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**TOWN OF CHARLOTTE
ZONING BOARD OF ADJUSTMENT
NOVEMBER 30, 2016**

DRAFT

MEMBERS PRESENT: Frank Tenney, Chair; Jonathan Fisher, Andrew Swayze.

ABSENT: Stuart Bennett, Matt Zucker.

ADMINISTRATION: Daryl Benoit, Town Planner / Zoning Board Staff.

OTHERS PRESENT: Gary Alsofrom, Jane Alsofrom, Paulette Thibault, James Thibault.

Minutes subject to correction by the Charlotte Zoning Board of Adjustment. Changes, if any, will be recorded in the minutes at the next meeting of the Board.

SITE VISITS:

6:00 PM ZBA-16-147-CU 760 North Shore Road, Charlotte, VT

6:30 PM ZBA-16-149-CU 20 Baldwin Road, Charlotte, VT

AGENDA:

- **ZBA-16-147-CU Conditional Use Application for Review for 760 North Shore Road to enclose an existing open deck for the purpose of expanding the existing kitchen. The property is located in the Shoreland Seasonal Home Management District.**
- **ZBA-16-149-CU Conditional Use Application for Review for Paulette and James Thibault to raise the roof on two sections of a house to construct a 10'x12' back deck and a 10'x44' front porch and to replace the existing garage with a 10'x18' carport. The property is located in the Rural District.**
- **ZBA-16-150-CU Conditional Use Application for Robbie Hall to build a backyard deck that will connect another existing deck to an existing porch. The property is located in the Rural District.**

CALL TO ORDER

Mr. Tenney, Chair, called the meeting to order at 7:00 p.m.

ZBA-16-147-CU Conditional Use Application for Review for 760 North Shore Road to enclose an existing open deck for the purpose of expanding the existing kitchen.

The property is located in the Shoreland Seasonal Home Management District.

Jane Alsofrom and Gary Alsofrom, owners, appeared on behalf of the application.

STAFF NOTES

Mr. Tenney, Chair, reviewed staff notes.

Jane Alsofrom was sworn in.

APPLICANT COMMENTS

47 Ms. Alsofrom explained a tree had fallen on the house and we decided that if we had to
48 fix the roof then we would add onto the camp. The proposal will bump out a wall to the
49 north edge of an existing deck on the north side of the camp. That will expand an existing
50 kitchen, and add living space and storage space. The west side camp windows will be
51 removed and reused on the north addition. The kitchen will push into the existing storage
52 closet. The camp is an 800 square feet with one bedroom. The existing shower in the
53 bathroom will increase slightly by pushing into a part of the pantry so you can raise your
54 arms above your head. The existing roof line would remain the same. The cottage was
55 built in the 1930s and the cottage look is not changing. The pocket windows are unique
56 and part of the original design and character of the camp, said Ms. Alsofrom.

57

58 Ms. Alsofrom pointed out an existing concrete sidewalk and storage unit with an exterior
59 door on the site plan. The site drawings were done by Tom Korner, said Ms. Alsofrom.

60

61 ZBA QUESTIONS/COMMENTS

62 Mr. Tenney asked what the lot coverage percentage will be. Mr. Benoit said that it was
63 less than 7 percent. The camp is on a double lot, noted Mr. Benoit.

64

65 Mr. Fisher asked where the footprint of the camp is on the 2 lots. Ms. Alsofrom showed
66 the location of the camp on a site map.

67

68 Mr. Fisher asked if there is any correspondence from the abutting lot owners. Mr. Benoit
69 replied no. All the neighbors were notified, said Mr. Benoit.

70

71 Mr. Tenney asked if the color and siding of the camp will be the same as exists. Ms.
72 Alsofrom replied yes. It will match the clapboard siding and forest green color with dark
73 barn red trim, said Ms. Alsofrom. Mr. Fisher pointed out that the existing siding is
74 shiplap, not clapboard, and asked if the roof will be asphalt shingles. Ms. Alsofrom said
75 yes. The entire roof will be replaced, said Ms. Alsofrom.

76

77 Mr. Tenney asked if any other trees would be removed. Ms. Alsofrom replied no.

78

79 Mr. Tenney asked if the existing pier foundation will remain, or change. Will there be
80 any soil disturbance, asked Mr. Tenney. Ms. Alsofrom stated that there will be no
81 changes to the existing piers.

82

83 PUBLIC COMMENTS

84 None.

85

86 **MOTION by Andrew Swayze, seconded by Jonathan Fisher, to close the hearing**
87 **regarding ZBA-16-147-CU Conditional Use Application for Review for 760 North**
88 **Shore Road to enclose an existing open deck for the purpose of expanding the**
89 **existing kitchen.**

90 **VOTE: 3 ayes, 2 absent (Mr. Bennett, Mr. Zucker); motion carried.**

91

92 Mr. Tenney explained that there is a 45 day appeal period once the ZBA has issued a
93 written decision.

94

95 **ZBA-16-149-CU Conditional Use Application for Review for Paulette and James**
96 **Thibault to raise the roof on two sections of a house to construct a 10'x12' back deck**
97 **and a 10'x44' front porch and to replace the existing garage with a 10'x18' carport.**
98 **The property is located in the Rural District.**

99 Paulette Thibault and James Thibault, owners, appeared on behalf of the application.

100

101 STAFF NOTES

102 Mr. Tenney, Chair, reviewed staff notes, and noted that the property is located at 20
103 Baldwin Road.

104

105 Mr. Benoit handed out copies of colored photographs, a building drawing, Plat, and
106 Lister card with house profile for ZBA review.

107

108 Paulette Thibault and James Thibault were sworn in.

109

110 APPLICANT COMMENTS

111 Ms. Thibault said that the existing house is a two bedroom house. The ZBA had
112 inspected the house two weeks ago. The house was built in two sections. The proposal
113 will raise the roof on the two sections to create 7' ceilings. One section will be 5' higher,
114 and the second section will go 7' higher. Currently there are 4' – 6' knee walls, said Ms.
115 Thibault.

116

117 ZBA QUESTIONS/COMMENTS

118 Mr. Fisher asked if the new ridge line will be the same height. Ms. Thibault said that the
119 roof will go up in height. The pitch will be the same as exists, said Ms. Thibault.

120 Mr. Tenney clarified that the main house has 4' knee walls and the second section over
121 the garage has a low ceiling.

122

123 Mr. Thibault said that he has redone the stone foundation and closed off the existing
124 garage for additional living space. The original house was a post and beam built in the
125 1880s, said Mr. Thibault.

126

127 Mr. Tenney asked if the second garage bay has been removed. Mr. Thibault replied yes.

128

129 Ms. Thibault explained that the roof and porch are the two most important pieces. There
130 was a front porch with a roof over it, said Ms. Thibault.

131

132 Mr. Thibault reviewed front yard setbacks measured as 35' to the road edge The main
133 house has front yard setbacks to both Baldwin and Lewis Creek roads, said Mr. Thibault.

134

135 Mr. Fisher said that the setbacks were measured and the structure is 2' closer to Baldwin
136 Road then to Lewis Creek Road. Mr. Thibault said that there are boundary pins in front
137 on Baldwin Road.

138

139 Mr. Tenney said the front yard setback measurements are 26.3' for Lewis Creek Road and
140 13.2' for the east road setback on Baldwin Road. Those are the property lines, said Mr.
141 Tenney.

142

143 Mr. Swayze asked if the proposed front porch will get closer to the roads. Mr. Thibault
144 said that there had been a walkway with a roof over the doorway. It is not there now. It
145 was hit by a tree, said Mr. Thibault.

146

147 Mr. Swayze explained that under a Conditional Use review, as a general rule, the ZBA
148 does not like to make a non-conforming use more non-conforming. It appears that the
149 structure will get closer to the roads, said Mr. Swayze. Mr. Thibault said that he wants an
150 entry deck with a roof over it.

151

152 Mr. Fisher asked if the proposed covered porch and roof are shown on the drawings. Ms.
153 Thibault said that the primary purpose of a covered porch is to move rain runoff away
154 from the house and foundation. A car port roof will be a pitched roof and have open
155 sides, said Ms. Thibault.

156

157 Mr. Fisher asked how you would enter a car port from the road. Mr. Thibault pointed out
158 the location of the proposed one-car car port and said that you would drive straight in
159 from the road.

160

161 Mr. Fisher said that the ZBA would need more detailed drawing showing window and
162 door placements, side, front, and back elevations to scale. Mr. Thibault said that he could
163 draw out better plans within a week.

164

165 Mr. Thibault said that the upstairs would be two bedrooms and the current smaller
166 windows replaced.

167

168 Mr. Swayze asked if the application could be approved without the detailed drawings.
169 Mr. Fisher replied no. The ZBA needs to know what is proposed and approved is what is
170 built, clarified Mr. Fisher.

171

172 Mr. Tenney asked if the front porch will have posts and with a roof - no walls or short
173 walls. Mr. Thibault replied that it is a covered porch with no walls. There is one step
174 down to the sidewalk, said Mr. Thibault.

175

176 Mr. Fisher asked what the roofing will be. Mr. Thibault replied that it is metal now and
177 will be replaced with asphalt shingles.

178

179 Mr. Swayze reiterated that the front porch will be 4' closer to the road. Mr. Tenney said it
180 is closer to the road, which makes it a difficult decision. The ZBA tries to keep proposals
181 within the existing setbacks, said Mr. Tenney. Mr. Fisher said that it may trigger a
182 variance.

183

184 Mr. Swayze asked if there was a bump out roof over the entry before. Mr. Tenney said
185 that 4' is normal walkway width. What about the windows, asked Mr. Tenney.

186

187 Mr. Tenney asked if the proposed porch roof will tie into the house below the upstairs
188 windows, or at the eaves. Mr. Thibault replied yes; below the upstairs windows. Not at
189 the eaves, said Mr. Thibault.

190

191 Ms. Thibault said that the upstairs floor plan includes a master bedroom, bath, and the
192 second bedroom will stay the same. Closets will be added. The downstairs has a kitchen,
193 laundry, and living room. The chimney was taken down already, said Ms. Thibault.

194

195 Mr. Fisher said that the new drawings need to be drawn to scale with the following:

196

- Road side elevations
- Proposed front porch and roof
- Window plans
- Heights
- North and south side elevations
- Door plans
- Back deck
- Volume of living space with the upstairs changes
- Roof pitch
- Carport and roof pitch

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207 Mr. Fisher asked for details of the roof pitch. Mr. Thibault explained that the two roof
208 pitches are similar now. The new roof line will have the same pitch. The plan is to have
209 two larger windows, a smaller bathroom window, and two in back. Front porch will run
210 44' along the front of the house, said Mr. Thibault.

211

212 Mr. Swayze outlined two options that the ZBA could approve: approve a back deck, roof
213 height expansion and front porch, or back deck and height expansion with a front yard
214 setback no closer to the road. Mr. Tenney said a third option is to approve the proposal
215 with a front porch no closer than before.

216

217 Mr. Tenney explained that the ZBA has 45 days to issue a decision, and a 30 day appeal
218 process once the ZBA signed a decision letter. If an applicant started a project before the
219 end of the 30 day appeal period the work could be halted until any appeal is resolved,
220 said Mr. Tenney.

221

222 PUBLIC COMMENTS

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None.

224

225 **MOTION by Andrew Swayze, seconded by Jonathan Fisher, to continue the hearing**
226 **regarding ZBA-16-149-CU Conditional Use Application for Review for Paulette and**
227 **James Thibault to raise the roof on two sections of a house to construct a 10'x12'**
228 **back deck and a 10'x44' front porch and to replace the existing garage with a**
229 **10'x18' carport to Wednesday, December 7, 2016, at 7:00 p.m.**

230 **VOTE: 3 ayes, 2 absent (Mr. Bennett, Mr. Zucker); motion carried.**

231

232 **ZBA-16-150-CU Conditional Use Application for Robbie Hall to build a backyard**
233 **deck that will connect another existing deck to an existing porch. The property is**
234 **located in the Rural District.**

235 **MOTION by Andrew Swayze, seconded by Jonathan Fisher, to continue the hearing**
236 **regarding ZBA-16-150-CU Conditional Use Application for Robbie Hall to build a**
237 **backyard deck that will connect another existing deck to an existing porch to**
238 **Wednesday, February 15, 2017, at 7:00 p.m.**

239 **VOTE: 3 ayes, 2 absent (Mr. Bennett, Mr. Zucker); motion carried.**

240

241 **ADJOURNMENT and DELIBERATIVE SESSION**

242 **MOTION by Andrew Swayze, seconded by Jonathan Fisher, to adjourn the meeting**
243 **and enter Deliberative Session.**

244 **VOTE: 3 ayes, 2 absent (Mr. Bennett, Mr. Zucker); motion carried.**

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246 The ZBA meeting was adjourned and the Board entered Deliberative Session at 8:01 p.m.

247

248 Minutes respectfully submitted, Kathlyn Furr, Recording Secretary.

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