

Appeal Period Expires 9/21/22 Zoning District C1 **Town of Essex, Vermont** Application for Zoning Permit (Building Permit) Application Date 1/1 Permit Number 2022-131

- 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.

Signed: [Signature]

A Parcel Account Numb. (Map-Parcel-Lot) 2-008-004-004
 Property Address: 51 Saxon Hill Rd
 Owner: Adam Randolph Chaya Thanhauser
 Owner Address: 51 Saxon Hill Rd
 Owner Phone: (work) _____ (home) 802-498-8951
 (cell) 802-398-5544 (Email) cthanhauser@gmail.com
 Tenants name: April Thanhauser Phone: 774-836-4302
 Cell: _____
 Estimated Construction Dates: Start: 9/15/22 Completion: 9/15/23
 Sq. Feet: 957.8 liveable space Estimated Cost (labor & materials): \$400,000
1654 foundation

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 checked="" 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 type="checkbox"/>
Stormwater:			
Stormwater	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Erosion Control	<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"/>

Acc: Dwelling detached

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

Proposed New Bedrooms: 1 Existing Bedrooms 2
WW-4-1986-4

C Water (Please attach Water Service Application). see attached
 Public Well Fee \$ _____ Date Paid: 1/1

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1 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 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
 Signature of Tenant and Signature of Owner [Signature]

Office Use Only

Fees:	Type	Amount	Date Pd
Permit		\$ <u>1,080.-</u>	<u>9/16/22</u>
Recreation		\$ _____	
Recording		\$ <u>30</u>	
Certificate of Occ		\$ <u>100</u>	
Other		\$ _____	

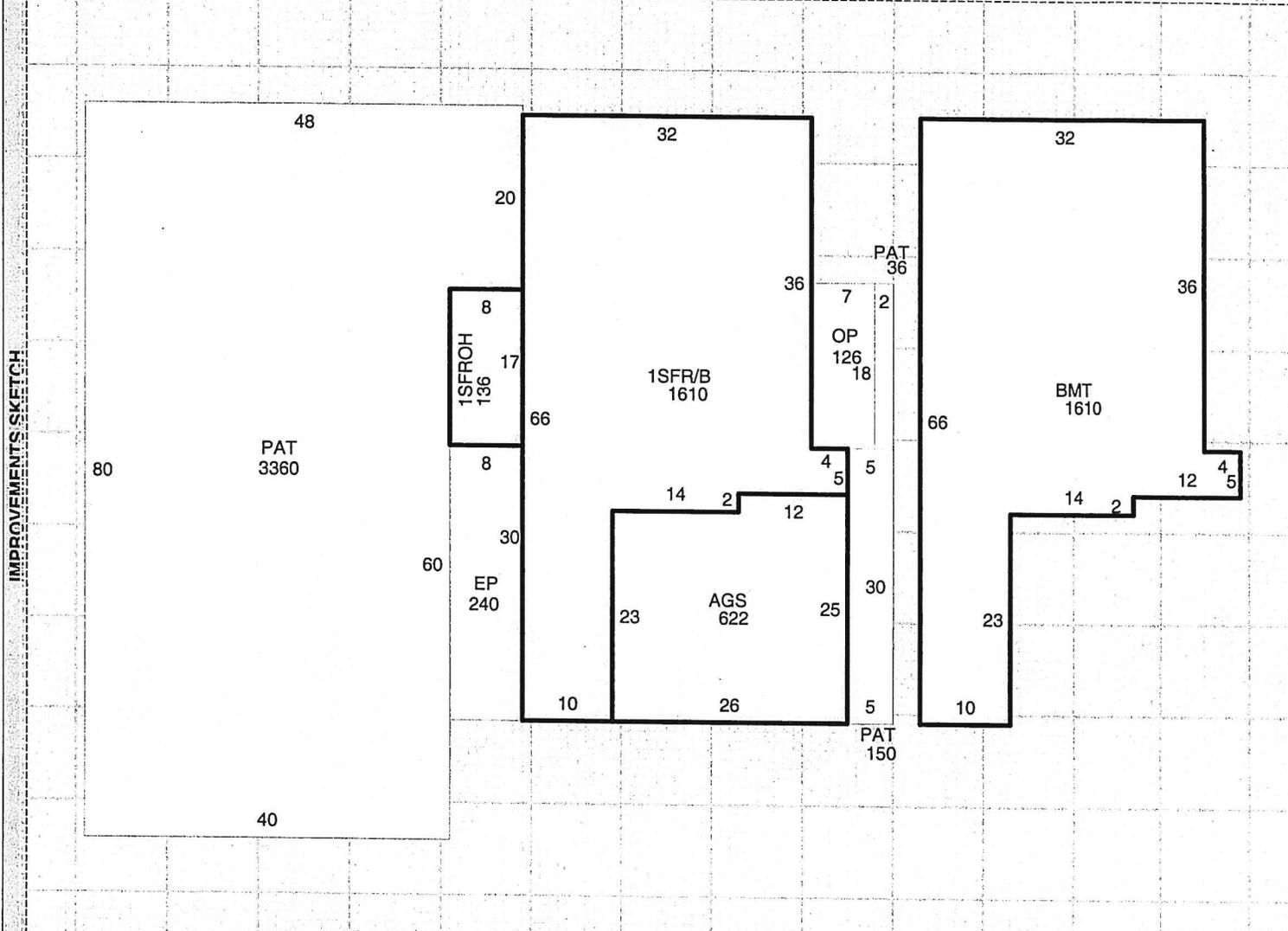
Building Permit Approved Rejected Date 9/6/22
 Issued to: Randolph + Thanhauser
 Zoning Administrator: Sharon Kelley
 Notes: Energy info to be recorded + given
 C.O. Required Yes No

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

SKETCH/AREA TABLE ADDENDUM

Parcel No 2008004004

SUBJECT	Property Address 51 Saxon Hill Rd		
	City Essex (Town)	State Vermont	Zip 05452
	Owner		
	Client		
	Appraiser Name		

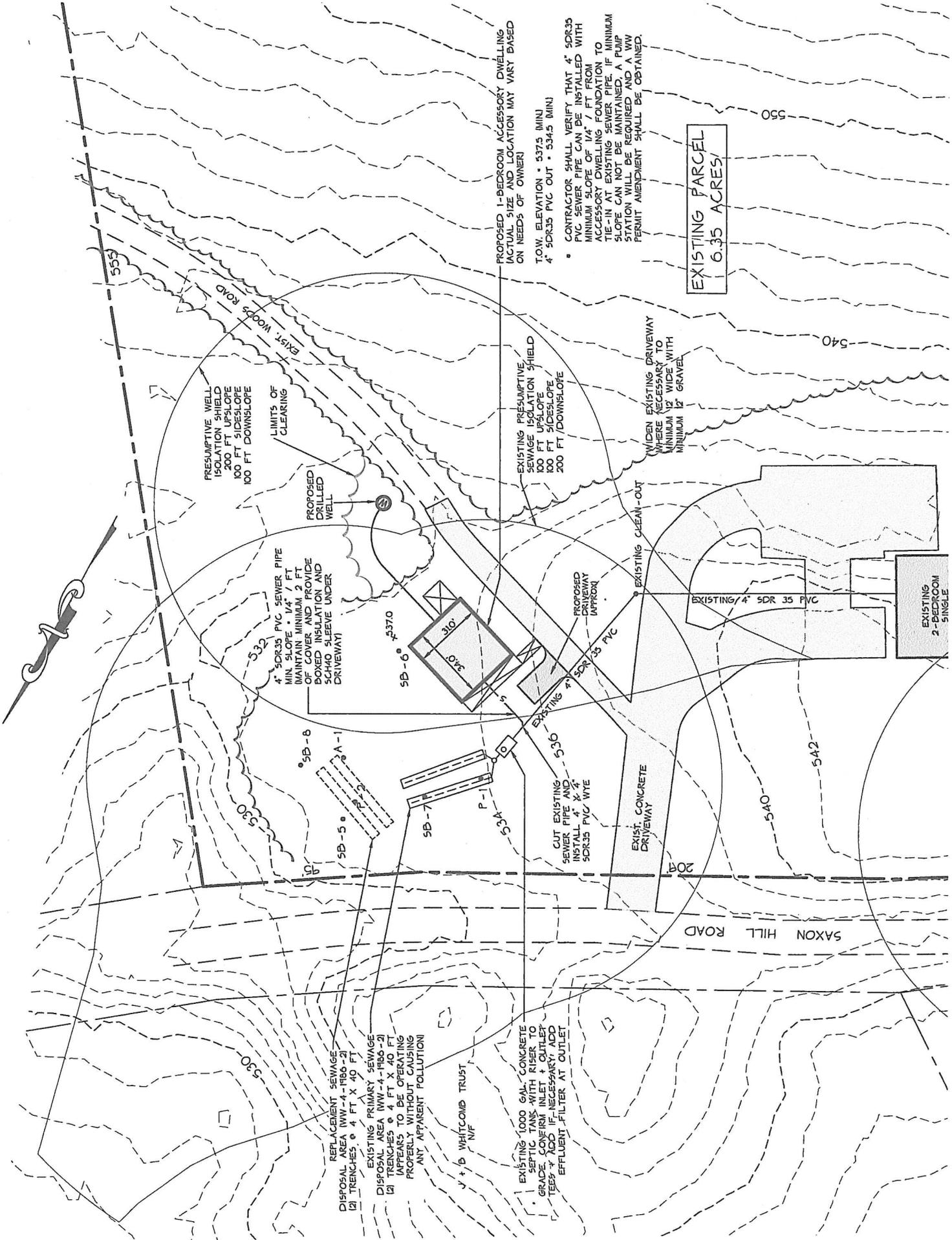


Scale: 1" = 10'

AREA CALCULATIONS SUMMARY						Comment Table 1	
Code	Description	Factor	Net Size	Perimeter	Net Totals	Comment Table 2	Comment Table 3
1FL1	1SFR/B	1.00	1610	204			
	1SFROH	1.00	136	50	1746		
1BS	BMT	1.00	1610	204	1610		
GAR11	AGS	1.00	622	102	622		
P/P11	OP	1.00	126	50	126		
P/P12	PAT	1.00	36	40	36		
P/P13	PAT	1.00	150	70	150		
P/P14	EP	1.00	240	76	240		
P/P15	PAT	1.00	3360	256	3360		
					1746		
					1610		
					3356.00		
					30.00		
Net BUILDING Area (rounded w/ factors)					1746		

Existing floor plans see

Town of Essex 1,006.80 / state allows up to 900sf or 30% APEX SOFTWARE 800-858-9958 Apex 100-W Apex Medina



PROPOSED 1-BEDROOM ACCESSORY DWELLING
ACTUAL SIZE AND LOCATION MAY VARY BASED
ON NEEDS OF OWNER

T.O.W. ELEVATION • 5373.5 (MIN)
4" SDR35 PVC OUT • 5345 (MIN)

CONTRACTOR SHALL VERIFY THAT 4" SDR35
PVC SEWER PIPE CAN BE INSTALLED WITH
MINIMUM SLOPE OF 1/4" / FT FROM
ACCESSORY DWELLING FOUNDATION TO
TIE-IN AT EXISTING SEWER PIPE. IF MINIMUM
SLOPE CAN NOT BE MAINTAINED, A PUMP
STATION WILL BE REQUIRED AND A WW
PERMIT AMENDMENT SHALL BE OBTAINED.

EXISTING PARCEL
6.35 ACRES

PRESUMPTIVE WELL
ISOLATION SHIELD
200 FT UPSLOPE
100 FT SIDESLOPE
100 FT DOWNSLOPE

LIMITS OF
CLEARING

PROPOSED
DRILLED
WELL

4" SDR35 PVC SEWER PIPE
MIN SLOPE • 1/4" / FT
MAINTAIN MINIMUM 2 FT
OF COVER AND PROVIDE
BOXED INSULATION AND
SCHED SLEEVE UNDER
DRIVEWAY

EXISTING PRESUMPTIVE
SEWER ISOLATION SHIELD
100 FT UPSLOPE
100 FT SIDESLOPE
200 FT DOWNSLOPE

WIDEN EXISTING DRIVEWAY
WHERE NECESSARY TO
MINIMUM 12' WIDE WITH
MINIMUM 12" GRAVEL

PROPOSED
DRIVEWAY
APPROX

EXISTING CLEAN-OUT

EXISTING 4" SDR 35 PVC

EXISTING
2-BEDROOM
SINGLE

SB-8

SB-5

SB-7

P-1

SB-6

EXIST. CONCRETE
DRIVEWAY

CUT EXISTING
SEWER PIPE AND
INSTALL 4" X 4"
SDR35 PVC WYE

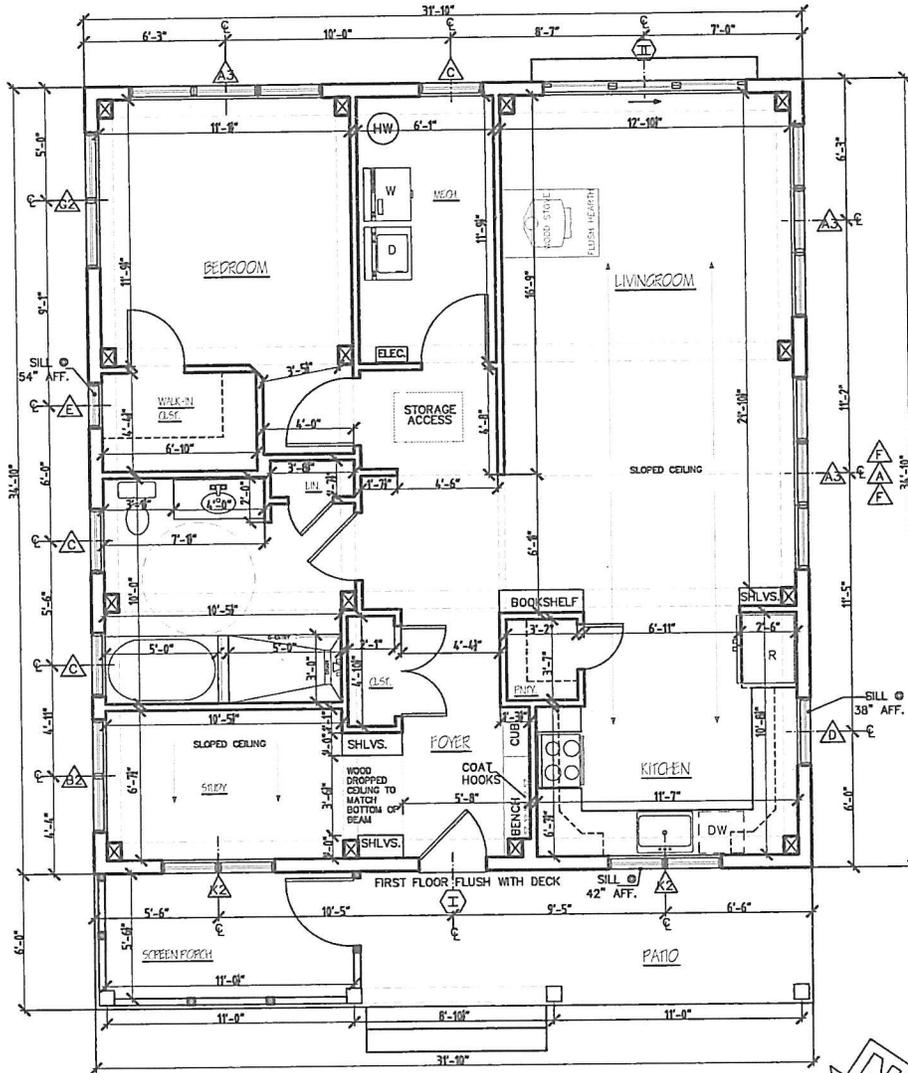
SAXON HILL ROAD

REPLACEMENT SEWAGE
DISPOSAL AREA (WW-4-1186-2)

EXISTING PRIMARY SEWAGE
DISPOSAL AREA (WW-4-1186-2)

EXISTING 1000 GAL. CONCRETE
SEPTIC TANK WITH RISER
GRADE COVER INLET OUTLET
TEES & ADD IF NECESSARY. ADD
EFFLUENT FILTER AT OUTLET

12' TRENCHES @ 4 FT X 40 FT



○ FIRST FLOOR
SCALE: 3/16" = 1'-0"

FIRST FLOOR: 1,032.44sqft.
TAKEN FROM INTERIOR WALL
30'-8" x 33'-8"

MECHANICAL RM: 80.64sqft.

TOTAL LIVABLE: 951.80sqft.

<div style="font-size: 2em; font-weight: bold;">2</div> <div style="font-size: 2em; font-weight: bold;">6</div>	THANHAUSER RESIDENCE FLOOR PLANS 51 SANGHILL ROAD ESSEX, VERMONT	R DESIGNS LLC 4 TWIN BROOK COURT - 5 BURLINGTON, VT PHONE: (802) 893-2704 EMAIL: RDESIGNSLLC@VHDO.COM	THIS DRAWING IS PROPERTY OF ER DESIGN'S LLC AND IS NOT TO BE COPIED, REPRODUCED, OR THE CONTENT THEREOF, IN WHOLE OR IN PART, WITHOUT THE PRIOR WRITTEN CONSENT OF ERICA SAWABNI.
	SCALE: 3/16" = 1'-0" DATE: 06/22/22 SHEET TITLE:	REVISION DATE: 07/29/22	



State of Vermont
Department of Environmental Conservation

Agency of Natural Resources
Drinking Water and Groundwater Protection Division

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

Permittee(s): Chaya Thanhauser
51 Saxon Hill Road
Essex, VT 05452

Permit Number: WW-4-1986-4

Adam Randolph
51 Saxon Hill Road
Essex, VT 05452

This permit affects the following property/properties in Essex, Vermont:

Lot	Parcel	SPAN	Acres	Book(s)/Page(s)#
1	2008004004.	207-067-16550	6.35	Book:1077 Page(s):653

This application, consisting of the construction of a detached 1-bedroom accessory dwelling unit on an existing +/-6.35-acre parcel with an existing 2-bedroom single-family residence. The accessory dwelling unit will be served by the existing on-site wastewater disposal system shared with the 2-bedroom single-family residence and a new individual on-site drilled well water supply, located at 51 Saxon Hill Road in Essex, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

1. GENERAL

- 1.1 The permittee is responsible to record this permit in the Essex Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2 The permittee is responsible to record the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Essex Land Records.
- 1.3 Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plan(s) prior to the conveyance of a lot.
- 1.4 By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.5 This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.
- 1.6 All conditions set forth in WW-4-1986 and amendments shall remain in effect except as amended or modified herein.

2. CONSTRUCTION

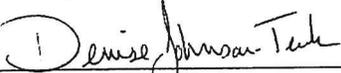
- 2.1 Construction shall be completed as shown on the plans and/or documents prepared by O'Leary-Burke Civil Associates, PLC (Graham Tidman, Licensed Designer), with the stamped plans listed as follows:



6. POTABLE WATER SUPPLY

- 6.1 Prior to construction or site work, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2 Should the potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

Julia S. Moore, Secretary
Agency of Natural Resources

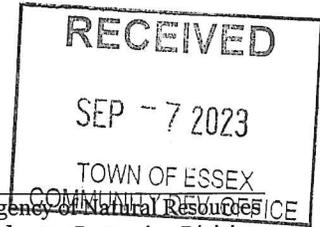
By 
Denise Johnson-Terk
Environmental Analyst VI
Essex Junction Regional Office
Drinking Water and Groundwater Protection Division

Dated July 28, 2022

cc: O'Leary-Burke Civil Associates, PLC



State of Vermont
Department of Environmental Conservation



Agency of Natural Resources
Drinking Water and Groundwater Protection Division

WASTEWATER SYSTEM AND POTABLE WATER SUPPLY INSTALLATION CERTIFICATION

LAWS/REGULATIONS INVOLVED

10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit
Wastewater System and Potable Water Supply Rules, Effective April 12, 2019

System Identification

Permit Number: WW-4-1986-4 Lot Number: 1

Certification

I hereby certify that, in the exercise of my reasonable professional judgement, the installation-related information submitted is true and correct and that the potable water supply and wastewater system were installed in accordance with the permitted design and all the permit conditions, were inspected, were properly tested, and have successfully met those performance tests.

This document was digitally signed by Graham Robert Tidman, Designer, on 9/5/2023 4:38:49 PM through the submission of ANROnline Installation Certification Form.

This certification is based on an inspection of the related systems on 09/05/2023.

Required Information for Town Records

Place Town Recording Stamp Here

Parcel ID: 2008004004.

SPAN: 207-067-16550

Town: Essex

Landowner's Name(s): Chaya Thanhauser &
Adam Randolph

911 Address: 51 Saxon Hill Road