

Appeal Period Expires <u>7/23/13</u> Zoning District <u>P1</u>	Town of Essex, Vermont Application for Zoning Permit www.essex.org	Application Date <u>7/10/13</u> Permit Number <u>2013-110</u>
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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.**

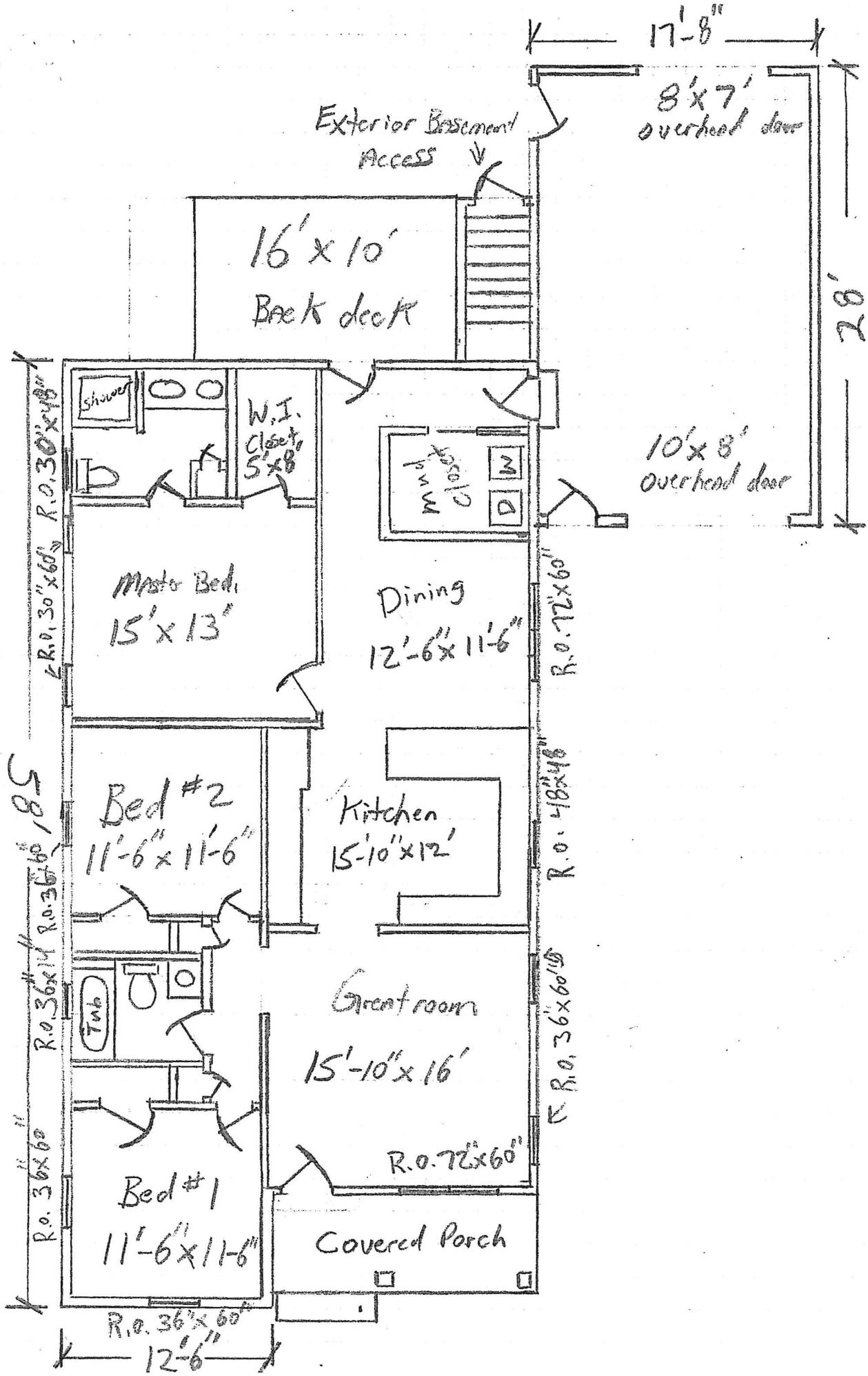
Any interested person may appeal the decision of the Zoning Administrator to the Zoning Board of Adjustment within fifteen (15) days of the permit's date of issuance. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

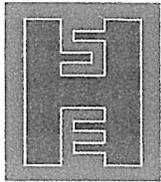
Signed: [Signature]

A. Parcel Account Numb. (Map-Parcel-Lot) 2- <u>047-021-000</u> <small>(found in Town Assessor's Office)</small> Property Address: <u>22 Pinecrest Drive Essex</u> Owner: <u>Tyler S. Gilman</u> Owner Address: <u>PO. Box 8003 Essex VT 05451</u> Owner Phone: (work) _____ (home) <u>879-4841</u> (cell) <u>734-9386</u> (Email) _____ Contractors name: <u>Jay Gilman</u> Phone: <u>879-4841</u> Cell: <u>316-7382</u> Estimated Construction Dates: Start: <u>7/7/13</u> Completion: <u>11/7/13</u> Sq. Feet: <u>1,560</u> Estimated Cost (labor & materials): \$ <u>90,000.00</u>	G																								
B. Sewage Disposal (Please attach Sewer or Septic Application). Public <input type="checkbox"/> Private <input checked="" type="checkbox"/> Connection Fee \$ _____ Date Paid: <u>1/1/</u> Proposed New Bedrooms: _____ Existing Bedrooms <u>3</u>	Check box(es) which describe proposed use or construction (circle choice in parenthesis). N = New A = Addition R = Remodel Residential: <u>RE-BUILD</u> N A R Single Family <input checked="" 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: <u>1 car 1 story</u> 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 <u>screened</u> <input checked="" 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"/>																								
C. Water (Please attach Water Service Application). Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Fee \$ _____ Date Paid: <u>1/1/</u>																									
D. Driveway (Please attach copy of approved Curbcut / Utility Application). Date of approval <u>1/1/</u> <u>existing</u>																									
E. Stormwater <input type="checkbox"/> Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application. <input type="checkbox"/> 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.	Office Use Only <table style="width:100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Fees:</th> <th style="text-align: left;">Type</th> <th style="text-align: left;">Amount</th> <th style="text-align: left;">Date Pd.</th> </tr> </thead> <tbody> <tr> <td>Permit</td> <td></td> <td>\$ <u>150</u></td> <td><u>7/10/13</u></td> </tr> <tr> <td>Recreation</td> <td></td> <td>\$ _____</td> <td><u>1/1/</u></td> </tr> <tr> <td>Recording</td> <td></td> <td>\$ <u>20</u></td> <td><u>7/10/13</u></td> </tr> <tr> <td>Certificate of Occ</td> <td></td> <td>\$ <u>75</u></td> <td><u>7/10/13</u></td> </tr> <tr> <td>Other</td> <td></td> <td>\$ _____</td> <td><u>1/1/</u></td> </tr> </tbody> </table>	Fees:	Type	Amount	Date Pd.	Permit		\$ <u>150</u>	<u>7/10/13</u>	Recreation		\$ _____	<u>1/1/</u>	Recording		\$ <u>20</u>	<u>7/10/13</u>	Certificate of Occ		\$ <u>75</u>	<u>7/10/13</u>	Other		\$ _____	<u>1/1/</u>
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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.) <u>see attached - energy code given</u>	Building Permit Approved: <input checked="" type="checkbox"/> Rejected: <input type="checkbox"/> Date: <u>7/8/13</u> Issued to: <u>Tyler S. Gilman</u> Zoning Administrator: <u>[Signature]</u> Notes: <u>Letter attached re. structural deck</u> <u>unsound</u> <u>no increase in non-conformity</u> <u>(will lesson set on next permit)</u> C.O. Required Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>																								
G. Signature of Tenant and Signature of Owner <u>[Signature]</u>																									

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

(web) 11/02/10





HARDY

STRUCTURAL ENGINEERING

875 roosevelt hwy, suite 130, colchester, vt 05446
phone: (802) 655.0755 fax: (802) 655.2696
www.hardyse.com

HSE Project #: 13-067.00

July 2, 2013

Jay Gilmond
26 Osgood Hill Road
Essex Junction, VT 05452

RE: 22 Pinecrest Dr., Essex, VT
Structural Review

Dear Mr. Gilmond:

It was a pleasure meeting you. We visited the subject property on Tuesday, July 2, 2013 to review the condition of the building. This is a single story, single family, wood framed residence. Renovation of the building was reportedly considered until demolition uncovered significant structural concerns.

The opinions presented are based upon a single visit and visual observations only. No destructive or non-destructive testing was performed and no efforts were made to uncover concealed conditions.

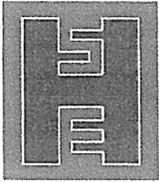
At the time of my visit, the building's siding was removed, wall and floor finishes were mostly removed and the basement level was only partly available due to flooding. The roof shingles remain. I was able to see the entire outside of the building, above-grade. The original building is located closest to the street and over the history of the building different additions and roof layers were constructed.

This building is in poor condition and is a very poor candidate for rehabilitation. In addition to appearing to be cost-prohibitive, almost every component of the building requires work in order to be safely habitable.

The roof includes the original structure with multiple "overbuilds" towards the rear of the building. The overbuilds do not appear to be constructed by experienced builders and some roof rafters are undersized. Attic ventilation is inadequate and there is evidence of historical leaks. The roof and attic areas were only observed from outside the building and from the first floor. Some areas of exterior walls have deflected outward, indicating that the roof system is not adequately braced. At best, re-roofing with proper flashing and reinforcement to safely carry snow loads will be required.

Wall systems include 2x4 wall studs. The studs are in fair to good condition; however, areas of the bottom plate and bottom of the studs are rotten. Although not directly structural, evidence of widespread mold is present.

The first floor system is wood framed over either a crawlspace or partial-height basement. An area of the building's floor closest to the road was recently re-constructed. The remainder of the building's first floor, accounting for approximately half of the building footprint, is in fair to poor condition. Observation of 1st floor framing from the basement was not available during my visit due to the standing water. There is a good possibility of deteriorated framing due to the unventilated, wet basement. Significant floor bounce and deflection as well as sloping floors were observed. The unimproved area of the first floor framing would need reconstruction. Almost all areas of the building's timber sill are rotten and will need replacement.



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The foundation is concrete block masonry and is likely unreinforced. The top of foundation wall was observed from the exterior and interior portions were observed from the basement stairs. The foundation has deflected inward on all main walls and has cracked and failed. It is not a candidate for repair. If the foundation was to be replaced, the building above; constructed of multiple-additions and with rotten wood components, is unlikely to withstand jacking and temporary support without damage.

The failed foundation and rotten first floor wood was caused in part by poor drainage. Grades slope toward the building. Despite any grading efforts made, the building will remain relatively low for the site and drainage will remain a concern.

This represents a summary of the condition of the building. As above, the building is not a good candidate for reconstruction due to the extent of work involved across all primary structural building components.

Please feel free to contact me if you have any questions regarding the content of this letter or if we can be of further assistance.

Best regards,
HARDY Structural Engineering, LLC

Brian Douglas, PE
Sr. Project Engineer/Project Manager



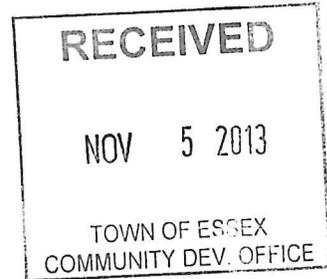
TOWN OF ESSEX VERMONT

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

*Sharon
P12 file
w/ B12
Permit*

4 November 2013

Jay Gilmond
26 Osgood Hill Road
Essex Junction, VT 05452



Jay,

A few days ago you stopped by the office regarding the sidewalk on Pinecrest Drive along the frontage of the new house under construction. I visited the site today and my comments follow:

There is good evidence that sections of the sidewalk were broken up during construction of the house due to the weight of vehicles travelling over the walk without protection. There is approximately 60 feet of sidewalk that needs to be replaced. This is irrespective of any elevation issues.

The Town has very limited funds in the budget for sidewalks – either new ones or money to repair existing ones. The expenditure of these funds is for needed sidewalk repairs driven by the need of the community and not by damage to sidewalks done by third parties as part of their lot construction. Replacing the damaged 60 feet of sidewalk at a slightly higher will eliminate most of the elevation issues. There is no need to replace more.

The Town will not contribute to the 60 feet of sidewalk replacement that needs to be done. In addition, either the sidewalk needs to be replaced before winter or at a minimum some hot mix placed in the low area so the sidewalk can be walked on during this coming winter. Community Development will not issue an occupancy permit without one of two things happening – either

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

the sidewalk gets fixed before winter or funds are provided to the Town so it can be done in the spring. They will not issue an occupancy permit on the promise of repair because once the Occupancy Permit is issued, the Town has no hold to guarantee that the sidewalk work will get done.

Sincerely,

Dennis Lutz, P.E.,
Public Works Director

CC: Sharon Kelley, Zoning Administrator