

**Conditional Use
Home Occupation for Automotive Repair Business
CU-002-24**

Owner: James Asmell 568 Ethan Allen Highway Milton, VT 05468 PH: 802-503-7029	Applicant:
Surveyor/Engineer:	Property Tax Parcel & Location: 568 Ethan Allen Highway Georgia, Vermont Parcel#117060000 Zoning District: AR-3

BACKGROUND

James Asmell, hereafter referred Applicant, is requesting Conditional Use to operate a Home Occupation of an automobile repair business. The parcel is located at 568 Ethan Allen Highway, within the AR-3 zoning district. The original parcel is ± 1.2 acres in size, benefitted by ± 276 ft of frontage along Ethan Allen Highway.

Applicant proposes the use of an existing 30 x 30 garage located on the property for use as an automotive repair business. The property consists of a single family dwelling, two accessory structures and the garage which is served by an existing driveway off of Ethan Allen Highway. The building to be used is ± 900 ft² and will be 80% dedicated toward the business, with 20% utilized as storage.

The applicant has over 25 years of experience in the business working locally in Georgia and will be the only employee of the business. The primary function of the business is for general repairs, inspections and tires as associated with a automobile repair shop. Hours of operation will be 8am - 5pm Monday and Friday initially, with expansion throughout the week when business takes off. Traffic is expected to be no more than 2-3 vehicles per day. On-site parking for several cars is available on the south side of the garage.

Waste products, including waste oil and other fluids will be disposed of through Georgia Auto Parts. Tires will be stored indoors until disposal. No outside storage of vehicles, parts or other materials is located on the property. A future sign may be requested for placement by the road.

COMMENTS

Home Occupation Guidelines

Per Town of Georgia Development Regulations dated February 27, 2023 Section 6.4B

1. **Use of Residence or Accessory Structure.** *The regulations for Home Occupation can use no more than 50% of the residence or accessory structure.* The applicant is looking for a conditional use to use 80% of the accessory structure for the purpose of the home occupation.
2. **Employees.** *The regulations allow for members of the household and no more than one non-household full-time equivalent employee.* The applicant has expressed only members of the household will be active in the business.
3. **Signage.** *The regulations allow for one unlit sign not exceeding six square feet per side.* No permit for a sign was applied for at this time.
4. **Traffic.** *The regulations are that no traffic shall be generated in a volume greater than an estimated average of 10 trips per day or alters the essential character of the neighborhood or substantially impairs the use of adjacent property.* Applicant is proposing no more than 2-3 vehicles per day.
5. **Noise.** *The regulation state the occupation shall not generate excessive noise, smoke, vibration, dust, glare, odors, electrical interference, or heat that is detectable at the boundaries.* The applicant states in their application that the business will not generate anything that would be in violation of this regulation.
6. **Parking.** *The regulation for parking is where new parking is proposed, it shall be provided off-street and shall be located inside or rear yards outside setback areas. However, pre-existing residential parking areas may be utilized.* The applicant is proposing parking for several cars on the south side of the garage utilized for the business.
7. **Storage.** *The regulations for the exterior storage of materials used in the home occupation shall be limited to the smallest extent reasonably practicable, screened so as to not be visible from the street, road, or adjacent properties, and shall not be allowed in setback areas.* The applicant will utilize space inside the garage for storage of tires, fluids and other auto repair accessories.
8. **Risk.** *There shall be no potential of risk to public health from the Home Occupation, including but not limited to toxic emissions or on-site disposal of hazardous wastes.* The applicant has been in the industry for over 25 years and has knowledge in the operation and safety of the business. The applicant has developed a plan for disposal of all waste byproducts associated with the business.
9. **Conformance with Town Plan & Bylaws.** The current regulations allow for Home Occupation in the AR-3 zoning district. Proposed setbacks appear to be sufficient. All areas of Home Occupation appear to have been met except for the percentage of use of the accessory structure.

- 10. Water & air pollution.** Applicant's plan depicts the proper disposal of any pollution produced from the business activity.
- 11. Compatibility with surroundings.** The proposed development does appear to be generally compatible with properties in the surrounding area.
- 12. Municipal services.** The Applicant has not obtained an ability to serve letter from the Fire Chief.
- 13. Vehicular traffic.** The driveway is an existing driveway providing access to the existing garage.
- 14. State Permits.** Applicant shall submit any and all required State Permits. A current Vermont Zoning Compliance Certification has been included with the application and is required for the applicant to operate as a Vermont State Inspection Center.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk