

Development Application

SP# _____

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

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

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

Address 256 Jericho Road, Essex Junction, Vermont 05452

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

1040042000

Zoning District MF/MU 1 Current Use Residential Apts. Tax Map# 40 Lot# 42 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 TBD

Proposed Parking Spaces 49 spaces Required spaces 71 spaces

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) ±11,100 plus proposed (sq .ft.) ±10,000 equals ±21,100 total sq .ft. divided by ±41,800 lot s.f.
equals 50.5% 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 _____

Date _____

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 _____