

Appeal Period Expires 10/8/10
 Zoning District R2

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

Application Date 1/1
 Permit Number 2010-142

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 and it must remain posted throughout the construction period.

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.

Occupancy of the premises shall not take place until a Certificate of Occupancy is obtained.

Approval is subject to accuracy of information provided by the applicant.

A Parcel Account Numb. (Map-Parcel-Lot) 2-101-003-070
 (found in Town Assessor's Office)
 Property Address: 44 Sydney Dr.
 Owner: Cliff + Marie Harris
 Owner Address: 44 Sydney Drive
 Owner Phone: (work) 877-7770 (home) 877-7757
 (cell) _____ (Email) _____
 Contractors name: Self Phone: _____
 Cell: _____
 Estimated Construction Dates: Start: 10/8/10 Completion: 1/1/11
 Sq. Feet: 96 Estimated Cost (labor & materials): \$ 2,000

B Sewage Disposal (Please attach Sewer or Septic Application).
 Public Private Connection Fee \$ _____ Date Paid: 1/1
 Proposed New Bedrooms: _____ Existing Bedrooms: N/A

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

D Driveway (Please attach copy of approved Curbcut / Utility Application).
 Date of approval 1/1 N/A

E Stormwater
 Project disturbs an area greater than or equal to 1 acre – Erosion Control Permit Required. Attach completed permit application. N/A
 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.)
See Diagram

G Signature of Owner [Signature]

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 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 checked="" 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"/>

Office Use Only

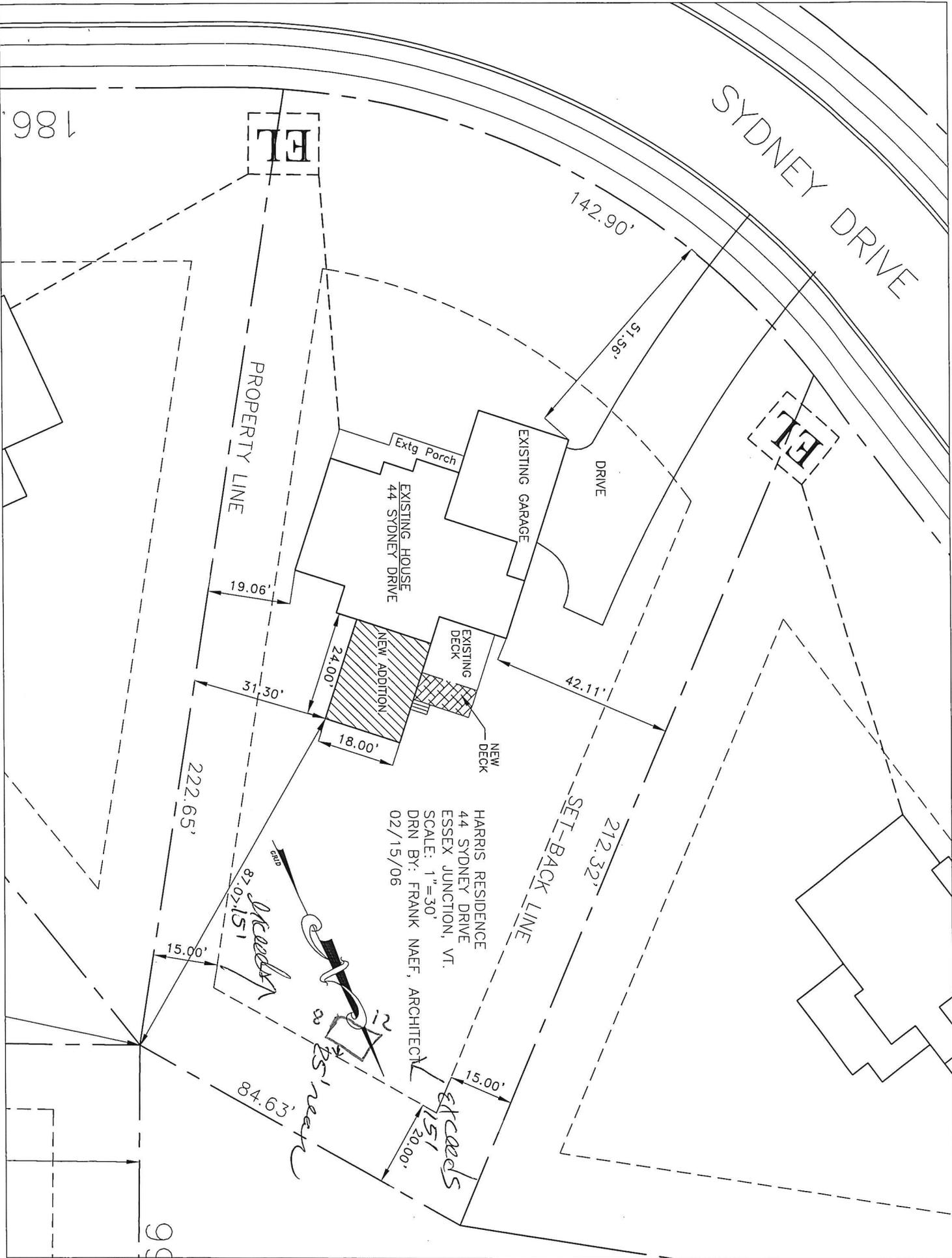
Fees:	Type	Amount	Date Pd
	Permit	\$ <u>50</u>	<u>9/23/10</u> SK
	School	\$ _____	<u>1/1</u>
	Recreation	\$ _____	<u>1/1</u>
	Recording	\$ <u>10</u>	<u>9/23/10</u> SK
	Other	\$ _____	<u>1/1</u>

Building Permit
 Approved Rejected Date 9/23/10
 Issued to: HARRIS, CLIFF FORD & MARISA
 Zoning Administrator: Shawn L. Kello
 Notes: _____

C.O. Required Yes No

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

(web) 01/25/06



186

SYDNEY DRIVE

EL

EL

PROPERTY LINE

142.90'

51.56'

DRIVE

EXISTING GARAGE

Extg Porch
EXISTING HOUSE
44 SYDNEY DRIVE

19.06'

42.11'

NEW ADDITION
24.00'
18.00'

EXISTING DECK

NEW DECK

222.65'

31.30'

SET-BACK LINE
212.32'

HARRIS RESIDENCE
44 SYDNEY DRIVE
ESSEX JUNCTION, VT.
SCALE: 1"=30'
DRN. BY: FRANK NAEF, ARCHITECT
02/15/06

McCarthy
87.02/151

15.00'

84.63'

15.00'

McCarthy
20.00'

99



August 27, 2010

Cliff and Maria Harris
44 Sydney Drive
Essex Jct., VT. 05452

RE: Ancillary building structure request.

Dear Cliff & Maria,

After very thorough and thoughtful consideration by the Woodlands Glen Homeowners Association Design Review Committee and Board of Managers is has been voted upon that the following specifics are what the Board/Design Committee would extend as a **“variance”** to the Woodlands Glen Homeowners Association CCR regulation (Book 347, page 285) Article V .5.2(f), *“The construction material for all accessory buildings and other structures shall include the same exterior siding and be compatible with the home and the other requirements of this Declaration and no larger than (8) feet by twelve (12) feet and no higher than (8) feet.”*

Approved number of structures: One (1) structure to be constructed.

Approved height variance: No more than eleven (11) feet tall.

Tallest structure height eleven (11) feet high. This is a variance of three (3) feet for height of the structure from regulation (Book 347, page 285) Article V .5.2(f).

Approved Dimensions (footprint) of structure: No larger than nine (9) feet x thirteen (13) feet in outside dimensions. This is a variance of one (1) foot in both length and width of the structure from regulation (Book 347, page 285) Article V .5.2(f).

Exterior appearance/materials: Request for a variance to utilize materials and color scheme other than that notated in Article V .5.2(f) was not approved.

The accessory structure is to be sided utilizing the same materials as the existing home, same color scheme as house siding and trim. Or, may use a wood exterior surface that would need to be stained or painted the same color as the existing home with matching house trim colors. Roof shingles to match existing home in both instances. No variance granted for this instance on your request.

Screening: Privacy screening of non deciduous trees/bushes would be required to shield view of structure from neighbors based on variance allowances.

The Woodlands Glen Board of Managers and Design Review Committee continues to appreciate your respectful cooperative nature and willingness to work within the parameters of the CCR regulations, we are hopeful that the approved variances will serve to demonstrate our willingness to exhibit a level of "flexibility" to you, while sustaining the integrity of the By-laws and CCR Regulations as they pertain to all neighbors that have requested to construct accessory structures.

We, as a Board and Design Review Committee sincerely thank you and appreciate your time and patience as we have worked through the process of your request and look forward to continuing to assist you with any questions you may have.

Sincerely,

Liz Douillard

Elizabeth A. Douillard, President
Woodlands Glen Homeowners Association

CC:

Max Levy – Secretary

Carol Besade - Treasurer