

Appeal Period Expires 10/23/09
 Zoning District R2

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

Application Date 1/1
 Permit Number 2009-139

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- 048 026 000
 (found in Town Assessor's Office)
 Property Address: 136 Colchester RD
 Owner: JOHN + CAROLYN LEO
 Owner Address: P.O. Box 8265 ESSEX VT 05451
 Owner Phone: (work) 802-878-4982 (home) 802-899-4374
 (cell) 802-343-6413 (Email) _____
 Contractors name: _____ Phone: _____
 Cell: _____
 Estimated Construction Dates: Start: 11/1/09 Completion: 1/1
 Sq. Feet: 600sf Estimated Cost (labor & materials): \$ 5000
Existing Footprint -

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

C Water (Please attach Water Service Application) meter only
 Public Private Fee \$ 150.00 Date Paid: 10/8/09

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

E Stormwater n/a
 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.)
reference section 3.8 (BR)
See attached
remodel to include enclosing the structure by using garage type doors. slight expansion to the rear square off building. referred to state for possible review.

G Signature of Owner M. Carolyn Leo

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 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 checked="" type="checkbox"/>
Miscellaneous	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renewal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Grandfathered Farm Stand Seasonal

Office Use Only

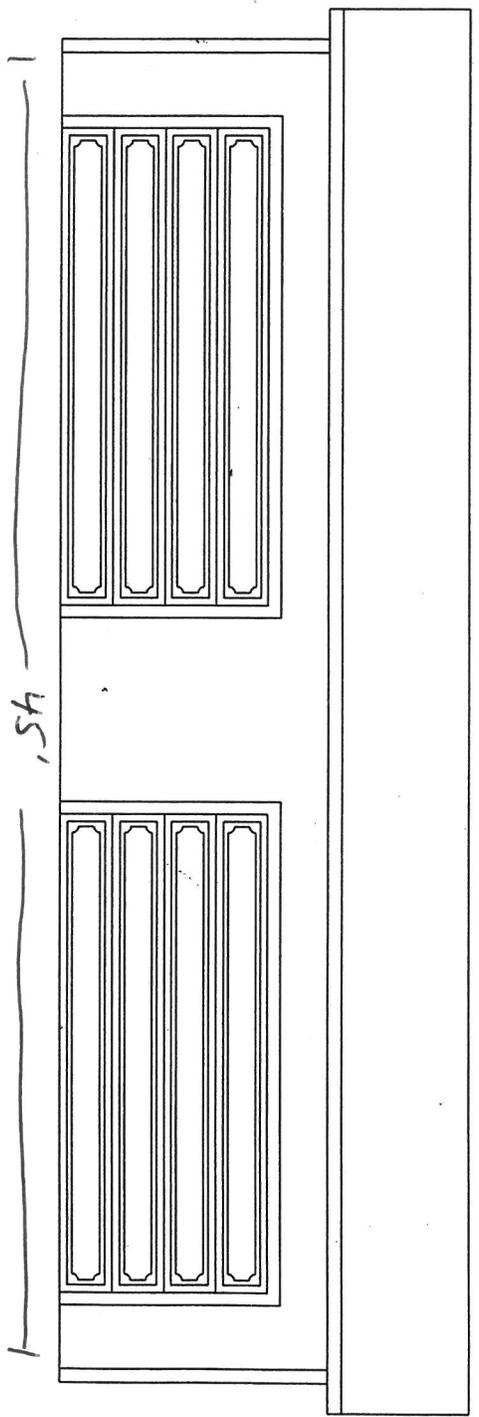
Fees:	Type	Amount	Date Pd
	Permit	\$ <u>100.00</u>	<u>10/08/09</u>
	School	\$ _____	<u>1/1</u>
	Recreation	\$ _____	<u>1/1</u>
	Recording	\$ <u>20.00</u>	<u>10/08/09</u>
<i>CO</i>	Other	\$ <u>75.00</u>	<u>10/08/09</u>

Building Permit
 Approved Rejected Date 10/8/09
 Issued to: John + Carolyn Leo
 Zoning Administrator: Shawn L. Kelley
 Notes: Erosion control needed will be remedied using existing permit however extending towards rear yard - melts setbacks.
 C.O. Required Yes No

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

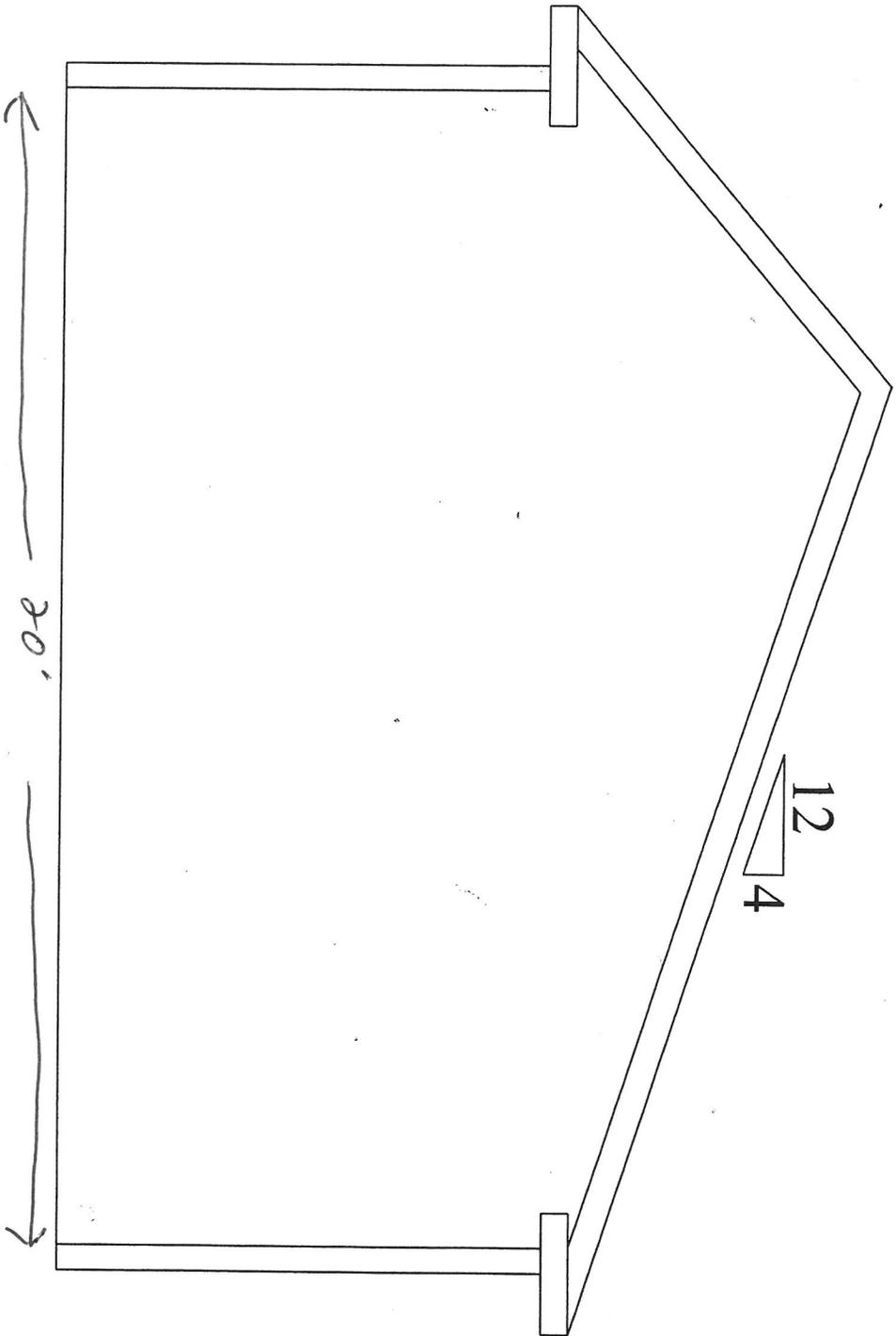
FROGS

A



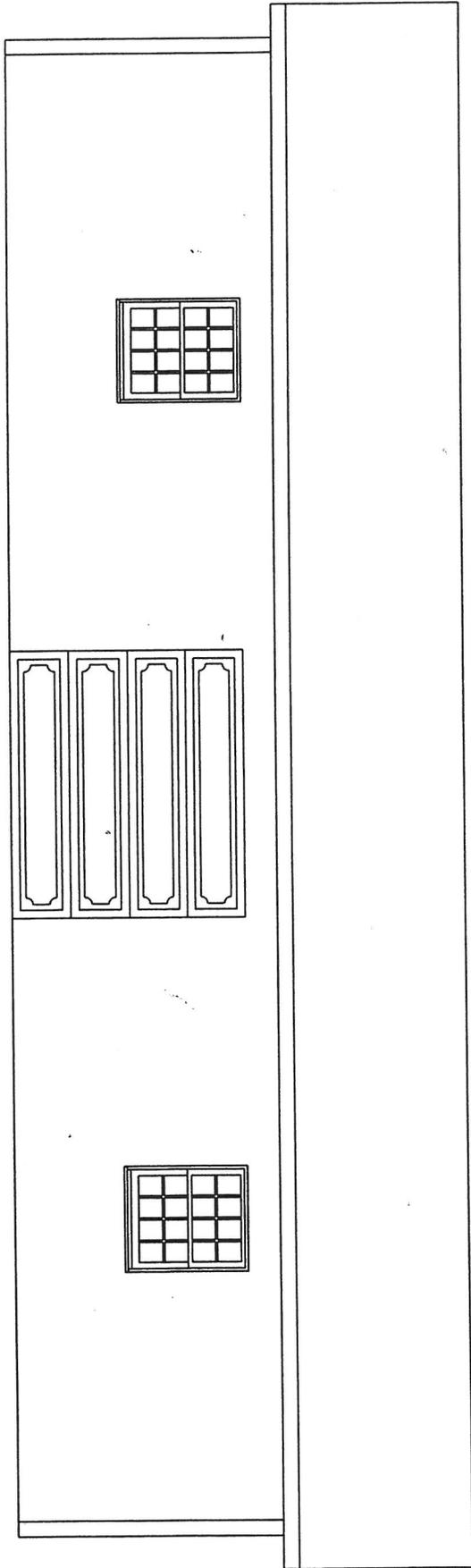
Front of Form Stand
meets all setbacks

Q

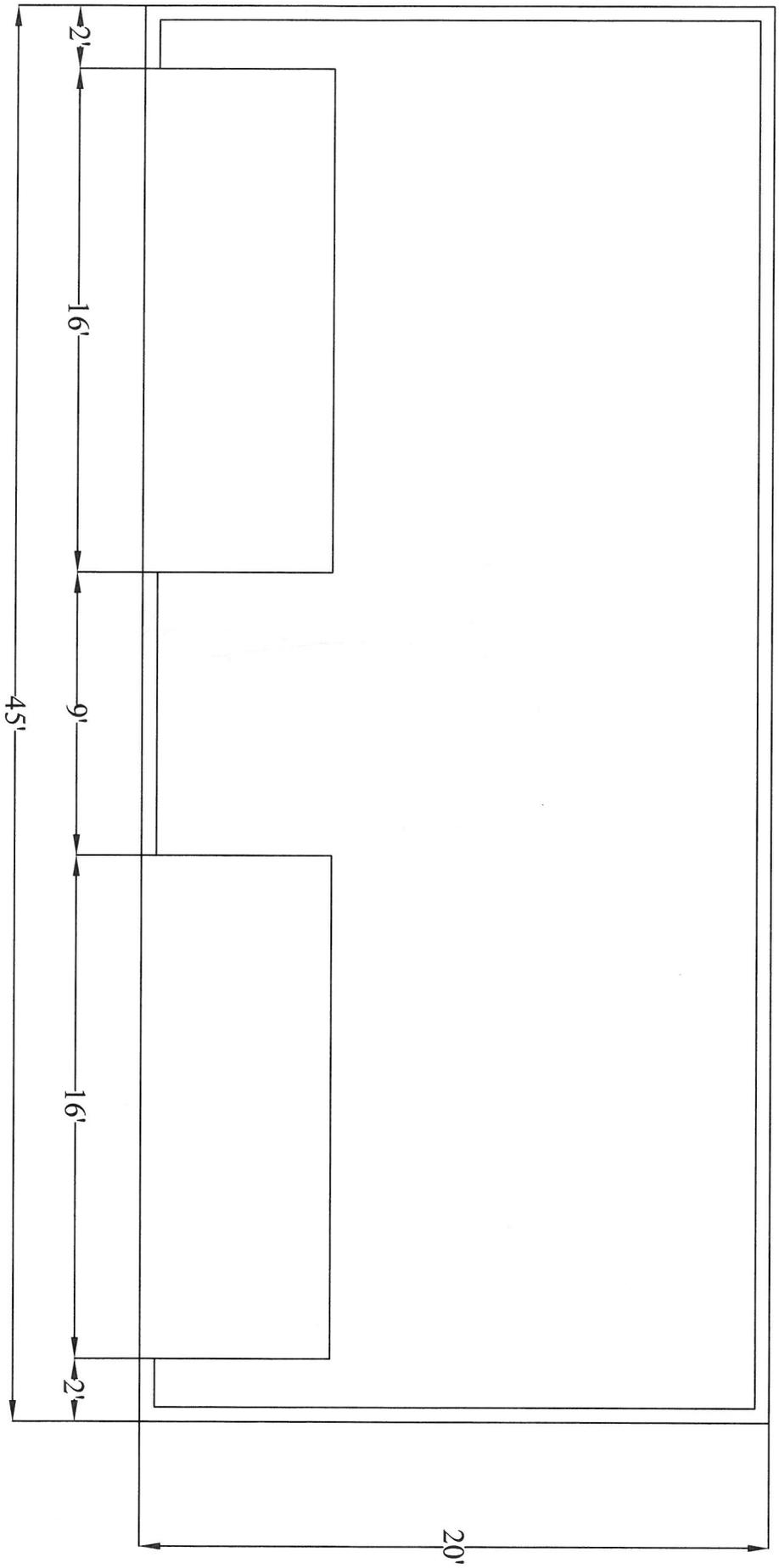


Side view

Plan view



Back





TOWN OF ESSEX VERMONT

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

December 30, 2009

Carolyn Leo
John Leo and Son, Ltd.
PO Box 8265
Essex, VT 05451

Re: **ZONING PERMIT 2009-139-136 COLCHESTER ROAD**

Dear Carolyn:

I am following up with a building permit that I issued to you on 10/8/09 for improvements to the existing grandfathered farm stand. We spoke about a number of scenarios and I want to make sure we were on the same page in this matter.

Section 3.8(B)(1&2) reads:

“(B) Nonconforming Structures. Any structure or portion thereof legally in existence as of the effective date of these Regulations or subsequent amendments, but not currently in conformance with these regulations, may be modified, reconstructed, enlarged or moved only in accordance with the following:

- (1) Repairs. Nothing in this section shall be deemed to prevent normal maintenance and repair of a nonconforming structure, provided that such action does not increase the degree of nonconformance.
- (2) Modifications. A nonconforming structure may be structurally enlarged, extended, modified, or moved provided that the improvement or relocation is in conformance with all provisions of these Regulations and does not increase the degree of nonconformance.”

In order for you to keep the use of the farm stand, you will not be able to demolish the structure in its entirety. It is my understanding that you will be replacing much of the structure because it is rotting and dilapidated. You will be adding garage type doors to the building and it will be slightly enlarged affecting the side and rear yard setbacks. You must maintain the side setback of 15-feet and the rear setback of 20-feet if you are on town water and sewer, otherwise the rear yard setback is 25-feet. Further, you received permission from public works to place a meter on the structure to allow for sink for sanitation purposes.

I also instructed you to contact the State of Vermont to check on their requirements.

If you are in disagreement with my understanding, please let me know.

Sincerely,

Sharon L. Kelley, Zoning Administrator

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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