

April 17, 2023

Terry Hass  
Assistant Zoning Administrator  
City of Essex Junction  
2 Lincoln Street  
Essex Junction, VT 05452

Re: Sunderland Apartments  
227-229 Pearl Street – Proposed Apartment Building

Dear Terry,

The property owner of 227-229 Pearl Street is proposing a new apartment building on the existing lot which currently has 3 separate residential buildings. The new building will have 34 units, all will be studio apartments. Please see attached site plans; one is an existing condition plan and the other is the proposed site plan.

The project is asking for two waivers. Reduce the number of required parking spaces and reduce the driving width of the parking road from 24' to 22'.

The project is requesting a reduction in parking because we feel for the proposed use the minimum required by code is too much. These are studio apartments which are more likely going to be rented to a single tenant. The property owner operates similar buildings and feels the parking we have shown on the site is more than sufficient for the studio units. Each studio apartment could have a space and there are 14 additional spaces for a total of 48 spaces, with 2 of those spaces ADA. The Applicant provided additional information for this waiver in the Conceptual Review with the DRB, that information should be on file.

The project is also requesting to reduce the driving width of the road from 22' to 24'. This is to reduce the amount of impervious and coverage on the property. This will allow for more green space and area for stormwater infiltration. We are not limited by either coverage or impervious surface but are attempting to reduce the sprawl of both amounts. We have provided some large truck parking spaces which have a little more room for turning because of the lot's configuration.

Thank you for your time reviewing the project. We look forward to your review and input. Please reach out if there are any additional comments, questions, or concerns.

Sincerely,



Greg Dixon, P.E.  
Krebs and Lansing Consulting Engineers, Inc.