



November 20, 2023

Jason Struthers  
8 Taft Street  
Essex Junction, VT 05452

Re: Unlawful Condition of Property – **NOTICE OF VIOLATION OF LAND DEVELOPMENT CODE**  
*Via Certified Mail*

Dear Mr. Struthers,

Please be advised that the City of Essex Junction finds that you are in violation of Section 724 of the Essex Junction Land Development Code. Specifically, Section 724: Raising, Keeping, or Harboring Livestock provides as follows:

The raising, keeping, or harboring of livestock, wild animal or other domesticated farm animals for personal use or commercial purposes shall be prohibited in all Zoning Districts, except for the Planned Agricultural (PA) and Planned Exposition (PE) Districts. The raising, keeping or harboring of livestock, wild animals or other domesticated farm animal shall require a minimum of ten acres.

On September 26, 2023, the City of Essex Junction's Development Review Board held a public hearing on the appeal of the Administrative Officer's enforcement decision at 8 Taft Street. At this hearing, the DRB concluded that the City may enforce its LDC against Mr. Struthers with regards to his farming activities, specifically raising ducks. This decision is memorialized in the "Findings of Fact and Decision", signed by Development Review Board members on October 6.

You are in violation of Section 724 of the Land Development Code because as of November 5, the ducks continue to be on the property, located at 8 Taft Street, Essex Junction, Vermont. Several complaints have been made about the property and you were asked several times to remove the ducks from the property. You have failed to do so.

This Notice of Violation is being sent pursuant to 24 V.S.A. §4451. You have an opportunity to cure the violation and in order to do so, you must remove the above-mentioned ducks within seven (7) days from the date of your receipt of this Notice of Violation ("NOV"). If you have not cured the violation within 7 days, the City may initiate enforcement efforts against you and you may be fined up to Two Hundred Dollars (\$200.00) per day. Each day an offense occurs

constitute a separate offence. You are not entitled to an additional notice if the violation continues after those 7 days.

You may appeal this Notice of Violation to the Development Review Board within 15 days of your receipt of the NOV as provided in Section 1702 of the City of Essex Junction Land Development Code. A copy of the notice of appeal shall be filed with the administrative officer. The Notice of Appeal must identify the decision or action appealed and state why such decision or action is erroneous. Failure to appeal shall result in this NOV becoming final as to the violations addressed herein.

The City of Essex Community Development Office can be reached at (802) 878-6944 or at 2 Lincoln Street, Essex Junction, Vermont 05452. You may also reach the Community Development Director at (802)878-6944 Ext: 1607 or [cyuen@essexjunction.org](mailto:cyuen@essexjunction.org).

Sincerely,



Christopher Yuen  
Community Development Director

Cc: Claudine C. Safar, Esq.  
Megan T. Nelson, Esq.