



O'Leary-Burke Civil Associates, PLC

CIVIL ENGINEERING | REGULATORY AND PERMIT PREPARATION | LAND SURVEYING | CONSTRUCTION SERVICES | LAND USE PLANNING

March 14, 2025

Sharon Kelley
Zoning Administrator
Town of Essex
81 Main Street
Essex Junction, VT 05452

RE: 5 Kana Lane
Site Plan Amendment

Dear Sharon:

We are writing on behalf of Jeff & Dawn Lyon to request review of a Site Plan Amendment for the property at 5 Kana Lane. An 8-unit addition (previous PC approval) is currently under construction. This proposal is for 8 more units on the third floor of the building addition that is currently under construction. The parcel supports the density increase as well as the existing site has ample parking. No new sitework or exterior building construction is proposed by this application. Water and sewer demand will be 800 GPD (100 GPD per unit with shared entrance x 8).

Please find the following included for your review:

- 1) Planning & Zoning Application;
- 2) Site Plan checklist;
- 3) Abutters List and mailing labels;
- 4) Fee of \$420.11 (\$200.00 site plan amendment (x2) + \$15 recording + 7 abutters @ 0.73);
- 5) Six (6) Total Site Plans;
 - a. Three (3) full size
 - b. Three (3) 11x17.

If you have any question or need additional information, please let me know.

Sincerely,

Shawn Cunningham, EI