

2020-011

### Town of Essex

## PERMITTED HOME OCCUPATION APPLICATION

- a) Fill out the attached questionnaire and pay application fee.
- b) Provide floor plan of dwelling and indicate the square footage of the dwelling and area of home or accessory building to be used.
- c) The Zoning Administrator may require additional information if needed to make a proper evaluation in a case by case basis.

### PERMITTED HOME OCCUPATION QUESTIONNAIRE

**GUIDELINES:** Please fill out the information requested on this form. To help you with your application, attached you will find a copy of the Home Occupation Regulations (Section 4.9) from the Zoning Regulations. Your application will be judged on this information can criteria plus any additional information required by the Zoning Administrator.

Date: 01/14/2020 Zoning District: \_\_\_\_\_  
 Landowner's Name: Geoffrey Giampa  
 Applicant's Name: Geoffrey Giampa  
 Address of Home Occupation: 37 Skyline Dr, Essex Junction VT 05452  
 Name of Home Occupation: Hive Extract LLC

#### I. TYPE OF USE

1. Nature of the Home Occupation Home cosmetic business
2. Does the Home Occupation include retail sales?  Y  N (No customers to house)  
 As the primary use?  Y  N Secondary to other uses(s)?  Y  N  
 Will the Home Occupation produce any objectionable noise, vibration, smoke, dust, electrical disturbance, odors, heat, or glare? Specify:  
NO

#### II. USE OF PROPERTY

1. Is the primary use of the property as a residence for the applicant?  Y  N
2. Lot size: 0.68 acre Road Frontage: 320 ft
3. Number of buildings on property: 1  
 Total finished square footage of home: 2380
4. Building(s) to be used: Existing?  New?
5. Square footage of Home Occupation:

	Inside House:	Inside Other Bldgs:	Outside:
Offices:	_____	_____	_____
Working Area:	<u>110 sq ft</u>	_____	_____
Storage:	_____	_____	_____

**III. METHOD OF OPERATION**

1. Number of employees: Family 1 Non-family 0  
2. Hours of operation: 9-5 Days of Week: Mon-Fri

**IV. TRAFFIC AND PARKING**

1. Projected traffic 0 Cars per day 0 Trucks per day \_\_\_\_\_  
2. Parking: Applicant's vehicle(s) stored outside: N

**V. SIGN**

1. Is a sign being requested?  Y  N  
If so, maximum permitted size is 3 square feet. Size: \_\_\_\_\_

**VII. MAP**

1. Neat ruler drawing showing size of building and floor plan indicating area to be used.
2. Submit photographs of all sides of the building.
3. Submit a brief narrative describing your business.

**TOWN OF ESSEX, VERMONT  
ZONING PERMIT APPLICATION  
FOR PERMITTED HOME OCCUPATIONS**

Appeal Period Expired: 1/29/2020 Permit # 2020-0117  
Date: 1/14/2020 Application Fee: \$100 paid DMG  
Applicant's Name and Address: Geoffrey Giampa  
37 Skyline Dr. Essex Jct  
Type of Home Occupation: Home Cosmetic Business  
Phone Numbers: Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
*email:*  
Zoning District: R2 Tax Map, Parcel, & Lot: 2-031 013 000

The undersigned hereby applies for permission to operate a Home Occupation pursuant to Section 4.9 of the Zoning Regulations.

Applicant's Signature Geoffrey Giampa  
Approved on: 1/14/2020 Denied on:  / /

(See attachment for conditions of approval or reasons for denial.)

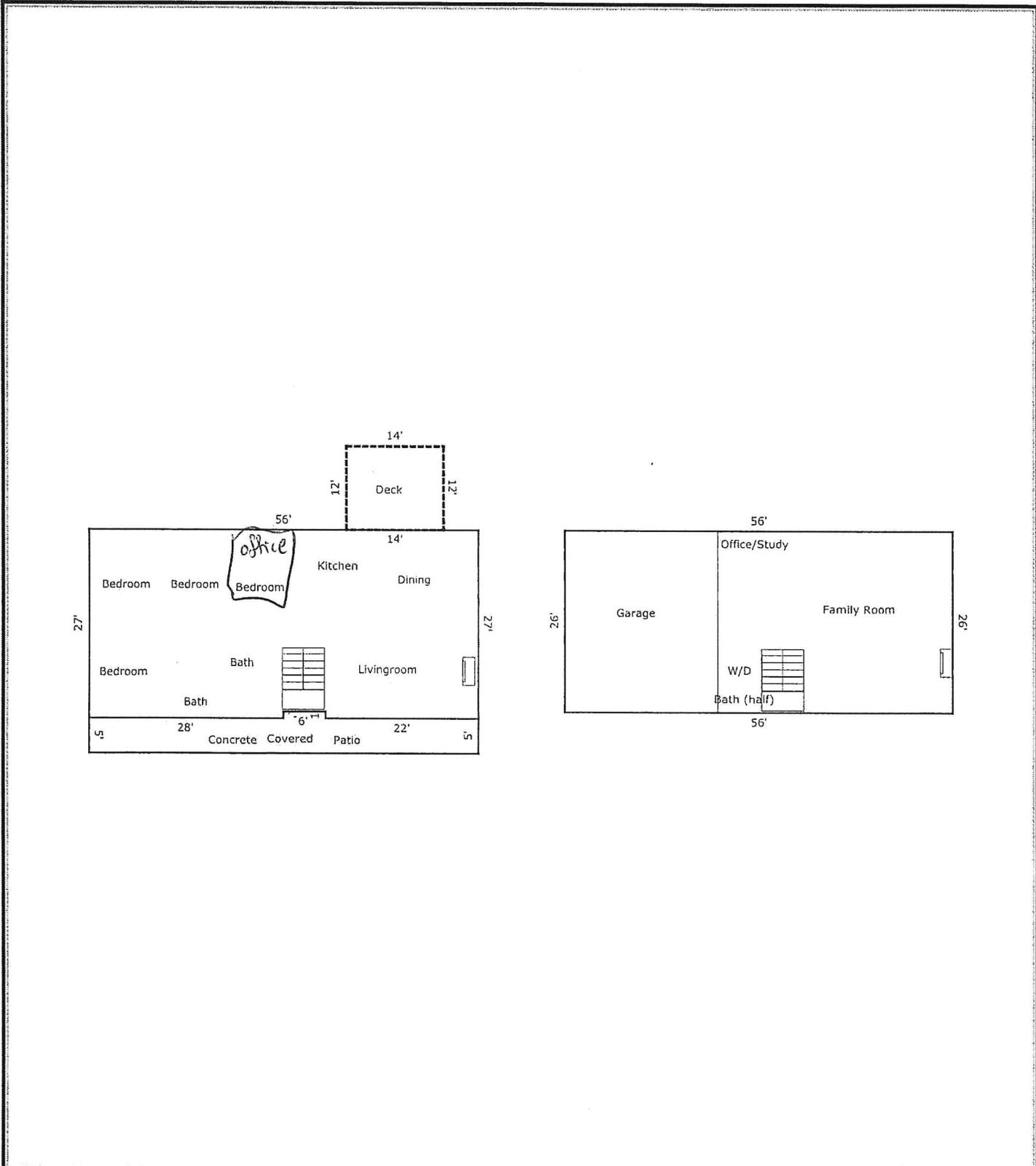
By: Sharon L. Kelley  
Zoning Administrator

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within 15 days of permit issuance. Commencing construction or operations within this 15 day appeal period is prohibited by law.

This permit is valid as long as you continue your business at the location you applied for and you do not alter the use in which you applied for.

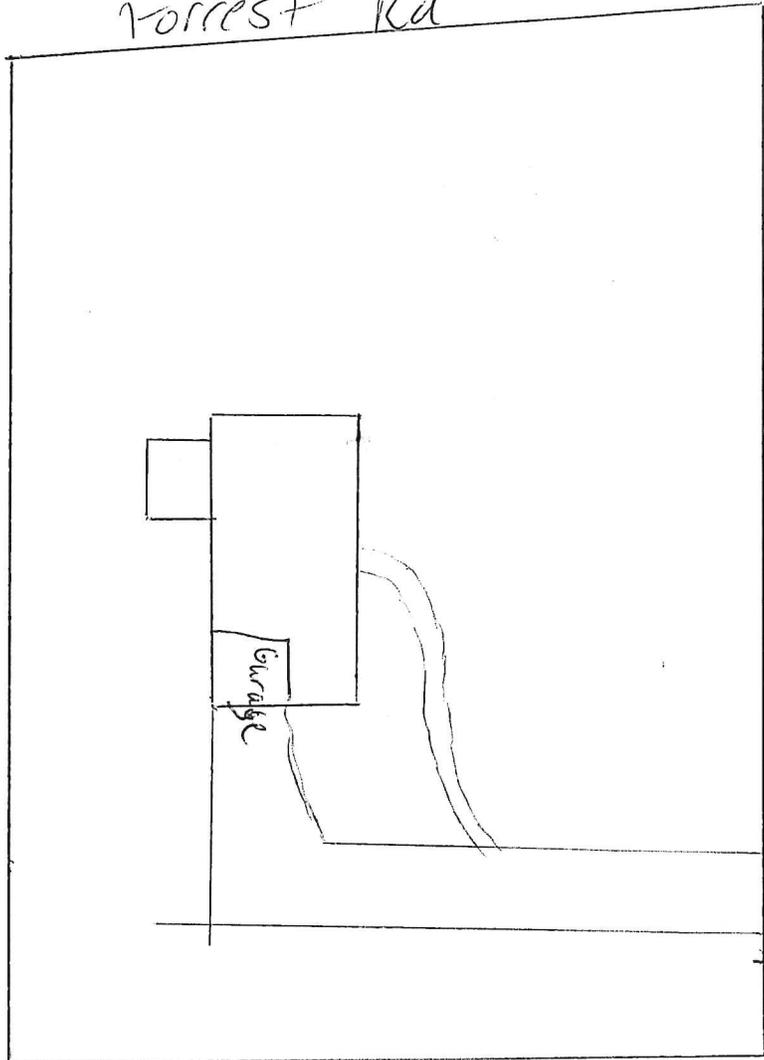
### Building Sketch

Borrower	Geoff & Katherine Giampa		
Property Address	37 Skyline Dr		
City	Essex Jct	County	Chittenden
Lender/Client	Homebridge Financial Services		
		State	VT
		Zip Code	05452



Forrest Rd

Skyline Drive



### Subject Photo Page

Borrower	Geoff & Katherine Giampa						
Property Address	37 Skyline Dr						
City	Essex Jct	County	Chittenden	State	VT	Zip Code	05452
Lender/Client	Homebridge Financial Services						



#### Subject Front/Side

37 Skyline Dr  
Sales Price 359,000  
Gross Living Area 1,506  
Total Rooms 6  
Total Bedrooms 4  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;Woods  
Site 1.20 ac  
Quality Q3  
Age 53



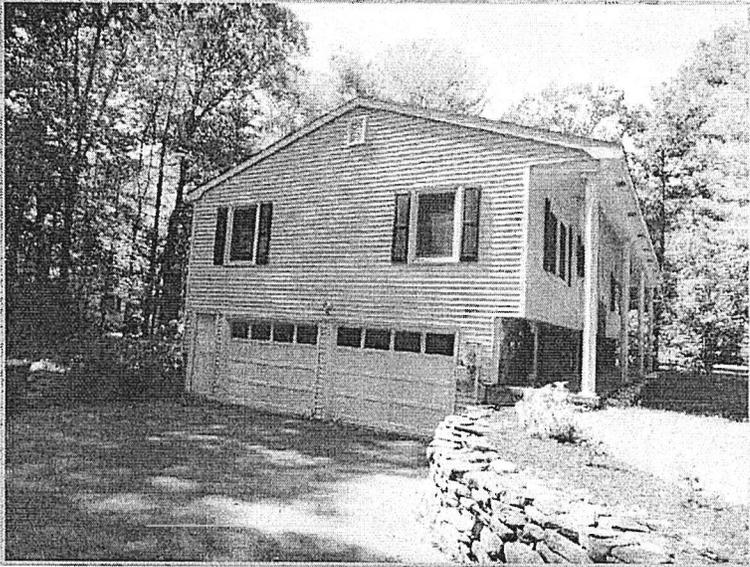
#### Subject Rear



#### Subject Street

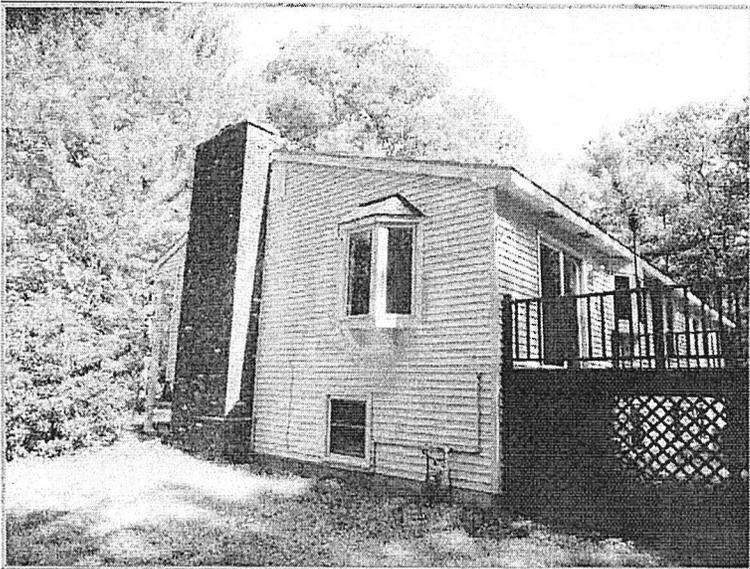
### Subject Photo Page

Borrower	Geoff & Katherine Giampa			
Property Address	37 Skyline Dr			
City	Essex Jct	County	Chittenden	State VT Zip Code 05452
Lender/Client	Homebridge Financial Services			



#### Subject Side/Front

37 Skyline Dr  
Sales Price 359,000  
Gross Living Area 1,506  
Total Rooms 6  
Total Bedrooms 4  
Total Bathrooms 2.0  
Location N;Res;  
View N;Res;Woods  
Site 1.20 ac  
Quality Q3  
Age 53



#### Subject Side/Rear



#### Subject Street

Hive Extract is dedicated to making quality skin care and bath products that are gentle and accessible for all skin types. It can be difficult to find skin and bath products for individuals with sensitive skin, and by providing goods that are primarily free of preservatives, fragrances, and colorants a product that meets the needs of individuals with sensitive skin can be met. Additionally, because they are designed with sensitive skin in mind, individuals with less sensitive skin will still be able to use the products and benefit from them. In order to make sure these products will meet the needs of consumers, they are produced in small batches so that a high degree of quality control can be maintained.

One of Hive Extracts secondary goals is to produce its high quality products in a way to have as small of an environmental footprint as possible. This is helped by limiting the use of preservatives, fragrances, and artificial colorants. Additionally, whenever possible we focus on utilizing locally produced ingredients, and when this is not a feasible option we focus on fair trade, organic, and sustainable ingredients. To further aid our goals most of our packaging is done with reusable and recyclable glass and metal containers.

Hive Extract will work to deliver its products to customers through a variety of venues. Primarily it will accomplish this through establish connections with other local business to carry its products (through consignment), and participate in local vendor collectives (such as farmer's markets). Additionally, it will make use of an online store, and if popularity of products grows, it will make use of wholesale distribution. Because it will not be utilizing a physical on site store, it will work to use social media and targeted ad buys to spread awareness of its products to help grow its customer base.