

Development Application

SP# \_\_\_\_\_

Planned Development:	Minor _____	Minimal _____	Major <u>X</u>
Conceptual	_____	Preliminary <u>X</u>	Final <u>X</u>
Site Plan:	Minor _____	Major <u>X</u>	Conceptual _____
Subdivision:	Sketch _____	Preliminary _____	Final _____
Variance: _____			Final _____
Conditional Use: <u>N/A</u>			

Property description (address) for application 227-229 Pearl Street - Parcel ID: 1040042000 - SPAN: 207-066-10350

General Information

Applicant 227 Pearl Street LLC c/o Brett Grabowski Day Phone# (802) 310-4620

Address 32 Seymour Street #101, Williston, Vermont 05495

Owner of Record (attach affidavit if not applicant)

Name 227 Pearl Street LLC c/o Brett Grabowski Day Phone# (802) 310-4620

Address 32 Seymour Street #101, Williston, Vermont 05495

Applicant's agents Krebs and Lansing Consulting Engineers, Inc.

Name Greg Dixon, P.E. Day Phone# (802) 878-0375

Address 164 Main Street Suite 201, Colchester, Vermont 05446

Property information

Zoning District MF/MU 1 Current Use Residential Apts. Tax Map# 1040042000 Lot# \_\_\_\_\_ Lot size sf ±41,800

Other Information

Street frontage (public or private) ±152 feet Proposed number of stories & height 4 Stories

Estimated completion date Spring/summer 2024 Landscape cost +/- \$76,000

Proposed Parking Spaces 48 spaces Required spaces 71 spaces

Lot coverage (include all structures and impervious surface)

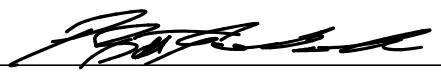
Existing (sq ft.) ±11,100 plus proposed (sq .ft.) ±10,310 equals ±21,410 total sq .ft. divided by ±41,800 lot s.f. equals 51.2% percent lot coverage

**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) See Attached Letter

Describe all waiver requests (if applicable) Reduce the number of parking spaces & reduce the drive width to 22'

**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.**

  
Applicant

4/17/2023  
Date

\_\_\_\_\_  
Land Owner (if different)

\_\_\_\_\_  
Date

**Staff Action**

Date received \_\_\_\_\_

Meeting date: \_\_\_\_\_

Commission /Board Action    Approved \_\_\_\_\_ Denied \_\_\_\_\_ Date: \_\_\_\_\_

Other approvals /conditions \_\_\_\_\_

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

\_\_\_\_\_  
Staff Signature

\_\_\_\_\_  
Date

Fee Amount _____ **
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Fee Verified _____
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