

TOWN OF ESSEX

APPLICATION FOR CERTIFICATE OF OCCUPANCY

NO. 267-95

3-28, 1996

The undersigned herewith requests an inspection of the premises and the issuance of "Certificate of Occupancy" of premises, or portion thereof, for use or habitation.

[ ] This request is for use only of existing land or buildings.

This request is for new construction or rehabilitated or altered structure which was done under authority of building/zoning permit # 267-95

issued 12/13, 1995 to, Homestead Design, Inc.

Premises are at 6 Pompnet Lane (Lot 38)

Water service installation inspected and approved by J. Arthur

Driveway location inspected and approved by D. Lutz

Sanitary sewer connection or septic system inspected and approved by:

Name: J. Arthur Date: \_\_\_\_\_

Construction was begun 12/14, 1995 and completed \_\_\_\_\_, 1995

Approval granted by:  P.C.  Z.B.A. \_\_\_\_\_, 1995

Use of premises intended Residential  
(type of use)

Applicant's Signature: Jerry Dussner for H&O

By issuance of this Occupancy Permit, the Town of Essex Zoning Administrator hereby acknowledges that the use and/or building construction is in complete conformity with the Zoning Regulations, unless otherwise noted. Field measurements and similar dimensions for setbacks are based in part on evidence supplied by owner. The Town of Essex is not liable for errors or mistakes when it is found that information submitted by the applicant is erroneous or inaccurate.

Certificate of Occupancy approved with without conditions  
If with conditions, see attachment, outlining same.

Certificate of Occupancy denied \_\_\_\_\_. Please see attachment with reasons for denial.

*Letter from Jerry Dussner dated 3/26/96*

March 28, 1996  
Date \_\_\_\_\_  
[Signature]  
Zoning Administrator, Town of Essex, VT



# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452

March 26, 1996

Jeff Feusner  
Homestead Design, Inc.  
51 Talcott Road  
Williston, VT 05495

Re: ZONING PERMIT #267-95  
LOT 38, 6 POMFRET LANE

Dear Jeff:

I have agreed to issue a Certificate of Occupancy for the house on Lot 38 Pomfret Lane. It is obvious that someone is planning to finish the area on the southerly end of the house into a bedroom and bath.

The zoning permit for this house was issued for 2 bedrooms. The attached Certificate of Occupancy has been issued for a 2 bedroom house. Prior to construction of an additional bedroom, a school impact fee in the amount of \$1,736.00 must be paid to the Town of Essex School Department, through my office. The \$1,736.00 represents the difference between a two bedroom (238.00) fee and a three bedroom (\$1,974) fee.

If you have any questions or concerns, please call me.

Sincerely,

Jerry L. Firkey  
Zoning Administrator

JLF/slg  
Enclosure

[f:/commdev/permits/267-95.hdi]

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DEVELOPMENT  
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ASSESSOR  
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TOWN CLERK/  
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879-0413

LIBRARY  
879-0313

POLICE  
878-8331



# TOWN OF ESSEX VERMONT

81 MAIN STREET, ESSEX JUNCTION, VERMONT 05452

May 22, 1996

Milan and Blanka Caha  
6 Pomfret Lane  
Essex Jct., VT 05452

**Re: ZONING PERMIT #267-95  
SINGLE FAMILY RESIDENCE  
LOT 38 - 6 POMFRET LANE**

Dear Mr. and Mrs. Caha:

This letter is a response to our meeting held on May 15, 1996 regarding your new home at 6 Pomfret Lane.

You requested that I provide you with an explanation regarding the issuance of a Zoning Permit and Certificate of Occupancy for your new home.

On December 13, 1995, I issued Zoning Permit #267-95 for a new two (2) bedroom single family house to be constructed at lot 38, 6 Pomfret Lane. The applicant, Homestead Design, paid the fees to the Town of Essex associated with a two (2) bedroom house. A copy of the Zoning Permit is enclosed.

On March 25, 1996, at the request of Homestead Design, I made a Certificate of Occupancy inspection of the property. While reviewing the interior of the house with Tom Doll, I found that a third bedroom was in the process of construction on the first floor of the house. Tom Doll stated that Homestead had made arrangements with the future owners to permit them to finish the interior of the bedroom and attached bath. I then pointed out that the room was already in the process of being constructed and the school impact fee should have been paid for three (3) bedrooms rather than two (2) when the permit was issued. Tom informed me that I would need to speak with Jeff Feusner for more details as he had not participated in the contract.

I called Jeff and he informed me that the fee should be paid for by the new owner as they (Homestead) had contracted to finish off the house for 2 bedrooms. I informed Jeff that the school impact schedule actually requires the fee for an unfinished bedroom to be paid when the Zoning Permit is issued. I agreed to issue the Certificate of Occupancy for two bedrooms under the conditions outlined in the attached March 26, 1995 letter to Jeff Feusner.

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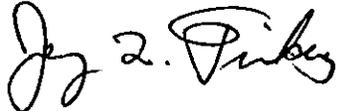
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878-8331

Milan and Blanka Caha  
May 22, 1996  
Page Two

The attachment requires that the impact fee be paid prior to additional construction for the third bedroom.

I trust that this letter answers your concerns, if not please do not hesitate to call me.

Sincerely,

A handwritten signature in cursive script that reads "Jerry L. Firkey". The signature is written in dark ink and is positioned above the typed name.

Jerry L. Firkey  
Zoning Administrator

Appeal Period Expires 12/29/95  
 Zoning District R2

Town of Essex, Vermont  
**Application for Zoning Permit**

Application Date 12/12/95  
 Permit No. 267-95

The undersigned hereby applies for permission to make certain improvements as described below. (Plans to be submitted, if required by Zoning Administrator.) All construction is to be completed in accordance with the Zoning Regulations of the Town of Essex and the State of Vermont and any and all Federal and 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 permit. Commencing construction within this fifteen (15) day appeal period is prohibited by law.

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

**A** Parcel Account Number (Map-Parcel-Lot): 099-002-038  
6 Pomfret Lane  
 Property Address: Lot 38 Mansfield Village at Old Stage  
 Owner or Project Name Homestead Design Inc.  
 Owner Address: 51 Talcott Rd Williston VT 05495  
 Owner Phone: (work) 878-3303 (home) 8  
 Estimated Dates of Construction: Start 12/14/95 Completion 4/1/96  
 Sq. Feet: 2010 Estimated Cost (labor & materials): \$78,000

**G**

Check box(es) which describe proposed use or construction (circle choice in parentheses).

N = New A = Addition R = Remodel

|                                   | N                                   | A                        | R                        |
|-----------------------------------|-------------------------------------|--------------------------|--------------------------|
| Residential                       |                                     |                          |                          |
| 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 (1-story)(other)      | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Mobile home                       | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Vacation                          | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Inclusions or Additions:</b>   |                                     |                          |                          |
| Garage: (attached)(detached)      | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Porch: (enclosed)(open)(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)(agricultural) | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Non-residential:</b>           |                                     |                          |                          |
| Retail                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Office                            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| Industrial                        | <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"/> |

**B** Sewage Disposal (Please attach Sewer or Septic Application.)  
 Public  Private  Connection Fee \$500 Date Paid: 12/12/95 SL9  
 Existing bedrooms: 2 Bedrooms added (if any)      Plan Attached   
 Approved  Rejected  By      Date 1/1

**C** Water (Please attach Water Service Application.)  
 Public  Private  Fee: \$1500 Date Pd: 12/12/95 SL9  
 Number of meters: 1 Request date:       
 Approved by      Date 1/1

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

**E** Diagram Show sketch of project here or attach a plan. Please provide all relevant information as listed on the instruction sheet.  
see attached site plan

**F** Signature of Owner [Signature]

**Office Use Only**

| Fees | Type       | Amount      | Date Pd         |
|------|------------|-------------|-----------------|
|      | Permit     | <u>157</u>  | <u>12/12/95</u> |
|      | School     | <u>238</u>  | <u>12/16/95</u> |
|      | Recreation | <u>    </u> | <u>1/1</u>      |
|      | Other      | <u>    </u> | <u>1/1</u>      |

**Building Permit**

Approved  Rejected  Date 12/12/95

Issued to: [Signature]

Zoning Admin. [Signature]

Notes:     

**Zoning Board of Adjustment**

Approved  Rejected  Date 1/1

**Planning Commission**

Approved  Rejected  Date 1/1

TOWN OF ESSEX

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Name: J. Arthur Date: \_\_\_\_\_

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(type of use)

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Date March 28, 1996  
[Signature]  
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