

Appeal Period Expires <u>8/3/19</u> Zoning District <u>B1</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>1/1</u> Permit Number <u>2019-132</u>
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All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property during the appeal period and it must remain posted throughout the construction period. **You are required to contact the necessary state agencies to obtain state permits @ 477-2241 (Jeff McMahon, Permit Specialist).**

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

Signed: [Signature]

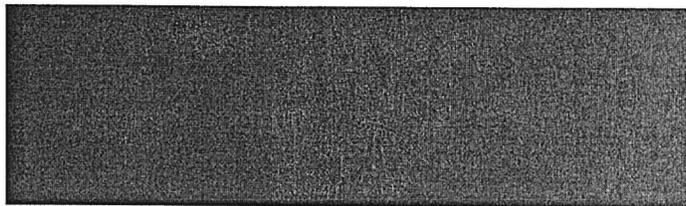
A	Parcel Account Numb. (Map-Parcel-Lot) 2- <u>078-006-000</u> <small>(found in Town Assessor's Office)</small> Property Address : <u>160 GRIFFIN LN</u> Owner: <u>A+C REALTY LLC (C/O AL SENEZAL)</u> Owner Address: <u>31 COMMERCE AVE., S. BURLINGTON, VT</u> Owner Phone: (work) <u>(802) 862-0517</u> (home) _____ (cell) <u>(802) 338-0911</u> (Email) <u>ALSENZAL@COM24</u> Contractors name: <u>OMEGA ENAVATION</u> Phone: <u>(802) 862-0517</u> Cell: <u>(802) 338-0911</u> Estimated Construction Dates: Start: <u>6/17/19</u> Completion: <u>8/1/19</u> Sq. Feet: <u>16,120 sq</u> Estimated Cost (labor & materials): <u>\$ 164,200</u>		G																																												
B	Sewage Disposal (Please attach Sewer or Septic Application). Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Connection Fee \$ <u>6150</u> Date Paid: <u>3/14/19</u> Proposed New Bedrooms: _____ Existing Bedrooms _____		Check box(es) which describe proposed use or construction (circle choice in parenthesis). N = New A = Addition R = Remodel <table style="width:100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;"><i>Residential:</i></td> <td style="text-align: right; padding: 2px;">N A R</td> </tr> <tr> <td>Single Family</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Two-family (duplex)(other)</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Multi-family</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Condominium / Townhouse</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Mobile home</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td colspan="2"><i>Inclusions or Additions:</i></td> </tr> <tr> <td>Garage (attached) (detached)</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Porch (enclosed) (open)</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Deck</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Pool (in) (above) ground</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Shed</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Barn (residential) (agriculture)</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td colspan="2"><i>Non-residential:</i></td> </tr> <tr> <td>Commercial / Industrial</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td><i>Stormwater:</i></td> <td></td> </tr> <tr> <td>Stormwater</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Erosion Control</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td colspan="2"><i>Other:</i></td> </tr> <tr> <td>Change in use</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Miscellaneous</td> <td style="text-align: right;">□ □ □</td> </tr> <tr> <td>Renewal</td> <td style="text-align: right;">□ □ □</td> </tr> </table>	<i>Residential:</i>	N A R	Single Family	□ □ □	Two-family (duplex)(other)	□ □ □	Multi-family	□ □ □	Condominium / Townhouse	□ □ □	Mobile home	□ □ □	<i>Inclusions or Additions:</i>		Garage (attached) (detached)	□ □ □	Porch (enclosed) (open)	□ □ □	Deck	□ □ □	Pool (in) (above) ground	□ □ □	Shed	□ □ □	Barn (residential) (agriculture)	□ □ □	<i>Non-residential:</i>		Commercial / Industrial	□ □ □	<i>Stormwater:</i>		Stormwater	□ □ □	Erosion Control	□ □ □	<i>Other:</i>		Change in use	□ □ □	Miscellaneous	□ □ □	Renewal	□ □ □
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C	Water (Please attach Water Service Application). Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Fee \$ <u>3865.00</u> Date Paid: <u>3/14/19</u>																																														
D	Driveway (Please attach copy of approved Curbcut / Utility Application). Date of approval <u>3/24/16</u> PC# <u>2016-7</u>																																														
E	Stormwater <input checked="" type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application. <input type="checkbox"/> Project creates new or expands existing impervious surface greater than or equal to ½ acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed permit application.																																														
F	Diagram – Show a sketch of project on reverse of this application with property lines, building, and setbacks or attach separate sheet.																																														
G	Signature of Tenant and Signature of Owner <u>[Signature]</u>		Office Use Only <table style="width:100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Fees:</td> <td style="padding: 2px;">Type</td> <td style="padding: 2px;">Amount</td> <td style="padding: 2px;">Date Pd</td> </tr> <tr> <td style="padding: 2px;">Permit</td> <td style="padding: 2px;"></td> <td style="padding: 2px;">\$ <u>552.60</u></td> <td style="padding: 2px;"><u>7/18/19</u></td> </tr> <tr> <td style="padding: 2px;">Recreation</td> <td style="padding: 2px;"></td> <td style="padding: 2px;">\$ _____</td> <td style="padding: 2px;">_____</td> </tr> <tr> <td style="padding: 2px;">Recording</td> <td style="padding: 2px;"></td> <td style="padding: 2px;">\$ <u>20-</u></td> <td style="padding: 2px;"><u>7/18/19</u></td> </tr> <tr> <td style="padding: 2px;">Certificate of Occ</td> <td style="padding: 2px;"></td> <td style="padding: 2px;">\$ <u>75-</u></td> <td style="padding: 2px;"><u>7/18/19</u></td> </tr> <tr> <td style="padding: 2px;">Other</td> <td style="padding: 2px;"></td> <td style="padding: 2px;">\$ _____</td> <td style="padding: 2px;">_____</td> </tr> </table> <input checked="" type="checkbox"/> Building Permit Approved <input type="checkbox"/> Rejected <input type="checkbox"/> Date <u>7/19/19</u> Issued to: <u>A+C Realty LLC</u> Zoning Administrator: <u>[Signature]</u> Notes: <u>Emergency code given</u> C.O. Required Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Fees:	Type	Amount	Date Pd	Permit		\$ <u>552.60</u>	<u>7/18/19</u>	Recreation		\$ _____	_____	Recording		\$ <u>20-</u>	<u>7/18/19</u>	Certificate of Occ		\$ <u>75-</u>	<u>7/18/19</u>	Other		\$ _____	_____																				
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THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE

F Diagram – Provide diagram here and include all setbacks

* SEE ATTACH COVER LETTER & PLANS

A&C Realty LLC



June 12th, 2019

Town of Essex Community Development Department
Attn: Sharon Kelley
81 Main Street
Essex Jct. VT 05452

Subject: Zoning Permit Application, Fit up of Building D1
160 Griffin Lane

Dear Sharon:

We are writing on behalf of Dan French, owner of a business called 'The Strike Zone' to apply for a zoning permit for interior fit up of building D1 located at 160 Griffin Lane. The Strike Zone will be a year round baseball academy offering indoor batting, swing analytics, pitching, and coaching, it will also have a small retail area selling clothing and baseball equipment.

As shown on the attached floor plan, The Strike Zone would occupy the entire 16,120 sq. ft. commercial building. Their space will have a 750 sq. ft. retail area, 350 sq. ft. viewing area, 170 sq. ft. of bathroom space, a 350 sq. ft. multi-purpose room (for meetings and catered events) and 14, 500 sq. ft. of 'field' space filled for batting cages, training tunnels, and automated hitting machines. The business is expected to employ one (1) full time employee and two (2) part time employees and serve an average of 40 participants daily.

The Strike Zone's water and sewer demands have been calculated based on 15 gpd per employee and 10 gpd per participant (there will be no onsite preparation of food). Therefore the 3 employees and 40 daily employees are expected to require 445 gpd of water and sewer; the building has been approved for 5,280 gpd. The parking requirement for Strike Zone is assumed to be 43 spaces; 72 parking spaces have been approved and built for the commercial building. The commercial building has been previously approved for 55 AM peak hour trips and 77 PM peak hour trips based on an assumed specialty retail use. The Strike Zone is not expected to generate any AM peak hour trips and only 51 PM peak hour trips based on an assumed trip generation rate for indoor recreation of 3.17 VTE/1,000 sq. ft. of space.

On February 28, 2018 we submitted a Zoning Permit application for the building's shell and a 6,000 sq. ft. market and deli. The building's shell has been built but the 6,000 sq. ft. market and deli is no longer proposed. The market and deli were estimated to require 500 gpd of water and sewer; those connection fees were paid on March 14, 2018. Since the Strike Zone will only require 445 gpd, less than what has already been paid for and approved; no additional fee has been submitted.

31 Commerce Ave.
South Burlington, VT 05403
Phone: (802) 862-0517
Fax: (802) 865-2334
E-Mail: asenecal@omegavi.com
Web: www.omegarealtyvi.com

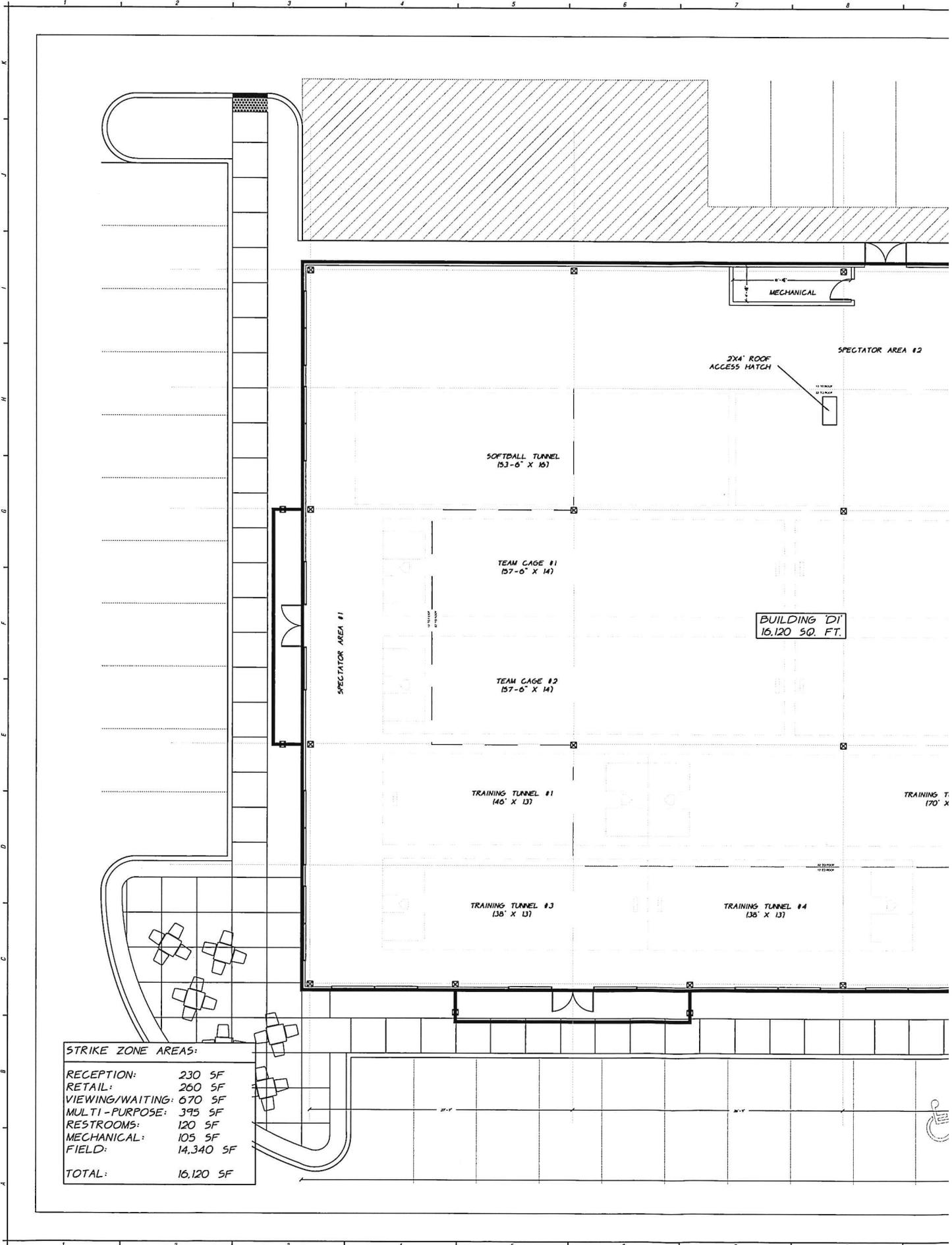
Attached please find a complete Zoning Permit application with fee of \$647.60 (\$552.60 fit up cost + \$20.00 recording fee + \$75.00 CO fee = 470.00), two full size and one reduced copy of the Overall Master Plan and Proposed Floor Plan. If you have any questions please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Bertsch". The signature is written in a cursive, flowing style.

Brian J. Bertsch, P.E.

cc: A. Senecal



STRIKE ZONE AREAS:

RECEPTION:	230 SF
RETAIL:	260 SF
VIEWING/WAITING:	670 SF
MULTI-PURPOSE:	395 SF
RESTROOMS:	120 SF
MECHANICAL:	105 SF
FIELD:	14,340 SF
TOTAL:	16,120 SF

BUILDING 'D'
16,120 SQ. FT.



NOTES:

1. **APPLICANT & OWNER**
 ATTN: AL SENECA
 A. & C. REALTY, LLC
 31 COMMERCE AVE
 SOUTH BURLINGTON, VT 05403
2. **PROJECT LOCATION**
 12 GARDENSIDE LANE
 ESSEX, VERMONT 05451
 BOOK 445, PG 588
 BOOK 657, PG 153
 TM 78, PARCEL 6
3. **ZONING DISTRICT**
 RETAIL BUSINESS (B1)
4. **PROJECT PROPOSAL**
 48 RESIDENTIAL UNITS AND 16,500sf OF COMMERCIAL SPACE
5. **PARCEL SIZE:**
 CURRENT = 5.54 ACRES
 PROPOSED = 5.54 ACRES
6. **LOT COVERAGE:**
 MIXED USE ALLOWABLE COVERAGE = 70%
 PROPOSED COVERAGE = 49.4%
7. **RESIDENTIAL DENSITY:**
 25 UNITS/ACRE x 5.54 ACRES = 139 UNITS ALLOWED
 48 UNITS PROPOSED
 FOURPLEX UNITS A1, A2, B1, B2, B3 & B4
 24 MULTI UNIT BLDG C1
8. **SERVICES:**
 MUNICIPAL WATER
 MUNICIPAL SEWER
 GREEN MOUNTAIN POWER CORP.
 VERMONT GAS SYSTEMS, INC.
9. PROVIDE DROPPED CURBS AT ALL ACCESSIBLE RAMPS AND PEDESTRIAN CROSSWALKS.

Land Use	Unit	Ratio (1)	Spaces	Weekday	Spaces2	Weekday	Spaces3	Weekday	Spaces4	Weekday	Spaces5	Saturday	Space
	1,000 SF or DU		Required per Zoning	(10-11AM)		(12-2PM)		(3-4PM)		(4-7PM)		(12-2PM)	
			% (2)	Spaces	% (2)	Spaces	% (2)	Spaces	% (2)	Spaces	% (2)	Spaces	% (2)
Retail	12.5	250	50	0.75	38	0.96	48	0.9	45	0.95	48	0.9	45
Food Market w/ delicates	4	150	27	0.92	25	0.98	26	0.65	17	0.9	24	1	27
Residential	48	1.67	80	0.73	59	0.68	55	0.73	59	0.94	75	0.7	56
Total			157		121		129		121		147		128

- Notes:
- (1) Parking ratios were derived from Essex Zoning Regulations (Nov. 3, 2014)
 - (2) Derived from Urban Land Institute Shared Parking 2nd Edition
 - (3) Total number of spaces provided with proposal: 173

Project Reference:

