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**Laurie and Baki Nelson**

152 Old Stage Road

Essex, VT 05452

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**Date:** 12/26/2025

**Town of Essex Planning & Zoning Department**

Attn: Zoning Administrator / Development Review Board

81 Main Street

Essex Junction, VT 05452

**RE: Variance Application – Existing Shed Setback**

**Property Address:** 152 Old Stage Road, Essex, VT 05452

**Parcel ID:** 2010063007

Dear Zoning Administrator and Members of the Development Review Board,

Please accept the enclosed application requesting a variance from the required 25-foot side-yard setback for an existing accessory structure located at the above-referenced property, pursuant to 24 V.S.A. § 4469(a) and the Town of Essex Unified Development Regulations.

The variance request arises from a unique boundary monument error that existed on the property prior to our ownership and was reasonably relied upon in good faith when the shed was permitted and constructed in 2023. Subsequent surveys have confirmed that the original survey pin marking the boundary was incorrectly placed.

The enclosed materials demonstrate that:

- Unique physical circumstances exist
- Strict compliance is not reasonably possible without removal of a lawfully permitted structure.
- The hardship was not self-created;
- The variance will not alter neighborhood character or adversely affect adjacent properties; and
- The request represents the minimum variance necessary.

We respectfully request that the Development Review Board grant the variance to allow the existing structure to remain.

Thank you for your time and consideration. Please let m know if additional information is required.

Sincerely,



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Laurie Nelson

Date: 12/26/25



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Baki Nelson

Date: 12/26/25