

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

Appeal Period Expired: 6/3/16 Permit # 2016-780
Date: 5/18/16 Application Fee: \$95 plus 18'
Applicant's Name and Address: Matthew Strauss
39 Prescott Street, Essex VT 05452
Type of Home Occupation: Internet / Wholesale Auto Sales
Phone Numbers: Home: 879-2009 Work: 857-4862 Cell: 578-7253
Zoning District: R2 Tax Map, Parcel, & Lot: 2 - 055 010 006

The undersigned hereby applies for permission to operate a Home Occupation pursuant to Section 4.9 of the Zoning Regulations. Internet autosales

Applicant's Signature [Signature]
Approved on: 5/19/16 Denied on: 1/1

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

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 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.

5-19-16
It is noted that the Landowner collects antique automobiles for his personal use and storage.
→ No cars will be sold on the premises. All sales are approved via the internet.
020: note to clarify: NO cars shall be 'displayed' on the site. All to be kept inside garage/barn (doors closed). Landowner stated between 12-15 cars to be sold per year. A 3-8 ft. sign is allowed.
SK

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

Date: ___ / ___ / ___ Zoning District:
 Landowner's Name: Matthew B Strauss
 Applicant's Name: Matthew B Strauss
 Address of Home Occupation: 39 Prescott Street, Essex VT 05452
 Name of Home Occupation: Extrol, LLC d/b/a Prescott Mews

I. TYPE OF USE

1. Nature of the Home Occupation Internet automobile sales
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,
 3. electrical disturbance, odors, heat, or glare? Specify:
No unusual activity.

II. USE OF PROPERTY

1. Is the primary use of the property as a residence for the applicant? Y N
2. Lot size: approx 2.5 acres Road Frontage: 79 ft. located in cul-de-sac.
3. Number of buildings on property: 2 House and Garage/Office
 Total finished square footage of home: 2000 (estimated, not including garage)
4. Building(s) to be used: Existing? 1 (detached garage) New? _____
5. Square footage of Home Occupation:

	Inside House:	Inside Other Bldgs:	Outside:
Offices:	<u>0</u>	<u>1000</u>	_____
Working Area:	<u>0</u>	<u>600</u>	_____
Storage:	<u>0</u>	<u>600</u>	<u>addl. off site storage</u>

* Working area and storage occupy the same 1200 sf space, with an emphasis on storage.

III. METHOD OF OPERATION

- 1. Number of employees: Family 1 (self) Non-family _____
- 2. Hours of operation: by appointment Days of Week: 5

IV. TRAFFIC AND PARKING

- 1. Projected traffic ^{Per month} ~~IF ANY~~ Cars per day _____ Trucks per day _____
- 2. Parking: Applicant's vehicle(s) stored outside: personal registered cars, not visible from street.

V. SIGN

- 1. Is a sign being requested? Y N
If so, maximum permitted size is 3 square feet. Size: no sign

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.

Extrol LLC d/b/a Prescott Mews

Extrol, LLC was formed in 2014 by Matthew Strauss.
Prescott Mews is a registered trade name owned by Extrol, LLC.

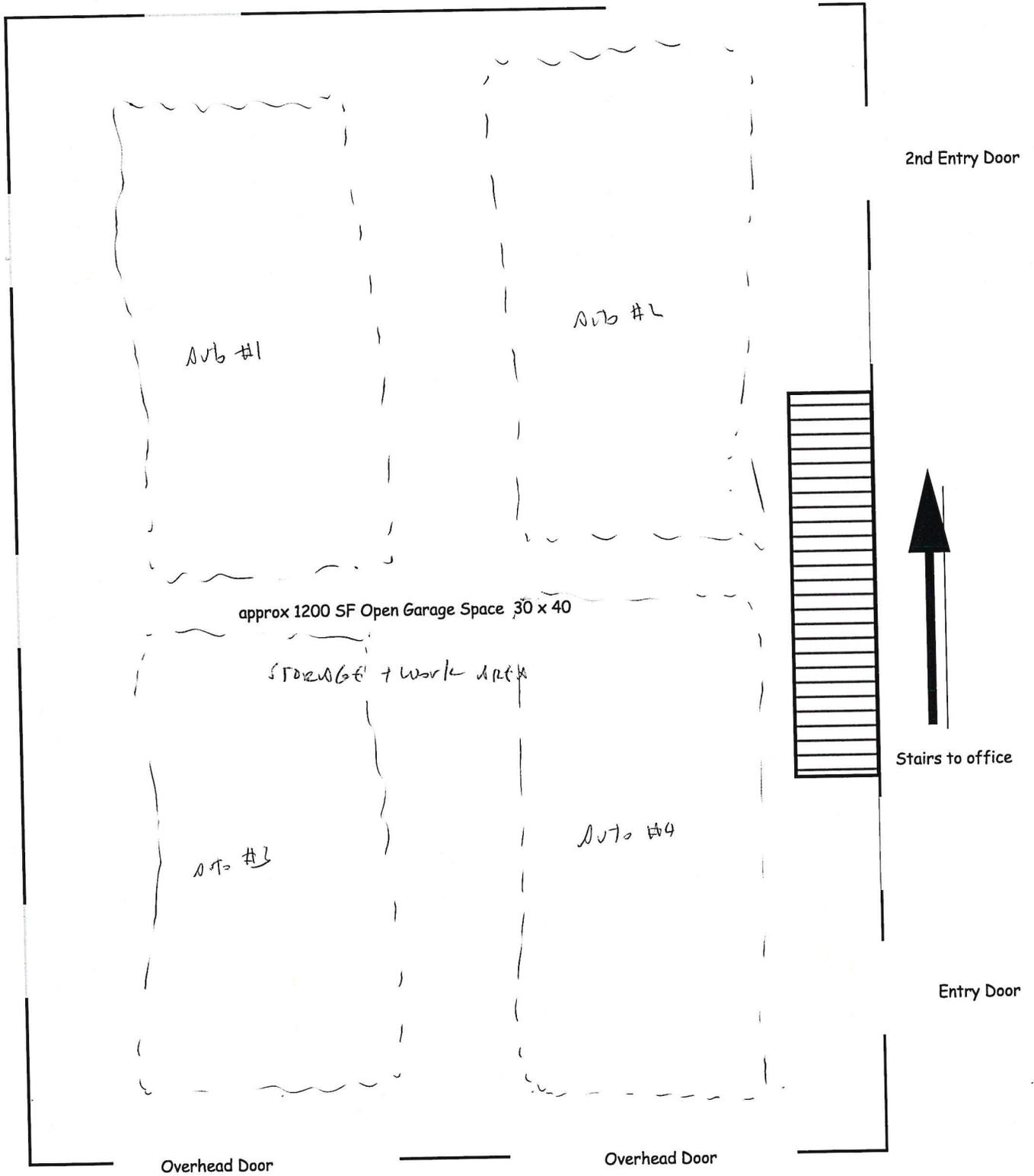
Description:

The purpose of the business is to sell high quality antique automobiles. Sales will be made via the internet. Occasional visits (made by appointment only) may be made by clients for consultation and research. The driveway parking area, house and garage are mostly out of view of the street. The 1200 Square foot garage workshop will be used for storage and basic maintenance of classic and antique automobiles as well as my own personal vehicles. The upstairs (about 1000 sf) will be used as the office and consultation area.

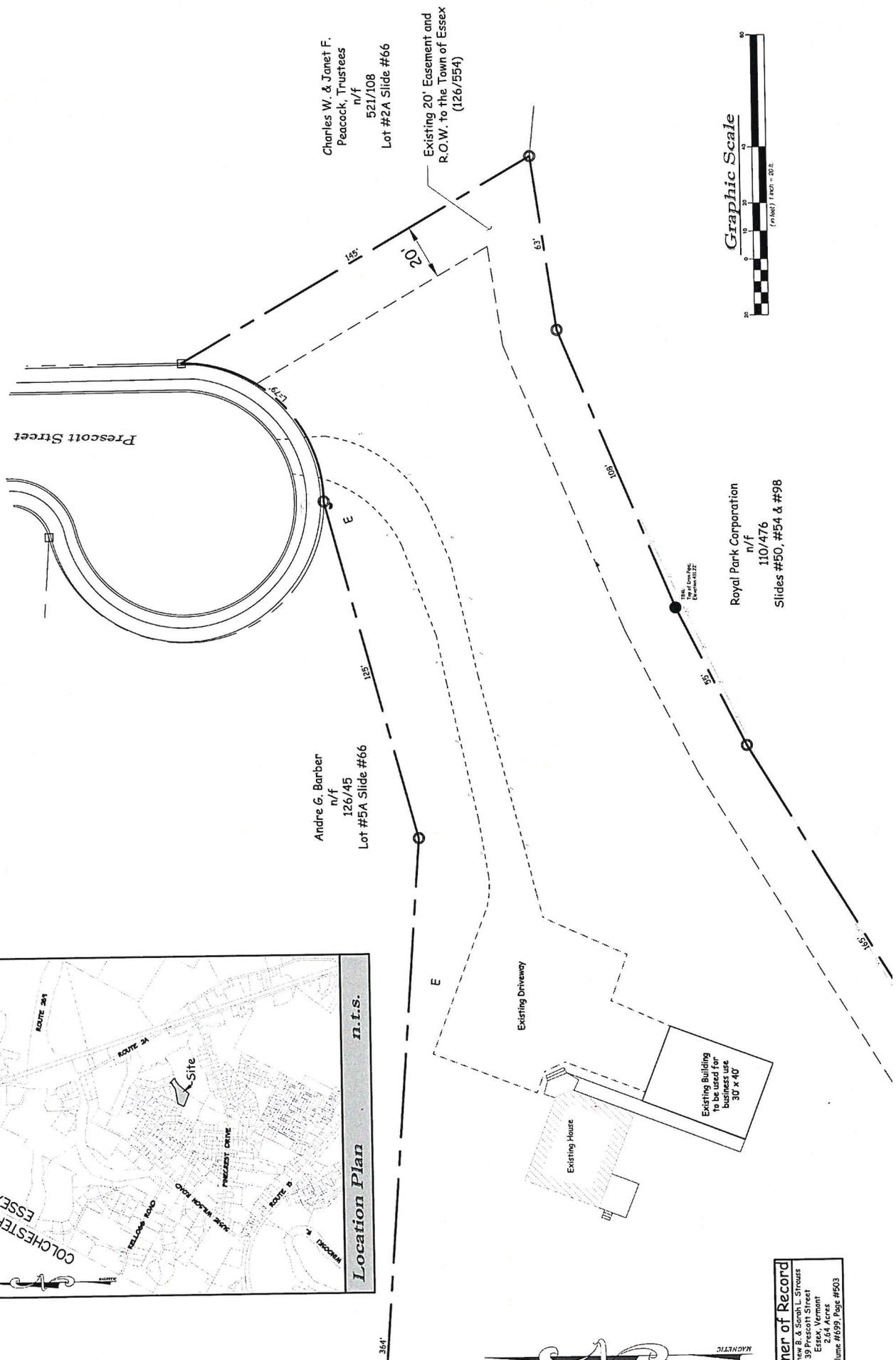
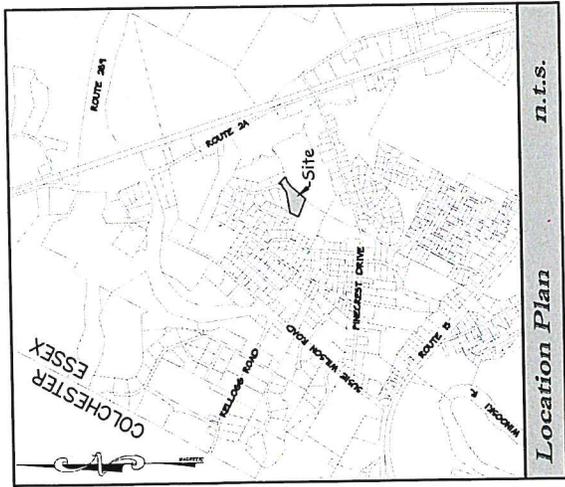
It is noted that the Landowner collects +
Antique automobiles for his personal use and
Storage.

NO customers or car-lot(cars) to be sold at
the premises.

1/23/2020: note to clarify: NO CARS shall be 'displayed' outside the garage/barn and the door(s) to be kept closed. If the Landowner has more than 5 customers per day come to the premises, he shall be required to re-notify the Zoning Board of Adjustment for approval to increase the # of cars to be stored in the garage/barn. I have been informed from the Landowner that he does not have any cars anywhere near 5, nor any daily visits to the premises.
S.P., Zoning Administrator



Extrol LLC / Prescott Mews
Garage/Workshop Floor Plan (not to scale)

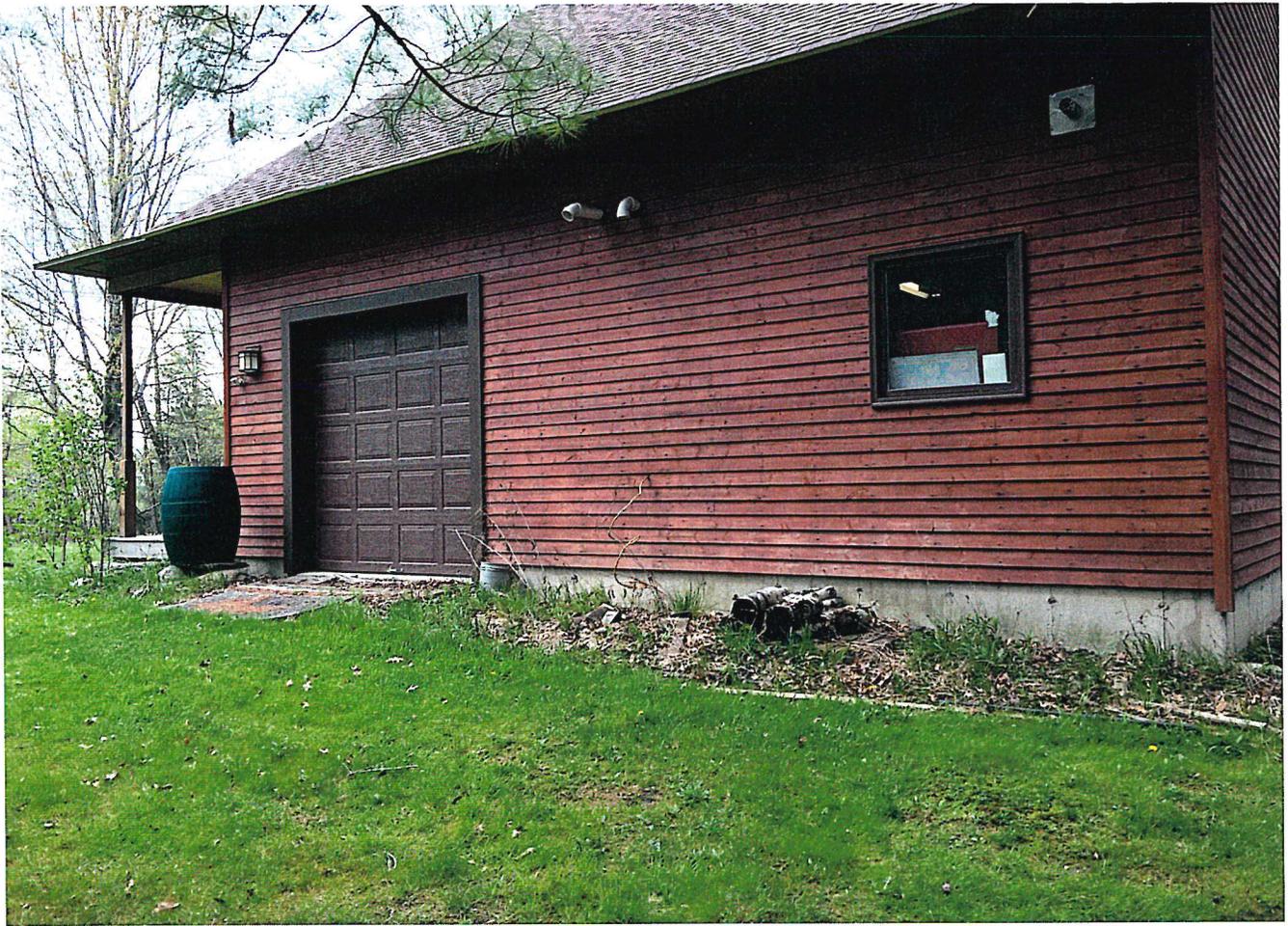


Owner of Record
 Matthew B. & Susan L. Strauss
 31 Pleasant Street
 Essex, Vermont
 2.64 Acres
 Volume #699, Page #503











TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452
Fax: 878-1353 • **E-mail:** manager@essex.org • **Website:** www.essex.org

January 24, 2020

Cynthia Costello, Investigator
Enforcement & Safety Division
VT Dept. of Motor Vehicles

VIA EMAIL: Cynthia.costello@vermont.gov

Re: Matt Strauss-39 Prescott Street, Essex Jct., VT

Dear Cynthia:

This is to document that on May 19, 2016, I approved and issued a Home Occupation permit for internet auto sales to Matthew Strauss, located at 39 Prescott Street, Essex, VT. This approval allows Mr. Strauss to sell motor vehicles, via the internet, at the aforesaid premises. Matt will be required to keep all 'for sale' vehicles inside the existing garage/barn. It is understood that customers will come to the premises to view and sign the required paperwork. This approval includes permission to sell between 12 -15 (ish) vehicles per year. However, no more than 5 customers per day are permitted. I will have Matt document same in written form and attach as an addendum to the permit. Matt has advised that he plans to sell approximately 12-15 vehicles per year. Should this number increase significantly, he will be required to go before the Zoning Board of Adjustment for additional approval. Matt is not permitted to display any vehicles 'for sale' outside the garage/barn. He will be allowed to have a sign no greater than 3 square feet. Such sign shall not be place in the Town right-of-way.

It is my understanding that should Matt decide to sell motor vehicles from a different location, he will need to either amend the State permit or get an additional permit for the new location.

I trust this answers your concerns.

Sincerely,

Sharon L. Kelley, Zoning Administrator

g:commdev\permits\prescott st 39 JAN 2020

TOWN MANAGER	PARKS AND RECREATION	COMMUNITY DEVELOPMENT	PUBLIC WORKS	ASSESSOR	FINANCE	TOWN CLERK	LIBRARY	POLICE
'9-1341	878-1342	878-1343	878-1344	878-1345	878-1359	879-0413	879-0313	878-8331