

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

Appeal Period Expired: 7/22/22 Permit # 2022-101 H
Date: 7/17/22 Application Fee \$100 pd
Applicant's Name and Address: Courtney^{L.} Wagner
6 East Nelson Road Essex Jct, VT 05452
Type of Home Occupation: boxing fitness
Phone Numbers: Home: _____ Work: _____ Cell: 802-735-7498
Zoning District: MXO-PUP R2 Tax Map, Parcel, & Lot: 2 - 010 004 023

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

Applicant's Signature Courtney Wagner
Approved on: 7/17/22 Denied on: / /

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

By: Shawn L. Kelly
Zoning Administrator

* This approval will be revoked should parking on the street occur.

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. Your application will be judged on this information can criteria plus any additional information required by the Zoning Administrator.

Date: 6/10/22 Zoning District: _____
Landowner's Name: Courtney Wagner + Theresa Bertram
Applicant's Name: Courtney Wagner
Address of Home Occupation: 61 East Dalton Rd Essex Jct VT 05752
Name of Home Occupation: N/A

I. TYPE OF USE

1. Nature of the Home Occupation Boxing personal training / boxing fitness
2. Does the Home Occupation include retail sales? Y N
As the primary use? Y 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? Y N
2. Lot size: 0.47 Road Frontage: _____
3. Number of buildings on property: 1
Total finished square footage of home: 2416
4. Building(s) to be used: Existing? 1 New? _____
5. Square footage of Home Occupation:
Inside House: _____ Inside Other Bldgs: _____ Outside: _____
Offices: N/A _____
Working Area: _____ garage
Storage: N/A _____

III. METHOD OF OPERATION

1. Number of employees: Family Just me Non-family _____
2. Hours of operation: 8-10am Days of Week: 4-5

IV. TRAFFIC AND PARKING

1. Projected traffic N/A Cars per day 5 Trucks per day N/A
2. Parking: Applicant's vehicle(s) stored outside: yes

V. SIGN

1. Is a sign being requested? Y N
If so, maximum permitted size is 3 square feet. Size: _____

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.

I operate a boxing fitness business inside of my garage. It's very casual with only 2-5 clients per day, a few days per week. I don't have a set schedule, website, or any signage as it is very informal and operates entirely by word of mouth. I have a separate full time job so have no plans to expand beyond this. For parking purposes my neighbors at 4 Cort Weston have allowed for me to park my properties cars in their driveway during class times. Please see the attached letter stating this. In the winter the boat will be parked on the side of the house to open up the driveway further. No cars or the boat will ever be parked in the easement, or in the road.

7/6/2022

To whom it may concern:

I (Nathan Dolan) and my wife (Kimberly Dolan) residing at 4 Lost Nation Rd, Essex Junction, VT 05452 give permission to Courtney Wagner and family to park vehicles in our driveway as needed. We are happy to support the positive energy that her home gym brings to our community.

Sincerely,



Nathan Dolan

Sincerely,



Kimberly Dolan







