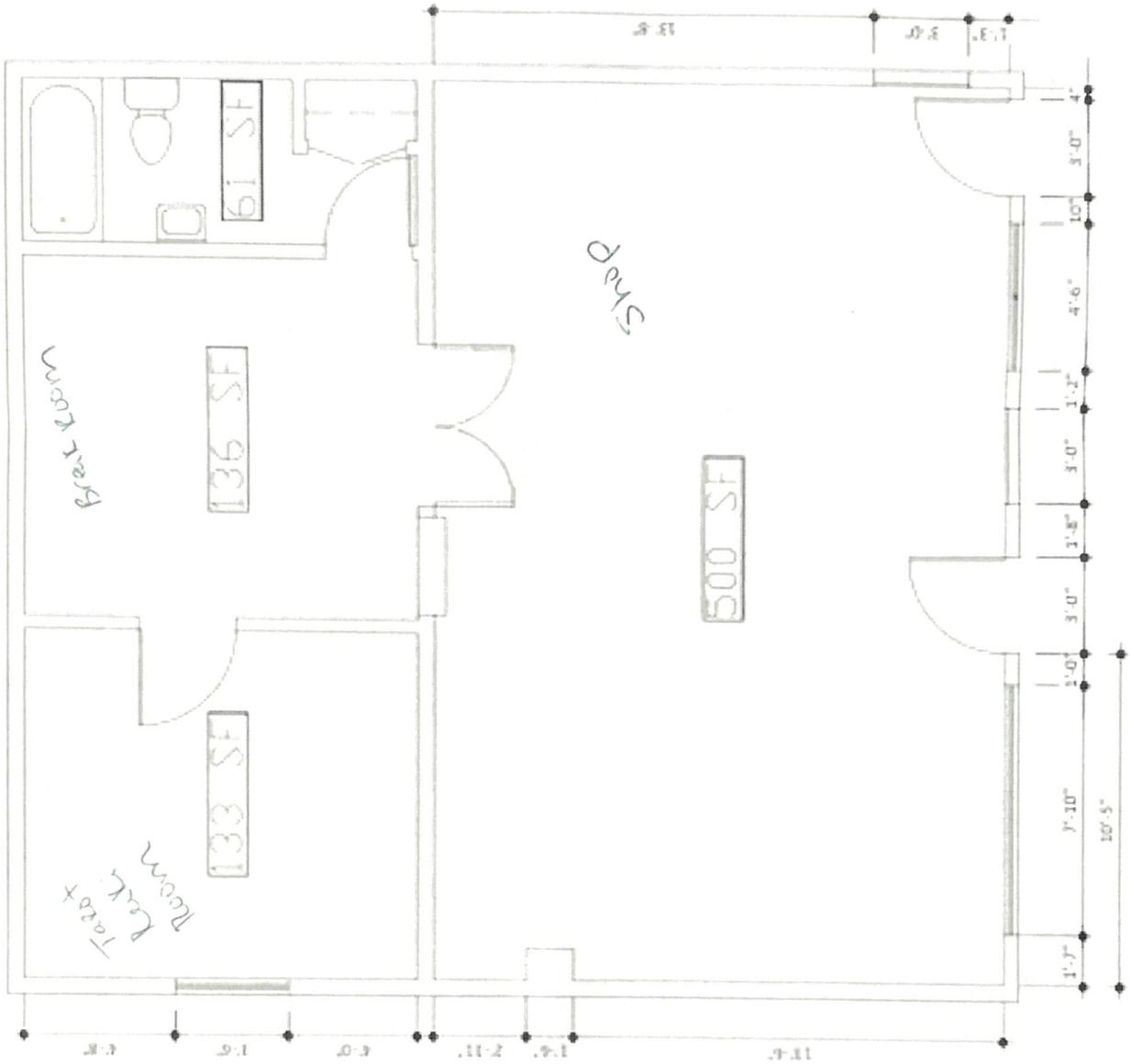| Appeal Period Expires 6 22 24	Town of Essex, Vermont	Application Date 5/31/24
Zoning District CTR + B-OC	**Application for Zoning Permit** (Building Permit)	Permit Number 2024-101

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

SIGN HERE: _Stacy Sweet_

A

Parcel Account Numb. (Map-Parcel-Lot) 2-0 5 8 - 0 4 3 - 0 0 0

Property Address : 125 Center Road

Owner: Reynolds Raymond & Family Trust

Owner Address: 88 Park Street, Essex, VT

Owner Phone: (work) RANDY Reynolds (Cell) 802-355-0048

(Email) PracticalmagickVT@gmail.com

Tenants name: Practical Magick   Phone: _____
(or contractor) STACY SWEET   Cell: 802-598-5907

Estimated Construction Dates: Start: 6/22/24 Completion: 7/1/24

Sq. Feet: 830   Estimated Cost (labor & materials): $ _____

B

Sewage Disposal (Please attach Sewer and/or State Septic Approval).

Public ☑ Septic ☐ Connection Fee $_____ Date Paid: __/__/__

Proposed New Bedrooms: ____ Existing Bedrooms ____

C

Water (Please attach Water Service Application if applicable).

Public ☑ Well ☐ Fee $_____ Date Paid: __/__/__

D

Driveway (Please attach copy of approved Curbcut / Utility Application).

Date of approval : ___/___/___   EXISTING

E

Stormwater

☐ 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 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.

Retail Gift Shop
Average 2-3 customers at a time
template
Relocating from 15 Park St.

see attached NARRATIVE

Signature of Tenant and
Signature of Owner

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis).

N = New A = Addition R = Remodel

	N	A	R
Residential:			
Single Family	☐	☐	☐
Two-family (duplex)(other)	☐	☐	☐
Multi-family	☐	☐	☐
Condominium / Townhouse	☐	☐	☐
Mobile home	☐	☐	☐
Inclusions or Additions:			
Garage (attached) (detached)	☐	☐	☐
Porch (enclosed) (open)	☐	☐	☐
Deck	☐	☐	☐
Pool (in) (above) ground	☐	☐	☐
Shed	☐	☐	☐
Barn (residential) (agriculture)	☐	☐	☐
Non-residential:			
Commercial / Industrial	☒	☐	☐
Stormwater: Use Permit			
Stormwater	☐	☐	☐
Erosion Control	☐	☐	☐
Other:			
Change in use	☐	☐	☐
Miscellaneous	☐	☐	☐
Renewal	☐	☐	☐

Office Use Only

Fees: Type	Amount	Date Pd
Permit	$ 150	5/31/24
Recreation	$	
Recording	$ 30	5/31/24
Certificate of Occ	$ 100	5/31/24
Other	$	

JPAM

Building Permit 6/7/24

Approved ☑ Rejected ☐ Date 6/7/24

Issued to: Reynolds Raymond Family Trust

Zoning Administrator: Sharon Kelley

Notes: Massage is not approved at this time. SK

C.O. Required   Yes ☑ No ☐
(Certificate of Occupancy)

02/13/17

**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED**

Practice Magick

NTS

830 SF
TOTAL

Shop

Break Room

135 SF

133 SF

500 SF

61 SF

Retail Room

Bath Room

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 Sacred Sparrow Tattoo's operating hours are in the evening (opposite the proposed use.) SK*

The landscaping is existing, and no modifications will be made. *For customers of the business, not open to the public SK*

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. These include spell jars and trinkets, made with herbs, charms, and crystals. 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. Practical Magicks' only employee is the owner. Number of Customers averages 2 to 3 an hour.

Massage will be on hold until I secure a Zoning Board of Adjustment approval.

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. *Shall adhere to Regulation requirements. SK*