

Development Application

SP# _____

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

Property description (address) for application 161 Pearl Street, Essex Junction

General Information

Applicant 161 Cheeseman, LLC Day Phone# 802 598 9738

Address 268 Buckingham Drive, Colchester, VT 05446

Owner of Record (attach affidavit if not applicant)

Name 161 Cheeseman, LLC Day Phone# 802 598 9738

Address 268 Buckingham Drive, Colchester, VT 05446

Applicant's agents

Name O'Leary-Burke Civil Associates Day Phone# 802 878 9990

Address 13 Corporate Drive, Essex Junction, VT 05452

Property information

Zoning District Highway-Arterial Current Use Residential Tax Map# 40 Lot# 89 Lot size sf 14,047

Other Information

Street frontage (public or private) 67 feet Proposed number of stories & height 4

Estimated completion date Spring/Summer 2025 Landscape cost \$43,715

Proposed Parking Spaces 18 Required spaces 36

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 4,658 plus proposed (sq ft.) 2,644 equals 7302 total sq .ft. divided by 14,047 lot s.f. equals 52 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) The project is an 18-Unit multi-family building. 4 stories are proposed from the front of the building while a basement ground floor will be accessed at the rear of the building only. On-site parking is proposed at the front of the parcel and is also proposed to be shared with the abutting commercial property next door, which is also owned by the owner/applicant of this proposal.

Describe all waiver requests (if applicable) A parking waiver for a ratio of 1 to 1 is requested. 18 spaces are proposed to be dedicated to the new building between parking at the front of the parcel and dedicated spaces at the abutting property. Please see narrative and parking count for more details.

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

Date

3-23-2023

Land Owner (if different)

Date

Staff Action

Date received _____

Meeting date: _____

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 _____ **

Fee Verified _____
