

DECKS & PATIOS CHECKLIST: WDB Chapter 20

This checklist must accompany all Administrative Permit applications for decks or patios.

A deck is an above-grade outdoor living space that is open to the sky, although it may be temporarily covered by an awning or partially covered by a ramada. A patio is an at-grade outdoor living space that is open to the sky. If a deck or patio is covered by a roof, it becomes an addition and is subject instead to the RESIDENTIAL ADDITIONS CHECKLIST. If one of these spaces is detached from the dwelling, it becomes an accessory structure and is subject instead to the ACCESSORY STRUCTURES CHECKLIST. The applicant must initial each box, indicating the required information has been provided, and that the described standard has been met. The Administrator must then confirm that the application is complete or return this checklist to the applicant indicating what information remains to be provided.

An Administrative Permit is required for any deck or patio that covers more than 120 square feet. Decks and patios that are less than 120 square feet are still required to meet setback, height, and other requirements of the bylaw. Placing a 100 square foot patio within a side yard setback would be a violation, subject to enforcement, as provided by WDB Chapter 7, but would not require a permit, EXCEPT if in the Village. If the project is located in the Village, check with town staff to learn of a Certificate of Appropriateness is required.

Applicant	Administrator	Administrative permit applications for decks and patios must include a dimensional drawing that illustrates:
<input type="checkbox"/>	<input type="checkbox"/>	north arrow
<input type="checkbox"/>	<input type="checkbox"/>	all property lines
<input type="checkbox"/>	<input type="checkbox"/>	height, dimensions, and location of all existing and proposed buildings, driveways, parking areas, and accessory structures
<input type="checkbox"/>	<input type="checkbox"/>	existing and proposed setbacks from all property lines, roads, watercourses, and wetlands

Applicant	Administrator	The following standards must be met by the applicant of a deck or patio:
<input type="checkbox"/>	<input type="checkbox"/>	Dimensional Standards. Decks and patios must comply with the setbacks and sizing standards of this bylaw. Applicants must provide a site plan drawn to scale and in sufficient detail to demonstrate compliance with this standard.
<input type="checkbox"/>	<input type="checkbox"/>	In the Village. Decks and patios in the VZD must comply with the Williston Village Historic District Design Review Guide and may be subject to review by the HAAC and DRB. Applicants who wish to build a deck in the VZD must provide architectural drawings, including elevations drawn to scale and in sufficient detail to demonstrate compliance with this standard.