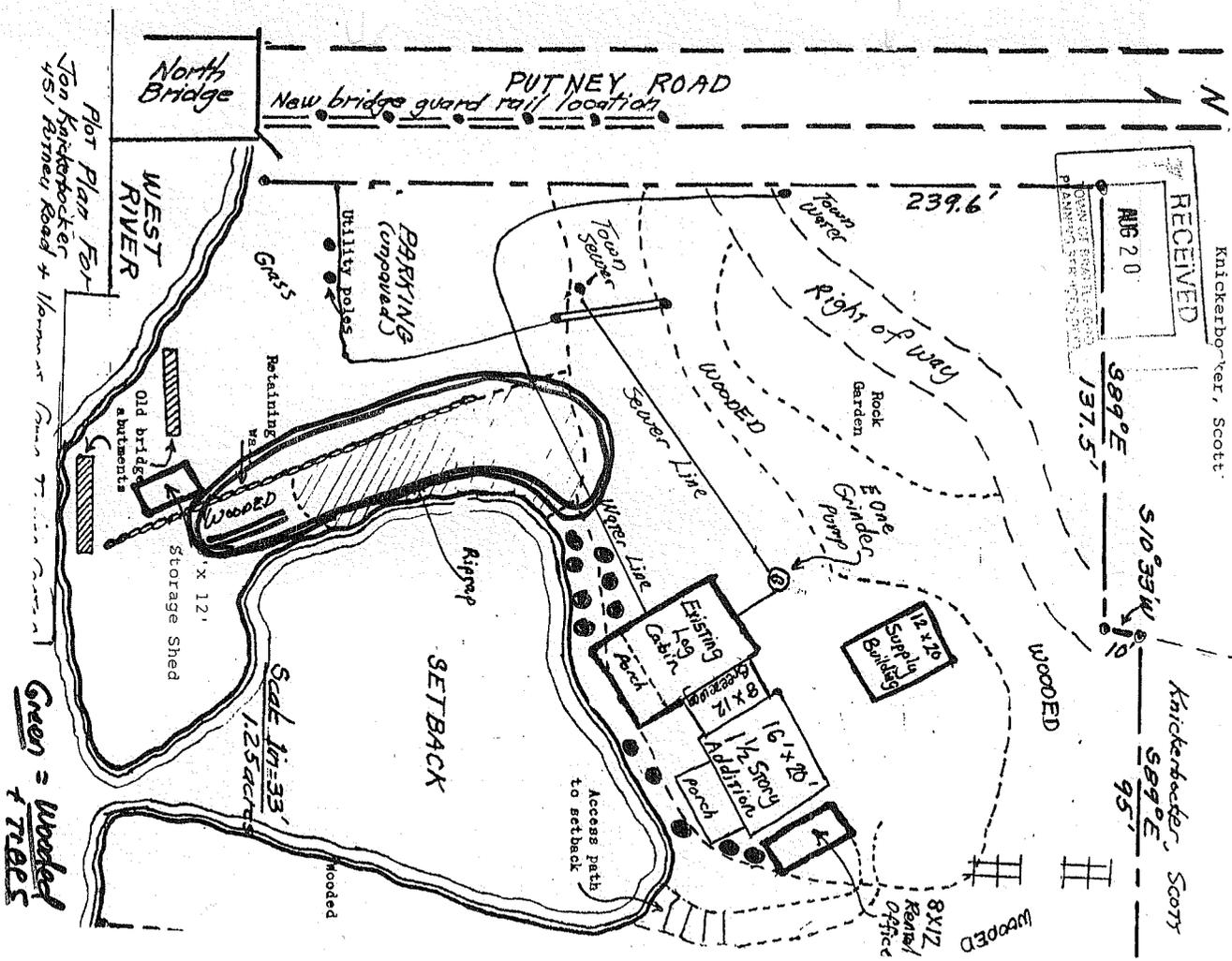


Note: 12:12 will have equal cuts.  
Other sizes will have unequal cuts.



Mr. Jon Knickerbocker  
451 Putney Rd.  
Brattleboro, VT 05301-9183





RECEIVED  
 AUG 20  
 TOWN OF BRATTLEBORO  
 PLANNING DEPARTMENT

Knickerbocker, Scott

Knickerbocker, Scott

Conditions of this permit are: 1) That all conditions of a Site Plan previously approved on July 20, 1984 under Permit # 1997-037 must remain in effect; 2) That any approval shall be contingent upon removal of all illegal signs prior to commencement of any work; 3) That all on-site exterior lighting must be shielded and must not cast glare off the site. Light fixture bulbs shall not be visible from off the site; 4) That any trees removed or damaged during construction shall be replanted.

Application No. 2003-135  
 Approved administratively by the Town of  
 Brattleboro, Vermont Planning Services  
 Department on the 3rd day of  
September, 2003.  
*W. J. [Signature]* Administrative Officer

APPROVAL OF THIS PLAN  
 IS GRANTED UNDER THE  
 CONDITION THAT IT MEETS  
 ALL APPLICABLE FEDERAL,  
 STATE, & LOCAL REGULATIONS.

Green = Wooded  
 + TREES