Appeal Period Expires 10/3/25
Zoning District R1

Town of Essex, Vermont
Application for Zoning Permit
(Building Permit)

Application Date ___/___/___
Permit Number 2025-148

- Contact State Permit Specialist Jeff McMahon (477-2241) to check for state permitting and/or setbacks.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance.
- Call the Zoning Administrator at 878-1343 to schedule a Certificate of Occupancy inspection if indicated below as required.
- Call the Assessor at 878-1345 to schedule a re-assessment upon completion of work.
- Provide a diagram showing proposal and any easements, well or septic locations, etc.

SIGN HERE: _____

A

Parcel Account Numb. (Map-Parcel-Lot) 2-010-006-004

Property Address: 43 LOST NATION RD

Owner: BENJAMIN L JOHNSON & MELINDA M MONROE

Owner Address: 43 LOST NATION RD

Owner Phone: (work) 802-309-5050 (Cell) 802-598-9687

(Email) bjohnso17@gmail.com

Tenants name: JOSH WARD (or contractor) Phone: _____ Cell: 802-734-8181

Estimated Construction Dates: Start: 10/15/25 Completion: 06/15/26

Sq. Feet: 784 Estimated Cost (labor & materials): $ 150,000

B

Sewage Disposal (Please attach Sewer and/or State Septic Approval).

Public ☐ Septic ☒ Connection Fee $_____ Date Paid: ___/___/___

Proposed New Bedrooms: 0 Existing Bedrooms 3

C

Water (Please attach Water Service Application if applicable).

Public ☐ Well ☒ Fee $_____ Date Paid: ___/___/___

D

Driveway (Please attach copy of approved Curbcut / Utility Application).

Date of approval: ___/___/___ n/a

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 ½ 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.

See attached.
Removing existing shed.
Adding new garage
Converting existing garage to living space.
No bedrooms added.

Signature of Tenant and Signature of Owner _____

G

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

N = New A = Addition R = Remodel

	N	A	R
Residential:			
Single Family	☐	☒	☐
Two-family (duplex)(other)	☐	☐	☐
Multi-family	☐	☐	☐
Condominium / Townhouse	☐	☐	☐
Mobile home	☐	☐	☐
Inclusions or Additions:			
Garage (attached) (detached)	☒	☐	☐
Porch (enclosed) (open)	☐	☐	☐
Deck	☐	☐	☐
Pool (in) (above) ground	☐	☐	☐
Shed remove	☐	☒	☐
Barn (residential) (agriculture)	☐	☐	☐
Non-residential:			
Commercial / Industrial	☐	☐	☐
Stormwater:			
Stormwater	☐	☐	☐
Erosion Control	☐	☐	☐
Other:			
Change in use	☐	☐	☐
Miscellaneous	☐	☐	☐
Renewal	☐	☐	☐

Office Use Only

Fees: Type	Amount	Date Pd
Permit	$ 405	9/18/25
Recreation	$	___/___/___
Recording	$ 15	9/18/25 PAW
Certificate of Occ	$	___/___/___
Other	$	___/___/___

Approved ☒ **Building Permit** Rejected ☐ Date 9/18/25

Issued to: BL Johnson + MM Monroe

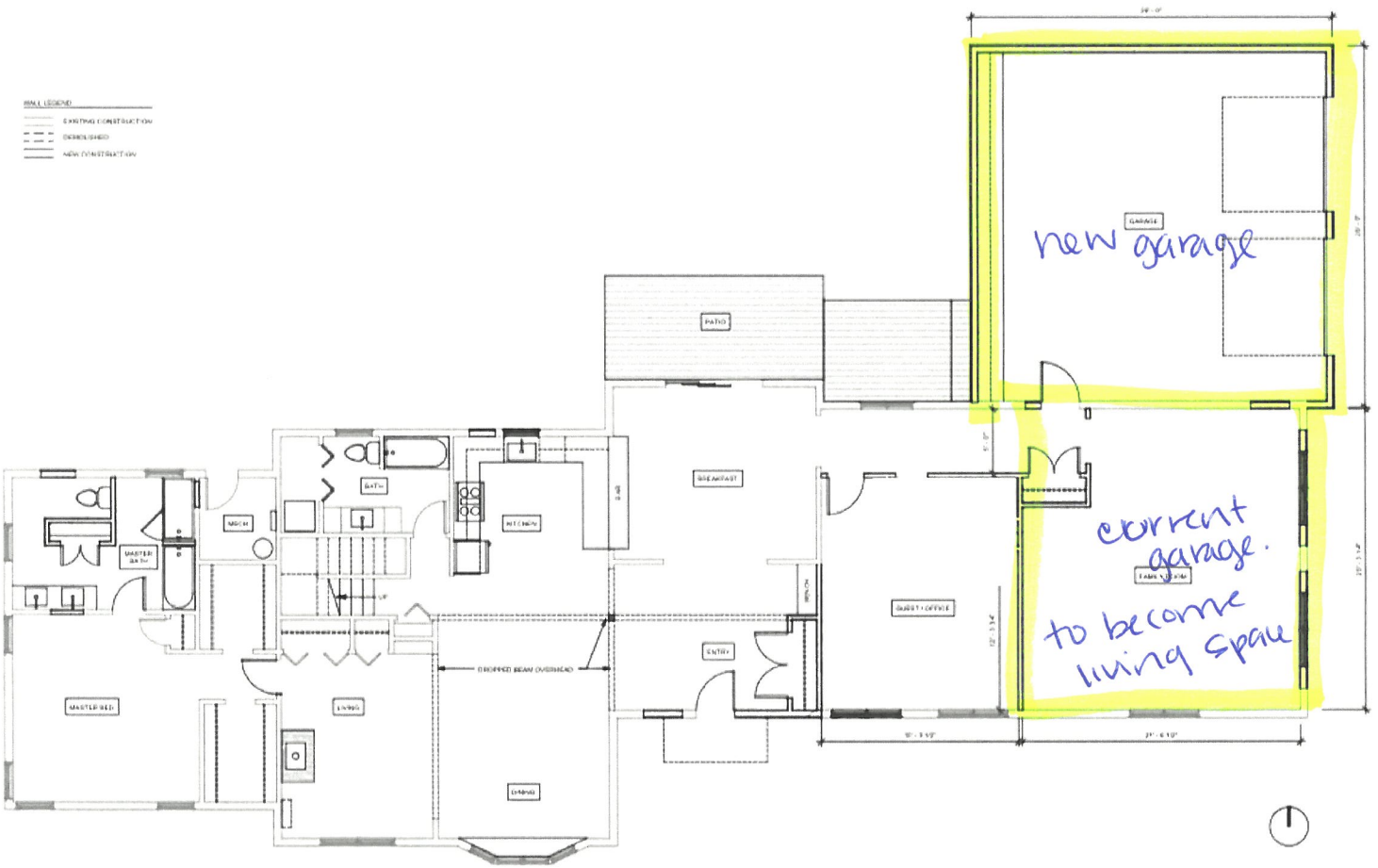
Zoning Administrator: Sharon Kelley

Notes: RBES info given

C.O. Required (Certificate of Occupancy) Yes ☐ No ☒

02/13/17

THIS PERMIT VALID FOR TWELVE (12) MONTHS FROM DATE OF ISSUE
RENEW FOR 1 YEAR (FREE) IF NOT EXPIRED



1 First Floor- Proposed Copy 1
1/4" = 1'-0"

DGD
Daniel Goltzman Design & Development

119 Cherry Street
Burlington, Vermont 05401
646-957-4248

No.	Description	Date

Melinda & Ben Johnson

Lost Nation Road

First Floor Plan - Proposed

Project number	24024
Date	17 February 2026
Drawn by	DLG
Checked by	DLG
Project Phase	Schematic Design

A201

Scale: As indicated

Essex Junct
ails
Print
125'
septic
mound
Well
Well
LOCT NATION RD
Shed to be removed. Adding attached garage.