

Appeal Period Expires 5/2/18
 Zoning District MYD-RUD (B) + B-DC

Town of Essex, Vermont
Application for Zoning Permit
 www.essex.org

Application Date 4/13/18
 Permit Number 2018-067

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 Num. (Map-Parcel-Lot) 2-092-0-02-003
 (found in Town Assessor's Office)
 Property Address: 27 Essex Way (Peter Fedelmann)
 Owner: Eurowest Cinemas LLC
 Owner Address: 21 Essex Way
 Owner Phone: (work) 878-4200 (home) 8933827
 (cell) 238-36004 (Email) FEDELMANN@EB.Development.com
 Contractors name: N/A Phone: _____ Cell: _____
 Estimated Construction Dates: Start: 4/13/18 Completion: 5/10/18
 Sq. Feet: Existing Estimated Cost (labor & materials): \$ < 20,000

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: _____ Existing Bedrooms Existing

C Water (Please attach Water Service Application). Existing
 Public Private Fee \$ _____ Date Paid: 1/1

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1 Existing

E Stormwater N/A
 Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application.
 Project creates new or expands existing impervious surface greater than or equal to 1/2 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 see attached narrative + findings. PD
 Signature of Tenant and Signature of Owner Peter Fedelmann

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).
 N = New A = Addition R = Remodel

Residential:	N	A	R
Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (duplex)(other)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mobile home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusions or Additions:			
Garage (attached) (detached)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch (enclosed) (open)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool (in) (above) ground	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn (residential) (agriculture)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-residential:			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Stormwater: <u>Restaurant/Lounge</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stormwater: <u>+ add performing Arts in theater</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control: <u>T-10 + check 10</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other:			
Change in use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>100</u>	<u>1/1</u>
Recreation		\$ _____	
Recording		\$ <u>20</u>	<u>4/17/18</u>
Certificate of Occ		\$ <u>75</u>	
Other		\$ _____	

Building Permit
 Approved Rejected Date 4/17/18
 Issued to: Eurowest Cinemas LLC
 Zoning Administrator: Sharon L. Kelley
 Notes: energy info given

C.O. Required Yes No

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE

From: Peter Edelman [mailto:pedelmann@ebdevelop.com]
Sent: Friday, April 06, 2018 1:34 PM
To: Sharon Kelley
Cc: Paul O'Leary
Subject: T Rex

*And theatre 10
located off the
restaurant.*

Hello Sharon,

This is to advise that I will be resurrecting the 50 seat previously approved Take 2 Lounge and Bar into service under the same conditions. I will be cross utilizing my T-REX movie Theater into a multi use performance center utilizing advanced and at show ticketing only, featuring live music and other live performances as well as movies. This theater has reserved seating for 400 seats and will therefore be controllable as to the number of people who can attend, thereby not increasing total attendance and parking.

We will be operating the live events under a new name: "The Double E".

This will lead to a rebranding of the project into : "The Essex Experience".

I am very excited about the new opportunities and have scheduled our first concert (a benefit concert) for May 16th.

Please advise if you need any additional information. I believe that Paul can confirm that the sewer capacity is currently in place for this to be reactivated.

4-17-19

ATTACHMENT TO ZONING PERMIT #2018-067

This is to clearly document that this permit is being issued to re-establish a 50-seat restaurant/bar and allowing the T-Rex Theater to add performance art events for a maximum of 400-seats (which is the approved seating for the T-Rex Theater.)

On Thursday, April 12, 2018, the Planning Commission was made aware of the re-established use, and agreed that an event or a movie was still considered an 'indoor recreation use'. It did not trigger a PC review as attendance would be controlled by the number of seats the theater holds.

The owner will submit a schedule, and/or revised schedule of performance events/dates/times to the Zoning Administrator for a period of time while the added use is being established.

Should the owner look to increase seats or add standing room in the theater, documentation shall be provided to the Zoning Administrator for review and determination of further Planning Commission review.

A Town Certificate of Occupancy inspection shall be scheduled with the Town prior to any events.

Prior to the issuance of a Certificate of Occupancy, the applicant shall secure any necessary permits and/or inspections from the State Dept. of Fire & Safety Division.

Prior to the issuance of a Certificate of Occupancy, the applicant shall provide a copy of the State Health License.

This permit shall be revoked should the restaurant or events exceed the approved seating without further approval.

Sharon Kelley, Z.A.