

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

Appeal Period Expired: 7/17/18 Permit # 2018-63-H
Date: 1 1 Application Fee: \$95 pd.
Applicant's Name and Address: Carolyn Lewis
3 Cindy Lane, Essex Jct. VT 05452
Type of Home Occupation: Hypnotherapy
Phone Numbers: Home: 802-735-3526 Work: 802-872-0089 Cell: 802-735-3526
Zoning District: R-2 Tax Map, Parcel, & Lot: 2-049 006 006

The undersigned hereby applies for permission to operate a Home Occupation pursuant to Section 25.11 of the Zoning Regulations.

Applicant's Signature Carolyn Lewis 4-16-18

Approved on: 7/2/18 Denied on: 1 1

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

By: Thomas L. Kelley
Zoning Administrator

This is approved for 5 customer visits per day. To increase, an application to the Zoning Board of Adjustment is required. (TK)

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.

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 25.11) from the Zoning Regulations. You application will be judged on this information can criteria plus any additional information required by the Zoning Administrator.

Date: 4/16/18 Zoning District:
Landowner's Name: Carolyn Lewis & Tom Waters
Applicant's Name: Carolyn Lewis
Address of Home Occupation: 3 Cindy Lane
Name of Home Occupation: Wellspring Hypnotherapy Center

I. TYPE OF USE

- 1. Nature of the Home Occupation Hypnotherapy
2. Does the Home Occupation include retail sales? [] Y [X] N
As the primary use? [] Y [X] 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? [X] Y [] N
2. Lot size: 23,369 ft^2 or .54 acre Road Frontage: 131.5 ft
3. Number of buildings on property: 2 including office to be built. 3 including attached garage
Total finished square footage of home: 2502 sq ft including office
4. Building(s) to be used: Existing? New? to be built
5. Square footage of Home Occupation:
Inside House: 0 Inside Other Bldgs: 784 Outside: 0
Offices: Working Area: Storage:

III. METHOD OF OPERATION

1. Number of employees: Family 1 Non-family 0
2. Hours of operation: 8-6 Days of Week: 6

IV. TRAFFIC AND PARKING

1. Projected traffic _____ Cars per day 3-5 Trucks per day 0
2. Parking: Applicant's vehicle(s) stored outside: 4 max

V. SIGN

1. Is a sign being requested? Y N
If so, maximum permitted size is 3 square feet. Size: 2' x 3' or smaller

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.

Wellspring Hypnotherapy Center Business Description
for Permitted Home Occupation Application

This is a sole proprietorship (in process of becoming LLC). I have owned and run this business since 1997, renting an office at Pinewood Plaza at 57 River Road, Essex Junction. I have no employees or subcontractors.

The business operates similar to a regular therapy practice, with private clients who schedule in advance. Hypnosis is used to facilitate the desired changes. This is simply a 'relax and imagine' process which I record for the client. A quiet environment is important for the recording process.

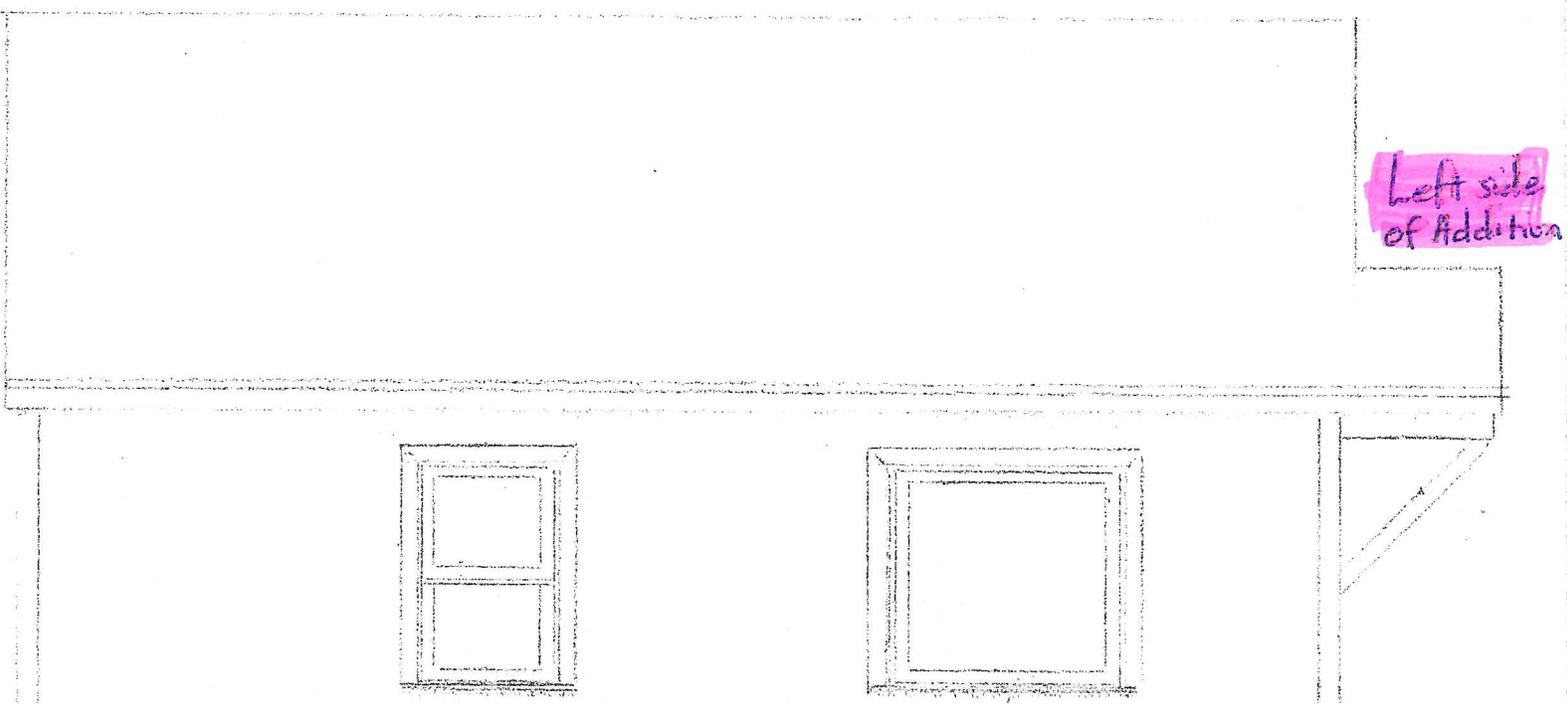
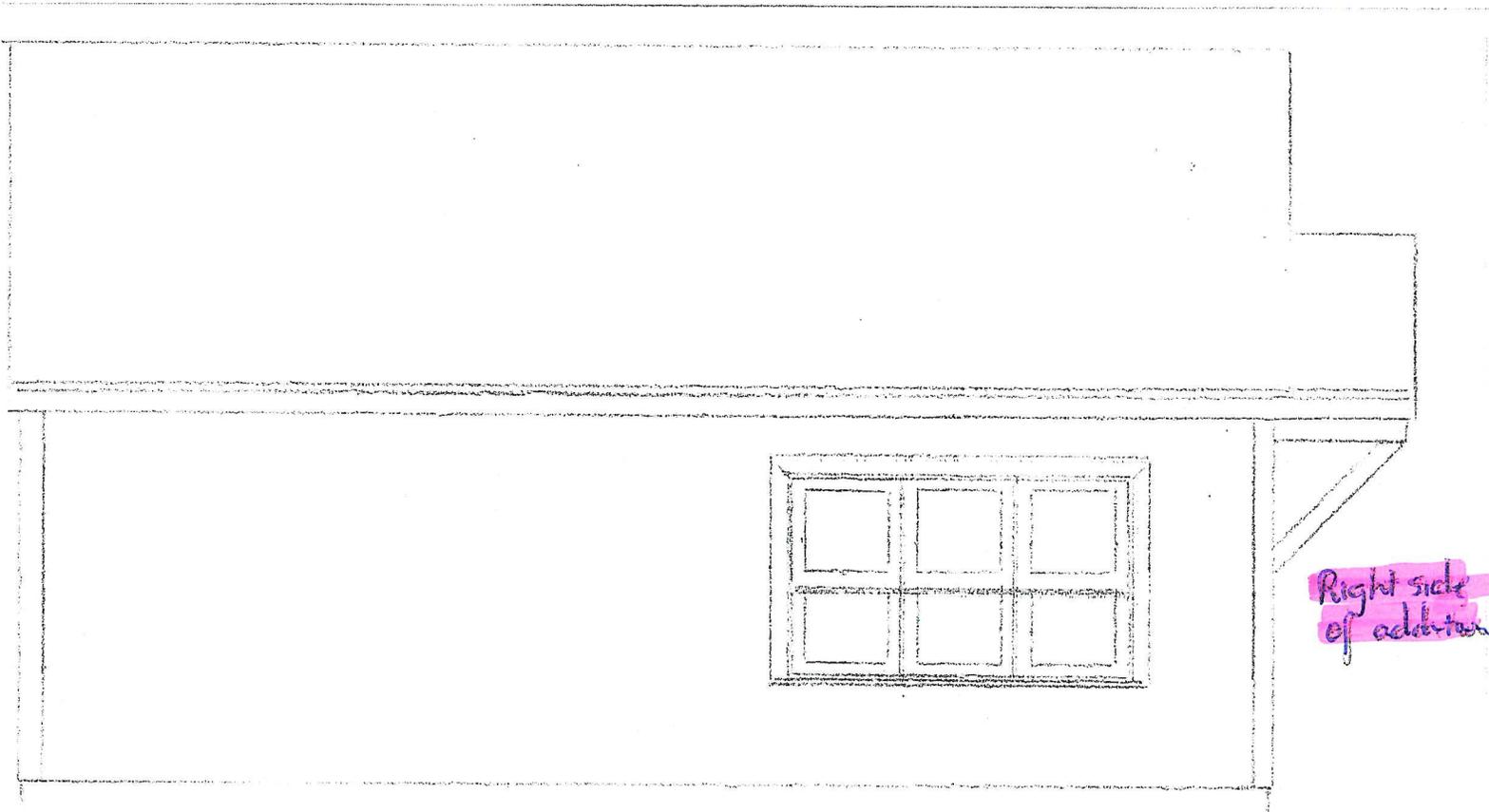
Because of a greater length of session (2-2.5 hours) I schedule a maximum of 3 clients daily. I teach occasional (once or twice a month) classes to help couples use hypnosis to prepare for birth. This is a maximum of 4 couples per class.

SETBACK 15' from Posts Property line

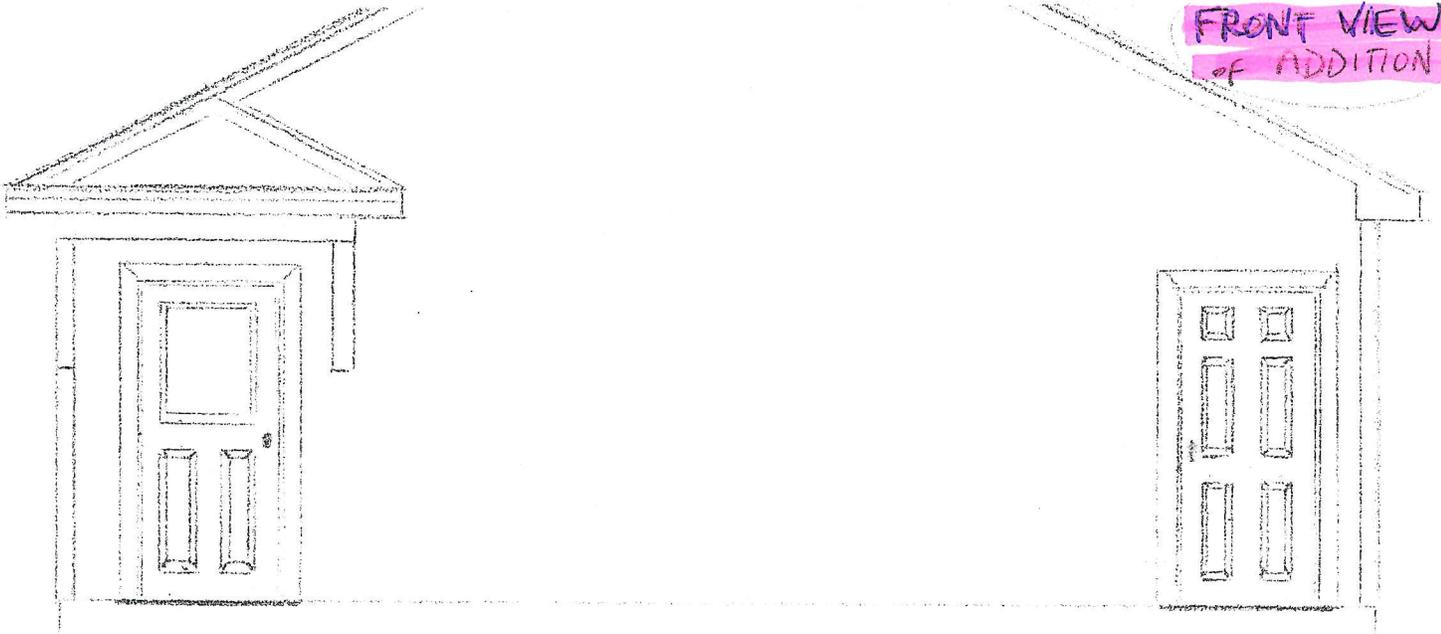
OFFICE
ADDITION
in
relation to
existing structure

← SETBACK
From Rear Property line is 42'

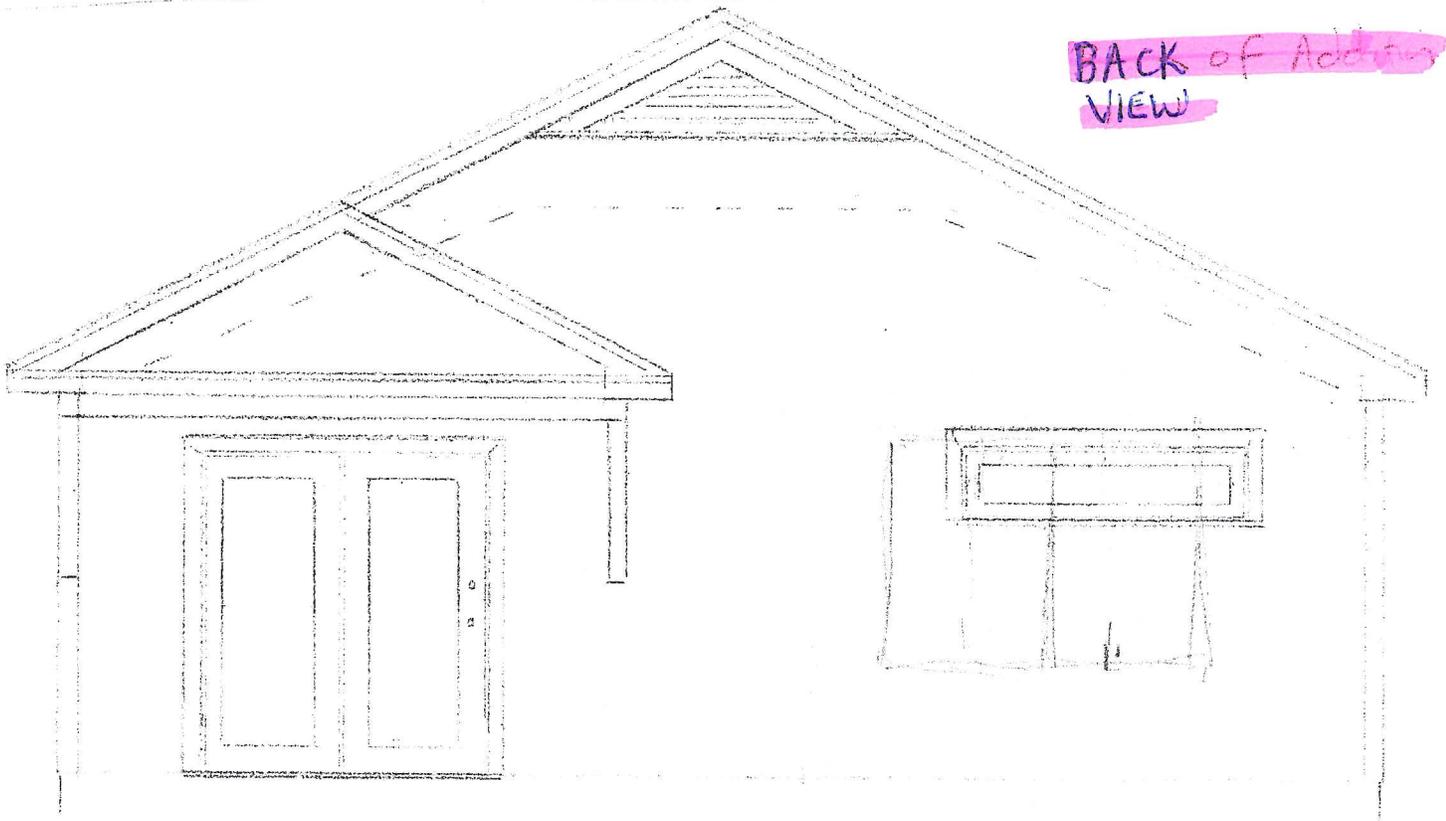




FRONT VIEW
of ADDITION

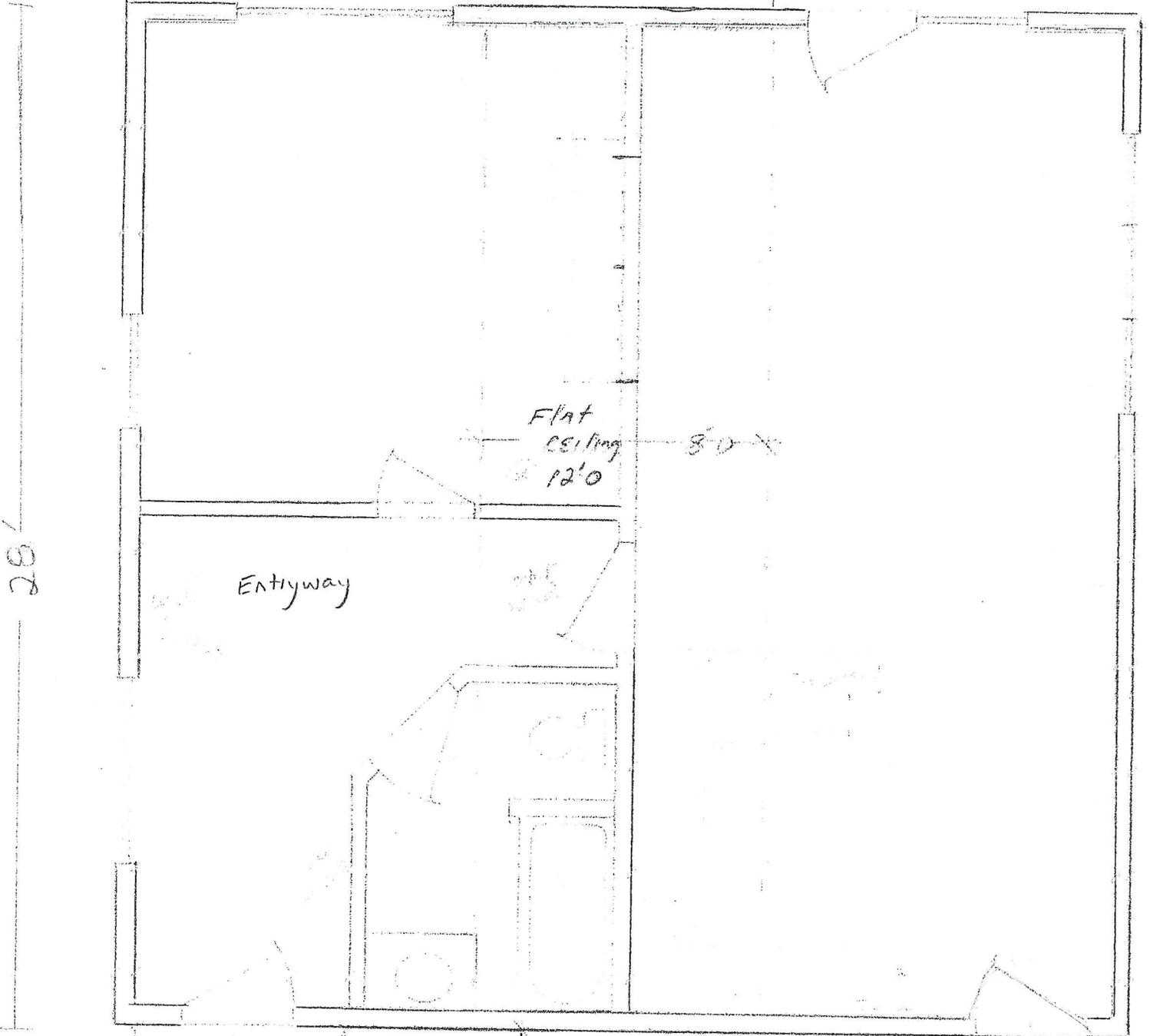


BACK of Addition
VIEW



CAROLYN LEWIS Addition

28



Entryway

Flat ceiling @ 12'0"

8'0"

possible covered walkway →

1/4" = 1 ft

CURRENT GARAGE

13'3"

EXISTING STRUCTURE

SKETCH/AREA TABLE ADDENDUM

Parcel No 2049006000

Property Address 3 Cindy Ln

City Essex (Town)

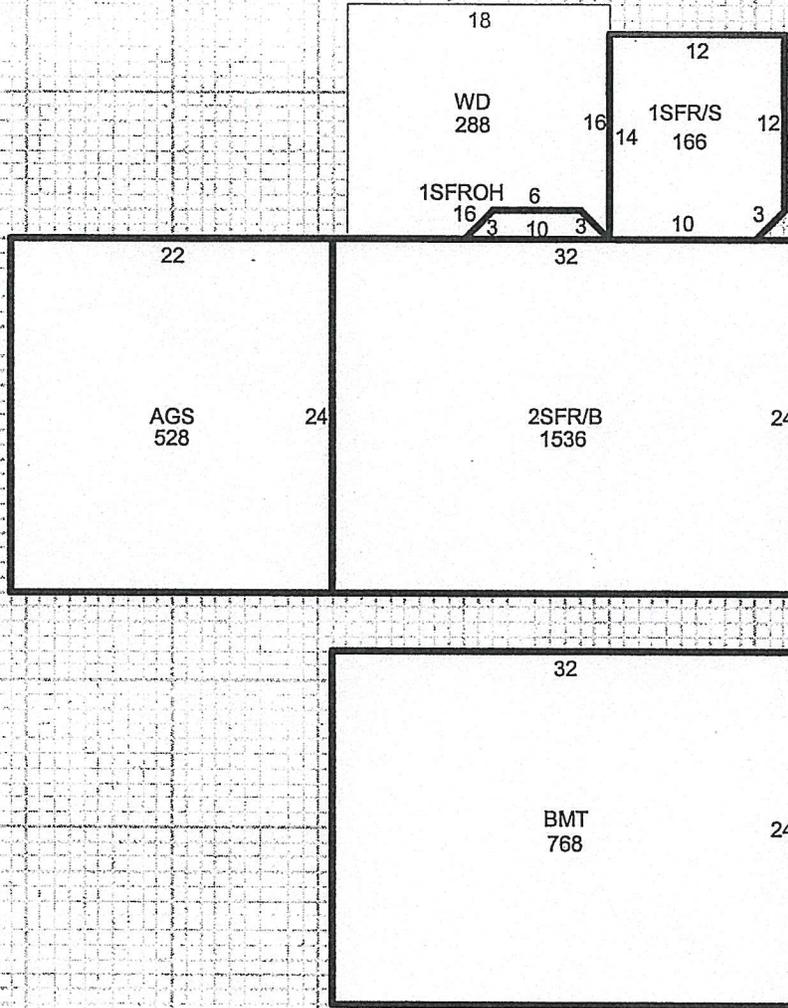
State VT

Zip 05452

Owner

Client

Appraiser Name



Scale: 1" = 10'

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	1SFR/S	1.00	166	51	
	1SFROH	1.00	16	22	182
1FL5	2SFR/B	2.00	1536	112	1536
1BS	BMT	1.00	768	112	768
GAR11	AGS	1.00	528	92	528
P/P11	WD	1.00	288	68	288

EJECT

IMPROVEMENTS SKETCH

AREA CALCULATIONS