

# SIGN APPLICATION-TOWN OF ESSEX

Date 5/31/24 APPLICATION FEE \$100.00 RAM PAID 5/31/24 PERMIT # 2024-132  
(includes recording fee) Appeal Period Expires 7-30-24  
Zoning District CTR

Landowner Name: Raymond Reynolds Trust  
Address of Sign Location: 125 Center Road MAP 58 PARCEL 43 LOT 00

Business Name for Sign: Practical Magick

Type of Sign: Free Standing (size) Façade 5' x 5' (size)

Height (from ground level to top of free-standing sign): \_\_\_\_\_

Applicant's Mailing Address: 312 Berthiaume Rd Fairfax VT 05454

Phone Number – Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: 598-5907 Fax \_\_\_\_\_

Applicant(s) Signature: [Signature]  
Landowner(s) Signature: [Signature]

**INSTRUCTIONS FOR FILING APPLICATION:**  
All signage shall adhere to Section 3.10 of the Town of Essex Zoning Regulations. Please refer to the Town's website [www.essexvt.org](http://www.essexvt.org) and type in Zoning Regulations in the search engine, and navigate to Section 3.10 to review the requirements. A hard copy of this section will be provided upon request.

- INSTRUCTIONS FOR FREE-STANDING SIGNS:**
- a) Scaled lot plan indicating sign location;
  - b) Diagram if sign with information according to the attached sample diagram.

- INSTRUCTIONS FOR FAÇADE SIGNS:**
- a) Plan of building façade and sign pursuant to the attached sample plan.

Note: The Zoning Administrator may require additional information to make a proper evaluation on a case-by-case basis.

On this 15<sup>th</sup> day of July, 2024, your application was:  approved \_\_\_\_\_ denied.  
*All signage to be adhere to Section 3.10 of the Zoning Regulations*

TOWN OF ESSEX  
By: [Signature]  
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 WITHIN THIS 15 DAY APPEAL PERIOD IS PROHIBITED BY LAW.



Sign Size 5' x 5'

Practical Magick, LLC  
125 Center Rd, Unit 3

## Project Narrative

The property presently consists of a multi-use dwelling in a building that was built in 1817. It has 2 commercial spaces, one occupied by Sacred Sparrow Tattoo and one that has been vacant for the last 4 years. This is the space that Practical Magick will be occupying. They will be using the current footprint and will not be making any modifications.

The landscaping is existing, and no modifications will be made.

The project is using the existing footprint/space to have by appointment only Reiki, Tarot, and Massage services, with a gift shop space. Space will be used for creating and packaging web/online orders. Along with a space for taping online workshops and updating web presence. Parking will be shared with Sacred Sparrow as the 2 businesses will not overlap in hours. Practical Magick is open from Wednesday – Sunday 12pm – 4pm.

Fencing won't be needed as the location is preexisting.

The existing Town of Essex water will be sufficient as no water will be used in any way other than in a normal day-to-day office space situation.

The existing Town of Essex sewer will be sufficient as the space will not be used in any other way than in a normal day-to-day office space situation. The massage oil used is organic in nature and there is no public shower situation.

Outside signage has been put on hold. The space will have window signage in the same manner as Sacred Sparrow Tattoo next door.

Practical Magick  
125 Center Rd

## Conditional Uses §5.7

§5.7 (A)(1) – Business owner is moving from the space at 15 Pearl St to 125 Center Rd. Impact to the general area does not change. Business has been doing massage for 21 years and Reiki and Tarot for 6 years.

§5.7 (A)(2) – Business is one on one and won't impact the current area.

§5.7 (A)(3) – Business is in current commercial space and will not impact traffic.

§5.7 (A)(4) – Business is following all municipal and bylaws.

§5.7 (A)(5) – Business will not impact renewable energy resources.

§5.7 (B)(1) – Business is in conformance with the Town plan

§5.7 (B)(2) – Business is in compliance with any site review it deems necessary.

§5.7 (B)(3) – Business has established a community of inclusion which is in conformance with community character.