

Appeal Period Expires 12/18/25
 Zoning District MXD-PUD/R2

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

Application Date ___/___/___
 Permit Number 2025-188

- Prior to construction, you are responsible for identifying and obtaining all necessary State permits and approvals, including State environmental permits from the VT Agency of Natural Resources. For State environmental permits, visit the Permit Navigator (dec.vermont.gov/permitsnavigator). For further assistance, contact the Department of Environmental Conservation's Environmental Assistance Office at ANR.DECAssistance@vermont.gov or 802-828-0141.
- Post permit card visible to the road immediately as Permit is appealable within 15 days of issuance and during construction.
- 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: Craig Gerber

A

Parcel Account Number (Map-Parcel-Lot): 2-090-006-141
 Property Address: 107 Washington Cir
 Owner: Craig Gerber + Elizabeth Gerber
 Owner Address: SAME
 Owner Phone 1: _____ Phone 2: 720-737-7526
 Email: craiggerber@comcast.net
 Tenants/Contractor Name: SELF
 Phone: _____ Email: _____
 Estimated Construction Dates: Start: 12/7/25 Completion: 12/6/26
 Square Feet: 820 Estimated Cost (labor & materials): \$ 15,000

H

Check box(es) which describe proposed use or construction (circle choice in parenthesis).
 N = New A = Addition R = Remodel

Residential: Bedroom, closet (basement), bath, roof, washer/dryer

Single Family	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 ground) (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"/>

Non-residential:

Commercial/Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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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"/>

B

SEWAGE DISPOSAL (Please attach State Septic Approval or Sewer Service Application)
 Public Septic Connection Fee: \$ _____ Date Paid: ___/___/___
 Proposed New Bedrooms: 1 Existing Bedrooms: 3

C

WATER (Please attach Water Service Application)
 Public Well Connection Fee: \$ _____ Date Paid: ___/___/___

D

FIRE IMPACT FEE
 Proposed New Bedrooms: 1 Fee: \$ 563 Date Paid: 12/3/25
 Non-residential: Square Feet: _____ Number of Employees: _____

E

DRIVEWAY (Please attach copy of approved Curb Cut / Utility Application)
 Date of approval: ___/___/___ Existing

F

STORMWATER
 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 surfaces ≥ ½ acre – Erosion Control Permit and Stormwater Management Permit required. Attach completed application permit.

G

Diagram – show a sketch of project on reverse of this application or separate sheet with property lines, buildings and setbacks.

See attached

Signature of Tenant and
 Signature of Owner Craig Gerber

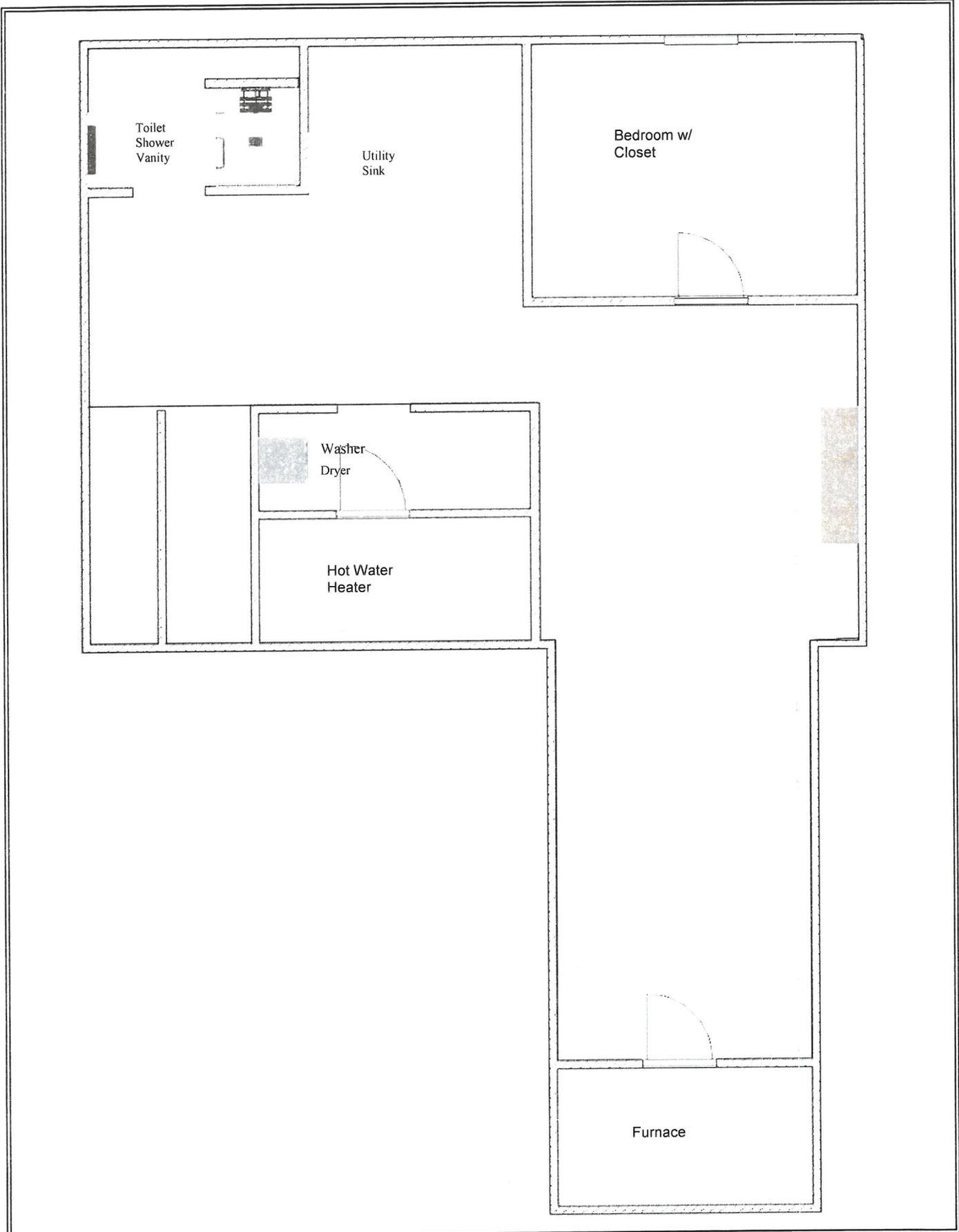
OFFICE USE ONLY

Fees:	Amount	Date Paid
Permit	\$ <u>75</u>	<u>12/3/25</u>
Recreation	\$ _____	____/____/____
Recording	\$ <u>15</u>	____/____/____
Certificate of Occ.	\$ _____	____/____/____
Other <u>Fic</u>	\$ <u>563</u>	____/____/____

BUILDING PERMIT

Approved Rejected Date 12/3/25
 Issued to: C. Gerber + E. Gerber
 Zoning Administrator: Sharon Kelly
 Notes: ABCS Golden Form
 Certificate of Occupancy Required Yes No

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



Toilet
Shower
Vanity

Utility
Sink

Bedroom w/
Closet

Washer
Dryer

Hot Water
Heater

Furnace

Denise Johnson-Terk <denise.johnson-terk@vermont.gov>

11/25/2025 8:22 AM

Adding a Bedroom

To craiggerber@comcast.net <craiggerber@comcast.net>

Hi Craig.

To just add a bedroom to your existing 3-bedroom single-family dwelling on municipal water and municipal sewer, with no modification to the sanitary sewer or water lines outside the foundation of the existing building, no permit is required.

Please see Section 1-301(g)(5), on page 20 of the Wastewater and Potable Water Supply Rules.

The following actions are presumed to not increase the design flow of any component of the potable water supply or wastewater system or modify other operational requirements of a potable water supply or wastewater system:

- (1) *The addition of a home occupation to a living unit.*
- (2) *The construction of a new building or structure used solely for a home occupation conducted by the occupants of a living unit that is located on the same lot.*
- (3) *The addition of plumbing fixtures in a single-family residence.*
- (4) *The addition of a water storage tank for a single-family residence that is served by a potable water source that serves no other buildings or structures and no campground.*
- (5) *The addition of one or more bedrooms to a single-family residence with 3 or more bedrooms, that is served by a water service line that serves no other buildings or structures, or campgrounds, and that is served by a sanitary sewer service line that serves no other buildings or structures, or campgrounds, that discharges to a municipal sanitary sewer collection line that conveys wastewater to a wastewater treatment facility.*
- (6) *The installation of a composting toilet or incinerator toilet to a single-family residence.*

Here is a link to our rules:

<https://tinyurl.com/WW-Rules>

Please let me know if you have any other questions.

Regards.

Denise



Denise Johnson-Terk, Environmental Analyst VI
Vermont Department of Environmental Conservation
Drinking Water & Groundwater Protection Division Essex Regional Office
111 West Street | Essex Junction, VT 05452

802-249-6277

denise.johnson-terk@vermont.gov

<https://dec.vermont.gov/water/ww-systems>

Note: Written communications to and from state officials regarding state business are considered public records and, therefore, may be subject to public scrutiny.

To preserve, enhance, restore, and conserve Vermont's natural resources, and protect human health for the benefit of this and future generations.

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