

Development Application

SP# Y.2 023

Planned Development: Minor _____	Minimal _____	Major _____
Conceptual _____	Preliminary _____	Final _____
Site Plan: Minor _____	Major _____	Conceptual _____
Subdivision: Sketch _____	Preliminary _____	Final _____
Variance: <input checked="" type="checkbox"/>		Conditional Use: _____

Property description (address) for application 50 West Street Essex Junction, VT

General Information

Applicant Scott & Vicki Wolinsky Day Phone# 518-565-6232
Address _____

Owner of Record (attach affidavit if not applicant)

Name Scott & Vicki Wolinsky Day Phone# 518-565-6232
Address 50 West Street Essex Junction, VT

Applicant's agents

Name n/a Day Phone# n/a
Address n/a

Property information

Zoning District R-2 Current Use Residential Tax Map# 27 Lot# 27 Lot size sf 49,700 +/-

Other Information

Street frontage (public or private) 86.86' feet Proposed number of stories & height 1 story, 11'
Estimated completion date 10/23 Landscape cost n/a
Proposed Parking Spaces n/a Required spaces n/a

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 1502 plus proposed (sq. ft.) 178 equals 1680 total sq. ft. divided by 49,700 lot s.f.
equals 3.38 percent lot coverage

Submit two (2) full size copies, a PDF copy, GIS and supportive documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete attach two (2) full size copies and eight (8) 18" x 24" copies of your proposal, forty-five (45) days prior to a scheduled meeting. Applications that are not complete cannot be accepted for review.

Briefly describe your proposal (attach separate sheet if necessary) Please see attached.

Describe all waiver requests (if applicable) Side yard setback section 619.C.2
10.5 feet - 8.5 feet

I certify that the information on this application is true and correct. I agree to abide by all the rules and regulations as specified in the land development code and any conditions placed upon approval of this application. In accordance with the Essex Junction City Council Policy for Funding Engineer Plan Review and Inspections, the applicant by signing this form agrees to pay for the actual cost of engineering plan review and construction inspections by the City Engineer.

Scott Wolinsky
Applicant

5/24/23
Date

Land Owner (if different)

Date

Staff Action

RECEIVED

JUN 09 2023

Date received _____
City of Essex Junction

Meeting date: 7/20/23

Commission /Board Action Approved _____ Denied _____ Date: _____

Other approvals /conditions _____

**** Fee based on s.f. of improved area per current Fee Schedule**

Staff Signature

Date

Fee Amount _____
**
<u>\$115.00</u>

Fee Verified _____
PAID
JUN 09 2023
City of Essex Junction

Variance for 50 West Street Essex Junction, VT

Plan for adding a 178-square foot bedroom to get two children into separate bedrooms.

The existing narrowness and irregular lot angle, the driveway and garage on the west side of the property, along with the water, natural gas, and sewer connections in the front of the home, severely limit the options for adding a new bedroom. Our current plan is the most cost effective and aesthetically pleasing for the neighborhood.

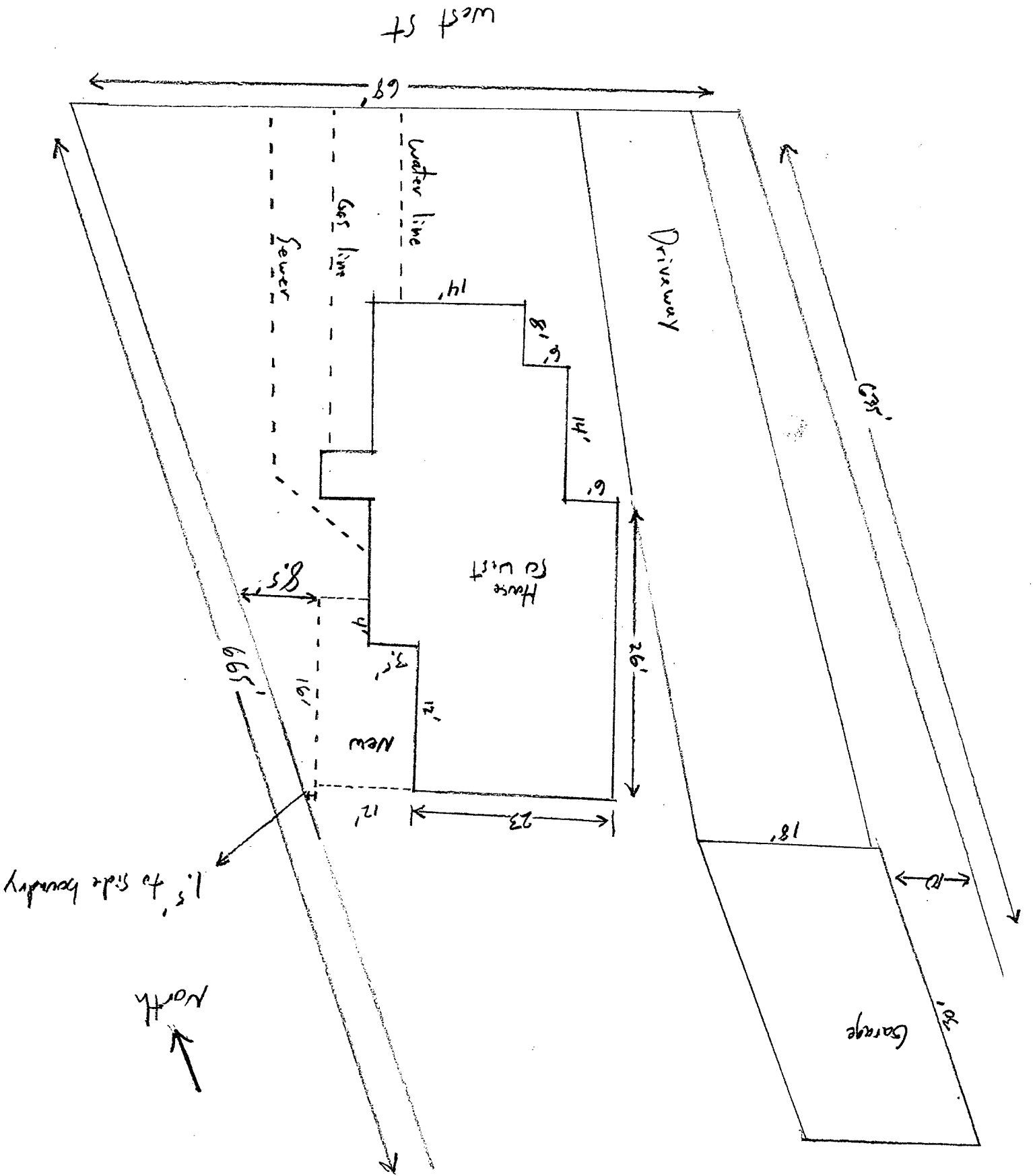
Expansion on the south side of the house runs into the same variance issue: a 12-foot room falls inside the 8-foot distance to the side boundary. This would also add complexity with having to fully change the roof angle to one with almost completely no slope; this is a major concern for us living in Vermont. This would also require us to tear off the existing roof, as well as necessitate a complete re-design of the existing room, adding much complexity and cost.

Additionally, adding a room parallel to the property line creates an aesthetically unappealing room angle—this would require the room to be connected at a very odd angle.

Expanding on the southeast corner offset from the current room, but still at a right angle, would conflict with the existing deck and the main entrance of the home.

Applying for a variance for the side boundary setback from Section 619.C.2 to be 1.5 feet at the closest point to the side boundary, and 8.5 feet at the furthest point of a new bedroom addition. Please see attached site map and Google map view.





Hawatha School