

Appeal Period Expires 12/5/13  
 Zoning District B1

**Town of Essex, Vermont**  
**Application for Zoning Permit**  
 www.essex.org

Application Date 1/1/13  
 Permit Number 2013-180

All construction is to be completed in accordance with the Town of Essex Zoning Regulations and any/all federal or state regulations now in effect. You are required to post this permit in a conspicuous location on the property during the appeal period and it must remain posted throughout the construction period. **You are required to contact the necessary state agencies to obtain state permits @ 879-5676.**

Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

Signed: [Signature]

**A** Parcel Account Numb. (Map-Parcel-Lot) 2-047-012-835  
 (found in Town Assessor's Office)  
 Property Address: 1 Town Marketplace Unit #22  
 Owner: Zachery J. Chambers (DKM Properties)  
 Owner Address: 38 West St. Essex Junction, VT  
 Owner Phone: (work) 802 233 4421 (home) \_\_\_\_\_  
 (cell) \_\_\_\_\_ (Email) Zach@savagepoint.com  
 Contractors name: N/A Phone: n/a  
 Cell: \_\_\_\_\_  
 Estimated Construction Dates: Start: \_\_\_/\_\_\_/\_\_\_ Completion: \_\_\_/\_\_\_/\_\_\_  
 Sq. Feet: \_\_\_\_\_ Estimated Cost (labor & materials): \$ \_\_\_\_\_

**G**

Check box(es) which describe proposed use or construction (circle choice in parenthesis).  
 LC 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"/> |
| <b>Inclusions or Additions:</b>  |                          |                          |                          |
| Garage (attached) (detached)     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Porch (enclosed) (open)          | <input 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"/> |
| <b>Non-residential:</b>          |                          |                          |                          |
| Commercial / Industrial          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Stormwater:</b>               |                          |                          |                          |
| Stormwater                       | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Erosion Control                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Other:</b>                    |                          |                          |                          |
| 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"/> |

*Consulting USE*

**B** Sewage Disposal (Please attach Sewer or Septic Application).  
 Public  Private  Connection Fee \$ \_\_\_\_\_ Date Paid: \_\_\_/\_\_\_/\_\_\_  
 Proposed New Bedrooms: 0 Existing Bedrooms 0

**C** Water (Please attach Water Service Application).  
 Public  Private  Fee \$ \_\_\_\_\_ Date Paid: \_\_\_/\_\_\_/\_\_\_

**D** Driveway (Please attach copy of approved Curbcut / Utility Application).  
 Date of approval \_\_\_/\_\_\_/\_\_\_

**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. (Instruction sheet available upon request.)  
(NO signage requested)  
see attached

**G** Signature of Tenant and Signature of Owner [Signature]

**Office Use Only**

| Fees:              | Type | Amount       | Date Pd         |
|--------------------|------|--------------|-----------------|
| Permit             |      | \$ <u>85</u> | <u>11/14/13</u> |
| Recreation         |      | \$ _____     | _____           |
| Recording          |      | \$ <u>20</u> | <u>11/14/13</u> |
| Certificate of Occ |      | \$ <u>75</u> | <u>11/14/13</u> |
| Other              |      | \$ _____     | _____           |

Approved  Rejected  Date 11/20/13  
 Issued to: DKM Properties  
 Zoning Administrator: [Signature]  
 Notes: \_\_\_\_\_  
 C.O. Required Yes  No

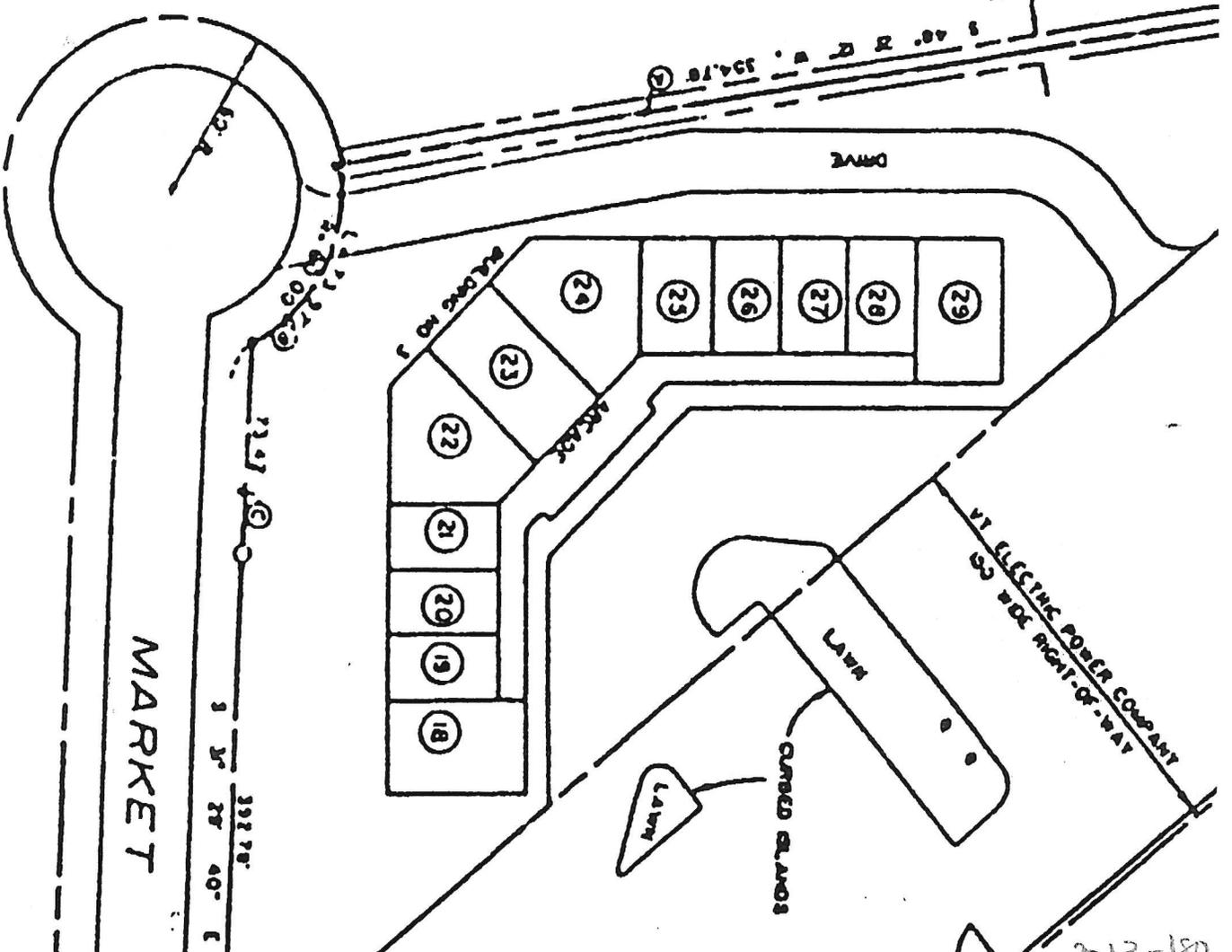
**THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE**

(web) 11/02/10

D. DOE GREEN MOUNTAIN  
POWER CORP. EASEMENT  
1 CENTERED ON BARED LINE 1

FEELEY  
N/F

LOT 6



2013-180

2013-180



November 18, 2013

Zachery Chambers  
JKDZ Properties, LLC  
58 West Street  
Essex Junction, VT 05452

RE: Towne Marketplace Unit 22 Change of Use Application

Dear Zachery,

As requested, we have examined the parking impacts associated with the proposed change of use of Unit 22 at the Towne Marketplace. This unit was formerly occupied by Strategic Wealth Coach Party and was used as office space.

We understand that the proposed use of this unit will remain as office space. As such, it will not generate additional parking demand for the 199 existing parking spaces. Attached, for your files, is our tabulation of current Towne Marketplaces uses by unit and a shared parking analysis. The shared parking analysis shows a peak parking demand of 191 parking spaces that occurs during the weekday mid-afternoon hours.

Please note that the personal service uses have been treated in the shared parking calculations as medical/dental offices. This is the best fit we can find for those uses. Similarly, the hourly parking ratios of the *Shared Parking* fine/casual restaurant category best fit the existing Euro Restaurant and Banana Winds Pub. This is because the hourly parking ratios for that category show greater patronage during the early evening hours as opposed to the mid-day time period. In contrast, the hourly parking patterns of the *Shared Parking* family restaurant category better match the anticipated mid-day peak business pattern of the existing Noonie's Deli high-turnover restaurant.

Should you have any questions concerning the above or if we may be of additional assistance, please feel free to contact us.

Sincerely,

  
Roger Dickinson, PE, PTOE

Enclosures

P:\2013\Chambers\parking letter.wpd

**Towne Marketplace  
Unit Tabulation**

| Unit # | Business Name              | Use                           | Floor Area |
|--------|----------------------------|-------------------------------|------------|
| 1      | Weighless Nutrition        | Professional Offices          | 1,456      |
| 2      | Essex Hair & Body          | Personal Service              | 990        |
| 3      | Euro Restaurant            | Restaurant (Without Drive-In) | 1,980      |
| 4      | Euro Restaurant            | Restaurant (Without Drive-In) |            |
| 5      | Hair Graphix               | Personal Service              | 990        |
| 6      | One Credit Union           | Professional Offices          | 4,420      |
| 7      | One Credit Union           | Professional Offices          |            |
| 8      | One Credit Union           | Professional Offices          |            |
| 9      | One Credit Union           | Professional Offices          |            |
| 10     | Noonies                    | Restaurant (Without Drive-In) | 2,320      |
| 11     | Stonewell Offices          | Professional Offices          | 1,310      |
| 12     | Village Copy               | General Retail Stores         | 1,000      |
| 13     | Banana Winds               | Restaurant (Without Drive-In) | 1,000      |
| 14     | Masterbuilt/Bottom Line    | Professional Offices          | 1,000      |
| 15     | The Benefit Shop           | Professional Offices          | 2,410      |
| 16     | The Benefit Shop           | Professional Offices          |            |
| 17     | Infinity Dance Studio      | Personal Service              | 1,678      |
| 18     | Signature Properties       | Professional Offices          | 2,480      |
| 19     | Signature Properties       | Professional Offices          |            |
| 20     | Stamp On It                | General Retail Stores         | 880        |
| 21     | Thu Chau Nail Salon        | Personal Service              | 880        |
| 22     | JKDZ Properties (PROPOSED) | Professional Offices          | 1,920      |
| 23     | Strategic Wealth Coach     | Professional Offices          | 1,792      |
| 24     | The Napoli Group           | Professional Offices          | 1,920      |
| 25     | The Creative Touch         | General Retail Stores         | 960        |
| 26     | Hair Salon                 | Personal Service              | 960        |
| 27     | Essex Aquatic & Rehab      | Personal Service              | 960        |
| 28     | Blondin Insurance          | Professional Offices          | 960        |
| 29     | Sun Ray Assoc.             | Professional Offices          | 1,600      |
| 30     | Body le Bronze             | Personal Service              | 1,911      |
| 31     | Richard Wheatley, CPA      | Professional Offices          | 1,209      |
| 32     | Bessette Insurance         | Professional Offices          | 1,209      |
| 33     | Essex Physical Therapy     | Personal Service              | 1,911      |
|        |                            |                               | 42,106     |

revised 11-18-13 for Zach Chambers