

City of Essex Junction, VT
Development Application

For Office Use:

6-2024
Permit #

Planned Unit Development:	Scale: <input type="checkbox"/> Minor <input type="checkbox"/> Major	Stage: <input type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary (optional) <input type="checkbox"/> Final
Site Plan:	Scale: <input type="checkbox"/> Minor <input type="checkbox"/> Major	Stage: <input type="checkbox"/> Conceptual <input type="checkbox"/> Preliminary (optional) <input type="checkbox"/> Final
Subdivision:	Type: <input type="checkbox"/> Sketch <input type="checkbox"/> Preliminary	Other: <input checked="" type="checkbox"/> Variance <input type="checkbox"/> Conditional Use

Property description (address) for application
37 Jackson St, Essex Junction VT 05452

General Information

Applicant Hannah and Nicole Hansen Day Phone# 978-618-0097
Address 37 Jackson St, Essex Junction VT 05452
Email Address HRH613@gmail.com

Owner of Record (attach affidavit if not applicant)

Name Same as above Day Phone# _____
Address _____

Applicant's agents

Name _____ Day Phone# _____
Address _____

Property information

Zoning District R2 Current Use residential Tax Map # 21
Lot # 16 Lot size sf 66x156 = 10296sf

Other Information

Street frontage (public or private) 66 ft. Proposed height 18ft
Proposed number of stories 1.5 Estimated completion date May 1, 2025
Proposed Parking Spaces n/a Required spaces n/a
Landscape cost n/a

Lot coverage (include all structures and impervious surface)

Existing (sq ft.) 1301 plus proposed (sq .ft.) -19.5 equals 1281.5 total sq .ft.
Divided by 10296 lot sq.ft. equals 12 percent of lot coverage.

Submit one (1) full size copies, a PDF copy, GIS and supporting documentation required by the Code and the appropriate completed checklist for initial review by Staff. After Staff determines the application is complete, attach one (1) full size copies and six (6) 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.



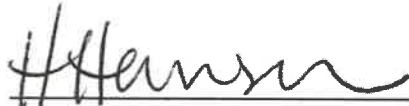
Briefly describe your proposal (attach separate sheet if necessary)

Current garage is old and structurally unsound. We propose tearing down the old garage and replacing it with a new one in the same location and a slightly smaller footprint, and more height to accommodate storage/studio space above. Current garage is 12'6" x 18'9" and roughly 10' high. New garage will be 12' x 18' and 18 feet high.

Describe all waiver requests (if applicable)

Side setback. Current garage has a side setback of 3 feet. Zoning regulations for R2 require an 8 foot setback. We request a waiver to rebuild the garage on the same footprint, with the existing 3-foot side setback.

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

Oct 28, 2024

Date

Land Owner (if different)

Date

Staff Action

Date received:

OCT 28 2024

City of Essex Junction

Meeting date:

11/21/24

Board Action

Approved

Denied

Date:

Other approvals/conditions:

****Fee based on sq.ft. of improved area per current Fee Schedule**

Staff Signature

Date

Fee Amount: **

\$115.00

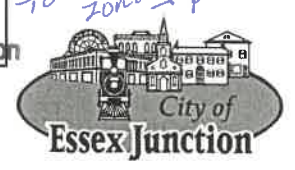
Fee Verified:

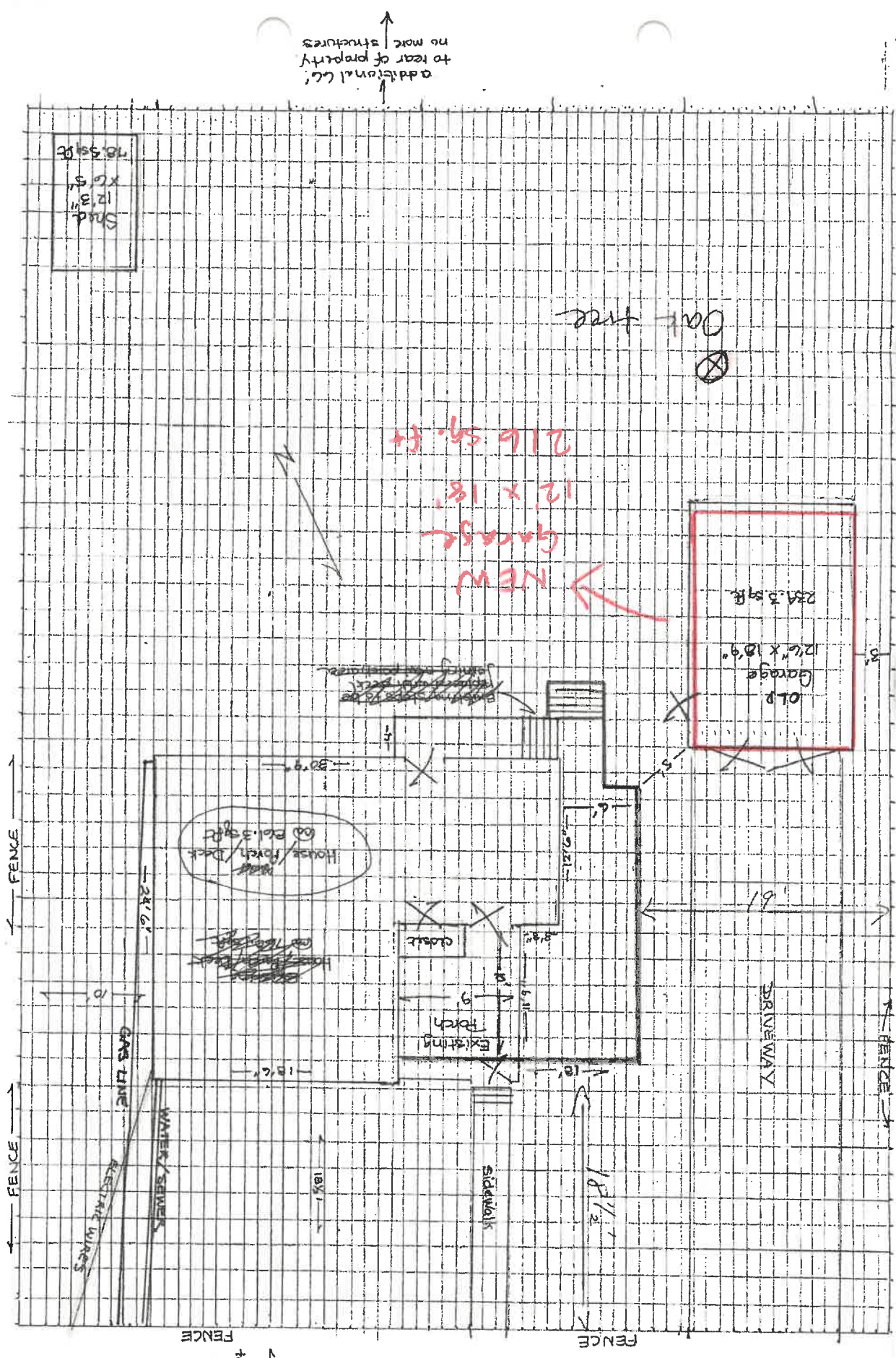
PAID \$180.00

OCT 02 2024

City of Essex Junction

\$60.00 towards zoning permit





additional lot
to rear of property
no more structures

NEW
Garage
12' x 18'
216 sq. ft.

OLD
Garage
12'6" x 18'9"
234.3 sq. ft.

Shed
12'3" x 6'3"
76.5 sq. ft.

FENCE

FENCE

FENCE

FENCE

FENCE

DRIVEWAY

SIDEWALK

WATER/SEWER

GAS LINE

RESTRICTION WIRE

House/Porch/Deck
24'6" x 18'3" sq. ft.

Closet

Existing Porch

7'

30'9"

24'6"

0'

18'1"

18'

18'1/2"

19'

3'

37 JACKSON ST.
66' frontage

14'6"
from fence
to pavement



LEGEND

Contours - LIDAR 1ft.

Contour Line, Index Major

Contour Line, Index Minor

Contour Line, Intermediate Ev

Contour Line, Intermediate Odd

Stream

Stream

Intermittent Stream

□ Town Boundary



1: 427

October 8, 2024



NOTES

Map created using ANR's Flood Ready Map

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

22.0 0 11.00 22.0 Meters
1" = 36 Ft. 1cm = 4 Meters
THIS MAP IS NOT TO BE USED FOR NAVIGATION
WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources



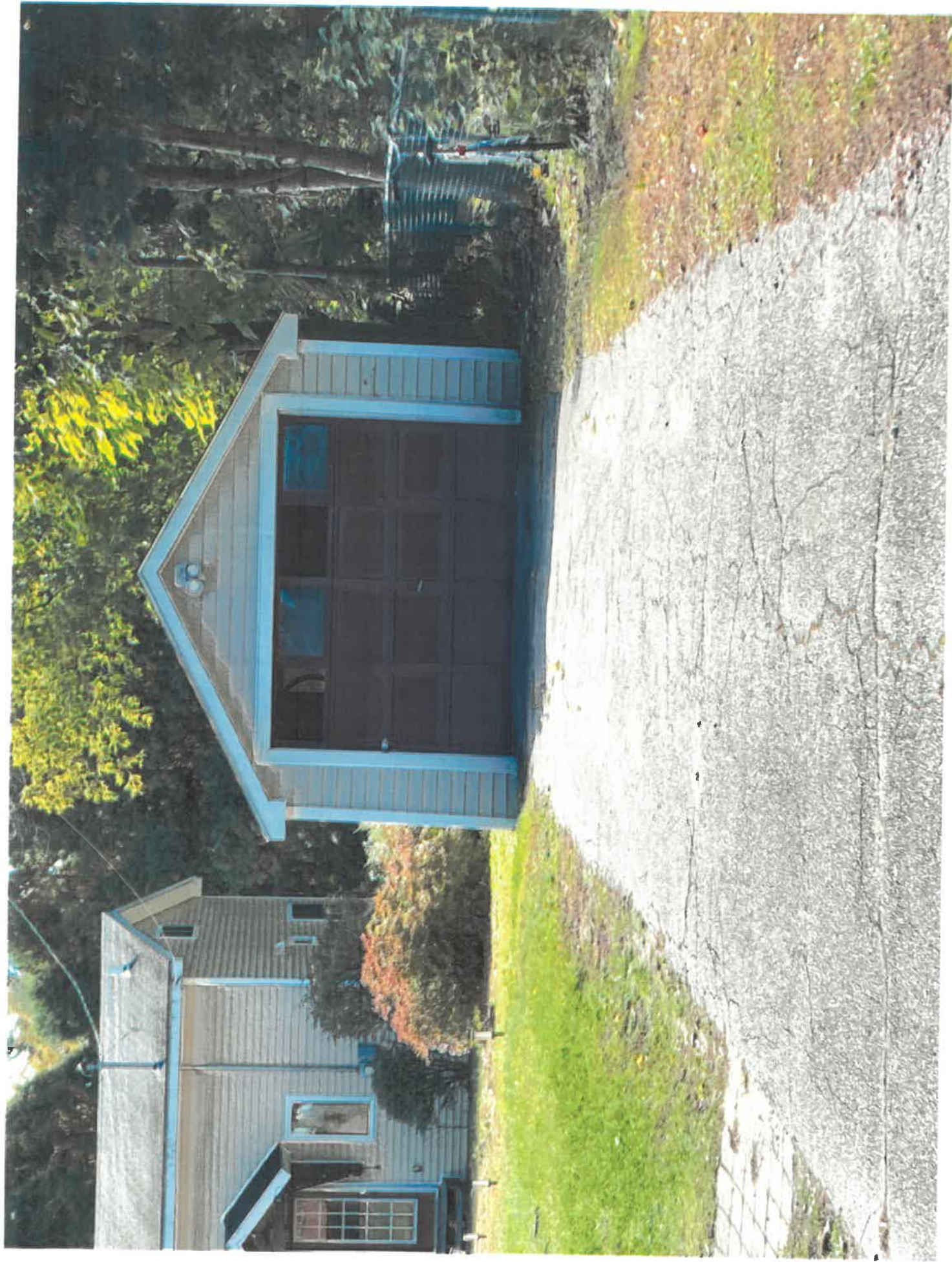
37 Jackson St, current garage



37 Jackson St, side view, NW side



37 Jackson St, back yard, SW side



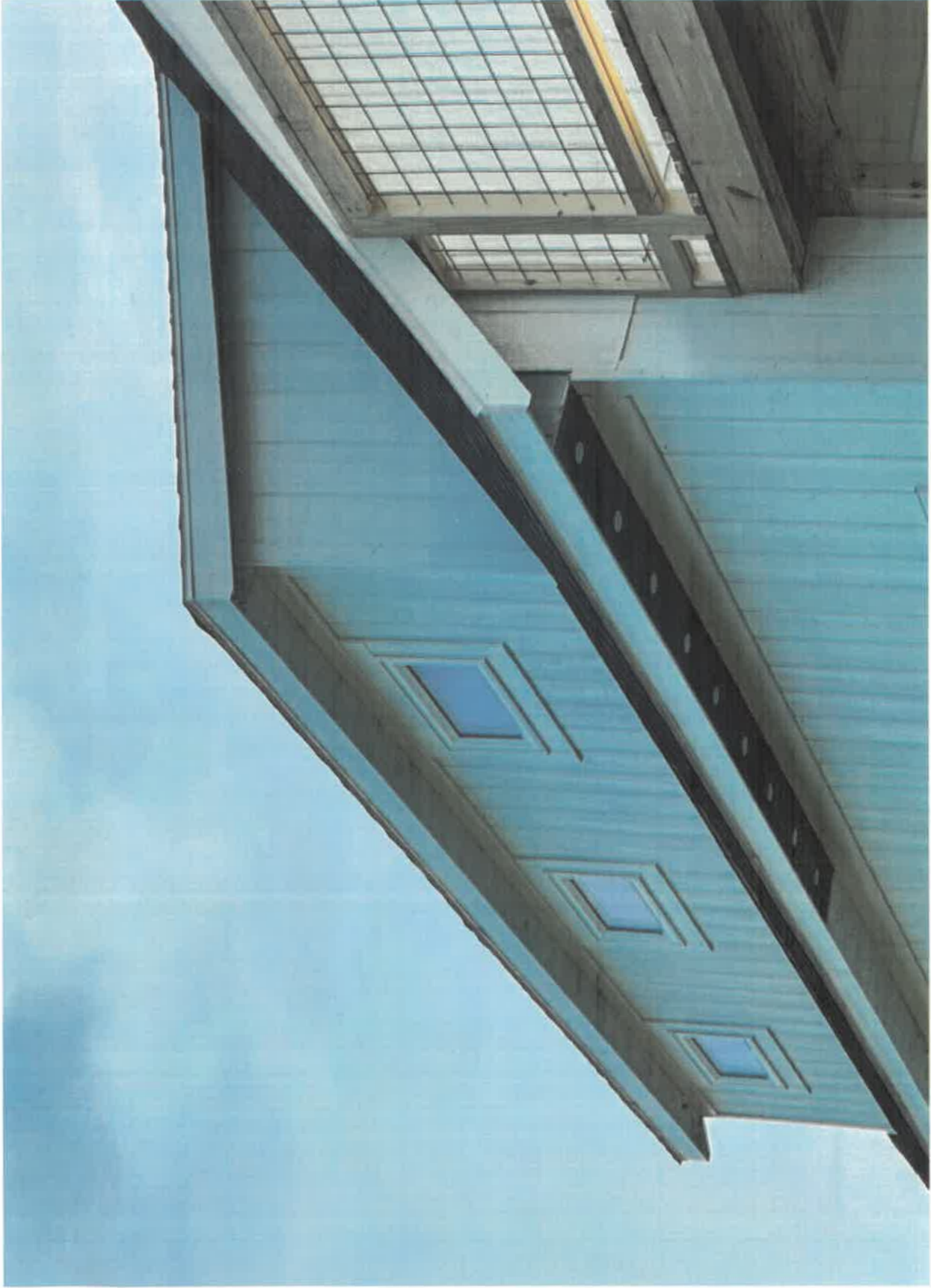
35 Jackson St garage. Fence is property line



39 Jackson St garage. Bushes are property line



Example of new garage design



Example of shed dormers to be included
in new garage design