

September 4, 2014

From: Buck and Sandy Thompson

To: Design Review Committee
Zoning Board of Adjustment

Via: Britney Tenney, Town of Charlotte

Subject: Camp Renovation, 598 Flat Rock Road

Greetings,

Sorry we are unable to be in Charlotte to participate in scheduled meetings and personally answer any questions you may have. The camp was built by my Grandfather (& a few friends) about 90 years ago and has seen very little in the way of renovation over the years. Three generations of “good campers” have been reluctant to change anything about the place that could not be fixed by duct tape.

And so it is that we have inherited a camp sorely in need of its “100-Year Renovation”. The roof sags and leaks; the floors slant; the lakefront windows need replacement....etc.

I will retire in the Spring of 2015, having just enjoyed my 71st summer in Charlotte, with every intention of extending our summer vacation from its usual 2 or 3 weeks - to residence from mid-June through mid-October. As such, we will need better protection from the elements and the critters. We will need improved utilization of space within the existing footprint. The antiquated wiring and the built-in “ice box” (literally) have to go. My wife would prefer that she and our guests be able to use the only bathroom without having to enter from the back porch, in full view by walkers and joggers on the road.....etc.

The sense of urgency behind the decision to renovate is the roof (covered this past year with blue tarps to slow the leaks) and the 1950’s windows facing the lake. The “Master Bedroom” will be relocated from the center of the camp to the West exterior wall, facing the lake; the 2nd and 3rd bedrooms along that same wall will be slightly enlarged. Since we are replacing the roof, we will add a loft, to include the 4th bedroom and additional storage space.

My daughter and her family have now purchased their own camp a few lots to the East, so normal occupation of our camp has been reduced. We have always been extremely conscious of the environment and the limitations of the wastewater system. The renovated structure will not extend outside the existing footprint, and will not encroach towards the lake or on either neighbor – both of whom are aware of the plans and fully support the effort.

Our son has done what I feel is a great job of articulating the renovation process and has posted “existing” and “future” 2-D drawings/floor plans and photos on a “flickr” website for review by the Town and both Boards – in order to help you share our vision.

Naturally, since we are planning on returning to a “finished” camp in June, 2015, we are hoping for a timely authorization, such that the builder can get started this Fall. I removed the great majority of furnishings and fixtures this summer, so as to facilitate the renovation process. The builder has agreed to remove debris generated during that process as part of the renovation.

If we can answer any questions, please feel free to contact us at any time. Our builder, Mr. Brad Sweet, will represent us at scheduled meetings. Ms. Britney Tenney is in possession of all preliminary correspondence with the Town, Mr. Sweet, and a number of sub-contractors.

Thank you very much for your time and consideration.

R’spy,

Buck Thompson

Contact Information:

William F. (Buck) Thompson

Sandra K. (Sandy) Thompson

P.O. Box 28121, Panama City, FL 32411

(850) 233-8996 (H); (850) 303-1825 ©; (850) 890-1544 ©; (850) 234-4133 (W)

buckthompson02@comcast.net

sandythompson10@comcast.net

ZONING BOARD OF ADJUSTMENT - APPLICATION

TOWN OF CHARLOTTE

Office Use Only #ZBA- _____

Planning & Zoning

Date Received

RECEIVED

P.O. Box 119

159 Ferry Road

Note: Decisions of the Zoning Board of Adjustment may be

JUL 25 2014

Charlotte, VT 05445

appealed to the Vermont Environmental Court within 30 days

Phone: 802-425-3533

of the date of the Board's written decision. Zoning Permits will not be

CHARLOTTE
PLANNING & ZONING

Fax: 802-425-4241

issued so as to become effective prior to the end of that appeal period.

E-Mail: Gloria@townofcharlotte.com

Hearing Date: _____

Receipt # _____ Application Fee \$500 _____ Appeal Fee \$500 _____ Telecommunications Facilities Fee \$2,000 _____

*APPLICANT/REPRESENTATIVE (if different from owner)

Name William F. Thompson Name Sandra K. Thompson
Address P.O. Box 28121 Address P.O. Box 28121
Panama City, FL 32411 Panama City, FL 32411
Phone (850) 890-1544 Phone (850) 303-1825

*Representative must submit a letter from the owner of the property authorizing him/her to represent them for permits, hearings, etc.

Map 42 Block 50 Lot 105 Parcel ID # 00025-0598 Thompsons Point Lot # 105
Property address 598 Flatrock Rd, Charlotte, VT 05445
Zoning District Seasonal Lot size .34 acs Lot frontage 100' % of Lot coverage (building) 8' (overall) 8' Building height 17'
Existing front yard setback 100' laa Existing side yard setbacks 1. 17 2. 37 Existing rear yard setback 24
This application references Zoning Bylaw section(s) 5.4, 5.1, 2.7

Plot Plan (a plot plan must be submitted showing the lot, existing structures and setbacks, easements, right-of-ways on or abutting the lot, septic primary and replacement areas, well, streams and any other information significant to this application) Submittals no larger than 11" x 17". All measurements must be accurate.

Use attached sheet to list all abutting property owners. Include those across any street, private road or right-of-way.

Applicant will be required to notify adjoining property owners, by certified mail or certificate of service, after a hearing date has been set.

Submit (1) original and (5) copies of complete application.

Application is for: (please check all that apply)

Conditional Use: ___ Variance: ___ Thompson's Point Seasonal Dist: Appeal: ___ Other: describe) _____

Describe your request: (When appropriate, make reference to attached documents, letters, photographs, etc.)

Replace roof w/ loft and loft balcony
Replace exterior siding
Replace/change windows, making existing covered porch to square off space

APPLICATION MUST BE RECEIVED AT LEAST 23 DAYS PRIOR TO THE HEARING DATE. BE SURE TO COMPLETE ALL SECTIONS OF THE NECESSARY FORMS AND ATTACHMENTS. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Signature of applicant(s) William F. Thompson Sandra K. Thompson Date 7-23-14

Section 5.4 Conditional Use Review

(A) **Applicability.** Any use or structure requiring conditional use approval shall not be issued a zoning permit by the Zoning Administrator until the Board of Adjustment grants such approval in accordance with the Act [§4414(3)], and the following standards and procedures.

(B) **Review Process.** Upon determination that an application is complete, a public hearing will be warned in accordance with Section 9.9(C). In accordance with the Act [§4464(b)] and Section 9.9(E), the Board shall act to approve, approve with conditions, or disapprove on each matter of an application for conditional use review; and shall issue a written decision within 45 days of the date of the final public hearing to include findings, conditions of approval, and provisions for appeal to Environmental Court. Failure to act within the 45 day period shall be deemed approval, effective on the 46th day.

(C) **General Standards.** In accordance with the Act [§4414(3)], the Board shall determine that the proposed conditional use shall not result in an undue adverse effect on any of the following:

- (1) **The capacity of existing or planned community facilities and services.** The Board shall consider the demand for community facilities and services that will result from the proposed development in relation to the existing and planned capacity of such services and facilities, and the adopted municipal capital budget and program currently in effect. The Board may request information or testimony from appropriate local officials to help evaluate potential project impacts on existing and proposed community facilities and services. Conditions may be imposed regarding the provision of services and facilities, and/or the timing and phasing of development in relation to anticipated municipal capital expenditures or improvements, to minimize any adverse impacts to community facilities and services.

No new connections - already connected to waste water. Not changing occupancy (actually fewer people)

- (2) **Character of the area affected.** The Board shall consider the design, location, scale, and intensity of the proposed development in relation to the character of adjoining and other properties likely to be affected by the proposed use. Conditions may be imposed as appropriate to ensure that the proposed development is compatible with the character of the area, as defined by zoning district purpose statements, and specifically stated policies and standards of the municipal plan. Conditions may be imposed as necessary to eliminate or mitigate adverse impacts, including but not limited to conditions on the design, scale, intensity or operation of the proposed use.

Replace existing roof w/ new roof and loft / ^(write deck) Replace windows, Replace siding. We'll use materials that integrate w/ the character of the neighborhood

- (3) **Traffic on roads and highways in the vicinity.** The Board shall consider the potential impact of traffic generated by the proposed development on the capacity, safety, efficiency, and maintenance of roads, highways, intersections, and bridges in the vicinity. A traffic impact assessment may be required. Conditions may be imposed as necessary to ensure that a proposed development will not result in unsafe conditions for pedestrians or motorists, including but not limited to physical improvements on or off site, or the use of accepted traffic management strategies.

Not adding any traffic - Fewer occupants and fewer vehicles

- (4) **Bylaws in effect.** The Board shall determine whether the proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances. The Board shall not approve a proposed development that does not meet the requirements of other bylaws and ordinances in effect at the time of application.

*Shannon's Point Wastewater Ordinance -
no additional look ups*

- (5) **The use of renewable energy resources.** The Board will consider whether the proposed development will interfere with the sustainable use of renewable energy resources by either diminishing their future availability on the subject parcel, or by interfering with neighboring property owners' access to such resources (e.g., for solar or wind power). Conditions may be imposed as appropriate to ensure access to and the long-term availability of renewable energy resources.

Will have no impact

(D) **Specific Review Standards.** In addition to general standards under subsection 5.4(C), the Board may also consider the following and impose conditions as appropriate to reduce or mitigate the adverse impacts of a proposed development:

- (1) **Conformance with the Town Plan.** Whether applications conform to policies and objectives of the *Charlotte Town Plan*, and do not adversely affect significant natural, cultural or scenic features identified in the town plan, including natural areas, wildlife habitat, productive forests and farmland, surface waters, wetlands, water supplies and aquifers, historic sites, and scenic views or vistas in the vicinity of the proposed development.

No impact

- (2) **Additional Restrictions.** All conditional uses shall comply with the dimensional, density, siting and associated standards for the district(s) in which the use or development is located, including overlay districts, however the Board may require increased setbacks and buffers, or reduced lot coverage or densities of development to avoid or mitigate adverse impacts to adjoining properties or significant natural, cultural or scenic features in the vicinity of the site.

Not increasing existing footprint. Less than 30 ft (table 2.7)

- (3) **Performance Standards.** The Board shall consider whether the proposed development will meet applicable performance standards under Section 3.12, and may impose conditions on the installation, operation, storage or maintenance of devices or materials necessary to meet these standards. In determining appropriate performance standards, the Board may consult with state officials, and consider accepted industry standards. In addition, the Board may limit hours of operation so that the use shall be consistent with the character of the area. Evening or night operations shall be permitted only if noise levels, lighting and traffic will not unreasonably interfere with surrounding uses.

Section 3.12

Performance Standards

(A) The following performance standards must be met and maintained for uses in all districts, except for agriculture and forestry, as measured at the property line. In determining compliance, the burden of proof shall fall on the applicant. The Town or a complainant shall be required to provide reasonable proof if challenging compliance after a permit has been issued. The Planning Commission or Board of Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance. No use, under normal conditions, shall cause or result in:

- (1) noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or within the Commercial/ Light Industrial District, noise in excess of 75 decibels;

No impact on noise level - will reduce noise w/ new windows

- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments;

No impact at all.

- (3) smoke, dust, noxious gases, or other forms of air pollution which constitute a nuisance or threat to neighboring landowners, businesses or residents; which endanger or adversely affect public health, safety or welfare; which cause damage to property or vegetation; or which are offensive and uncharacteristic of the affected area;

No impact.

- (4) releases of heat, cold, moisture, mist, fog or condensation which are detrimental to neighboring properties and uses, or the public health, safety, and welfare;

No impact.

- (5) electromagnetic disturbances or electronic transmissions or signals which will repeatedly and substantially interfere with the reception of radio, television, or other electronic signals, or which are otherwise detrimental to public health, safety and welfare, except from facilities which are specifically licensed and regulated through the Federal Communications Commission (FCC).

No impact

- (6) glare, lumen, light or reflection which constitutes a nuisance to other property owners or tenants, which impairs the vision of motor vehicle operators, or which is otherwise detrimental to public health safety and welfare;

No impact, No additional lighting proposed.

- (7) liquid or solid waste or refuse which cannot be disposed of by available methods without undue burden to municipal or public disposal facilities, which pollutes surface or ground waters, or which is otherwise detrimental to public health, safety and welfare; or

already connected to TP wastewater

- (8) undue fire, safety, explosive, radioactive emission or other hazard which endangers the public, public facilities, or neighboring properties, or which results in a significantly increased burden on municipal facilities and services.

No impact.

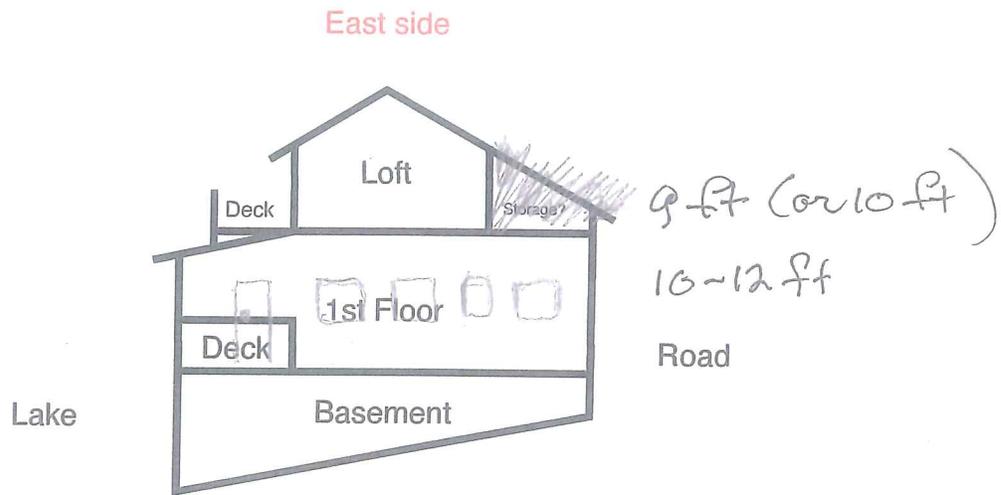
Information available from Town Lister and Tax Map.

Name <u>James e. Skeita Mack</u> Address <u>618 Flatrock</u> <u>Charlotte, VT 05445</u> Parcel # Map <u>42</u> Block <u>50</u> Lot <u>106</u>	Name _____ Address _____ Parcel # Map _____ Block _____ Lot _____
Name <u>Gay Reagan</u> Address <u>578 Flatrock</u> <u>Charlotte, VT 05445</u> Parcel # Map <u>42</u> Block <u>50</u> Lot <u>104</u>	Name _____ Address _____ Parcel # Map _____ Block _____ Lot _____
Name <u>Town of Charlotte</u> Address _____ Parcel # Map <u>42</u> Block <u>50</u> Lot <u>47</u>	Name _____ Address _____ Parcel # Map _____ Block _____ Lot _____
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TABLE 5.1 DEVELOPMENT REVIEW APPLICATION MATERIALS

Required Information (unless waived)	Conditional Use Review	Applicant's checklist
1. Names, addresses of property owner(s) of record and persons preparing the application	✓	✓
2. Names, addresses of the owner(s) of record of adjoining and facing properties; proof of notification	✓	✓
3. Project description [maximum one page summary]	✓	✓
4. Site location map showing project location in relation to town roads, surface drainage and adjoining and facing parcels	✓	✓
5. Legal deeds, decisions, and all recorded plats relative to the property/application	✓	
6. Town data overlay map (provided by the town) with a sketch of the project footprint(s)	✓	
7. Site plan, drawn to scale, prepared by a registered land surveyor, civil engineer, architect, landscape architect and/or other person(s) approved by the Board or Commission, showing as applicable:	✓	✓
a. Date, scale, north arrow, title block, preparer information	✓	
b. Legal property boundaries	✓	
c. Zoning district boundaries (inc. designated flood hazard areas)	✓	
d. Required setbacks and designated building envelope, if any	✓	
e. Site features and vegetation in the vicinity of the project: prime agricultural soils, active agricultural areas, surface waters, wetlands, shorelines and associated setback and buffer areas, critical wildlife habitat areas, prominent ridgelines and hill tops, steep slopes (15% to 25%, 25%+); structures (e.g., buildings, walls, fence lines, signs), including known historic sites and structures; existing parking, loading and service areas, roads and driveways, utility corridors, water supply and wastewater system locations; rights-of-way and easements.	✓	✓
f. Proposed structures (footprints); land use; roads, driveways, and pedestrian walkways; parking, loading and service areas; utility corridors; water supply and wastewater system locations; rights-of-way and easements	✓	✓
g. Proposed site grading and drainage	✓	
h. Proposed landscaping, screening, lighting and signage	✓	
i. Channel, floodway and base elevations		
8. Photographs of the site	✓	
9. Preliminary architectural elevations (for new structures, additions)		
10. Draft legal documents (e.g., proposed easements, improvement or maintenance agreements)	✓	
11. Construction schedule, including the sequence and timing of proposed site development and related improvements	✓	
12. The following information, as applicable for a particular use or zoning district, or as requested by the Board or Commission to determine conformance with these regulations:		
a. Landscaping plan (including landscaping material specifications)	✓	
b. Lighting plan (including lighting fixture specifications)	✓	
c. Shoreland management plan	✓	
d. Stormwater management and erosion control plan	✓	
e. Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)	✓	
f. Environmental impact analysis (analysis of potential environmental impacts, proposed mitigation measures)	✓	
g. Visual impact analysis (analysis of potential visual impacts, proposed mitigation measures)	✓	
h. FEMA Elevation Certificate		
i. FEMA Floodproofing Certificate [nonresidential buildings]		
j. Hydraulic analysis [for development located within the floodway]		
k. Description of any proposed watercourse alterations or relocations		

Flat rock side view

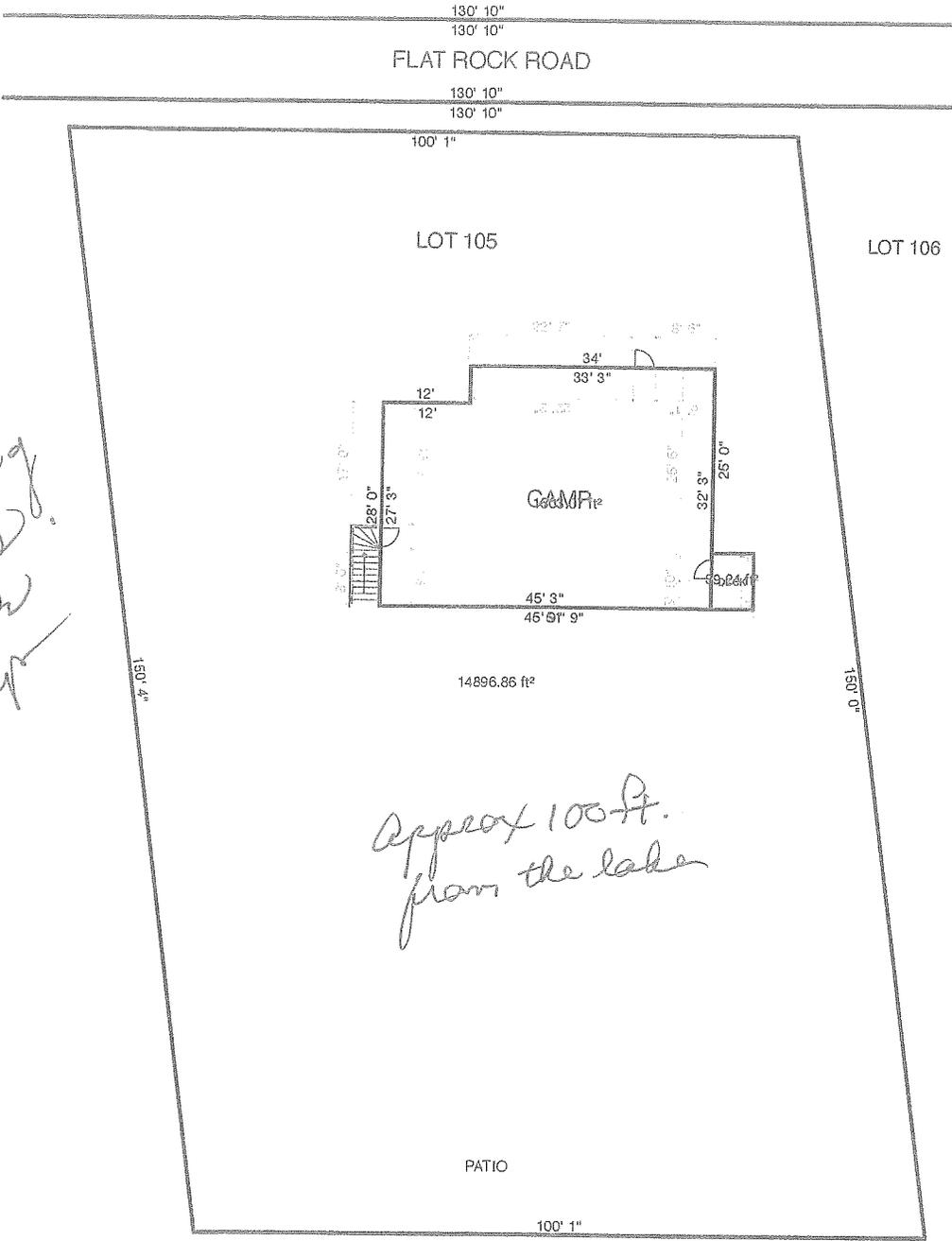


Floor 1

West Side



Parking area
598 Flat Rock Lot map



*NO parking
on camp?
Park across
from camp*

*Approx 100 ft.
from the lake*

Lake

Floor 1

* SHAKE / SHINGLE

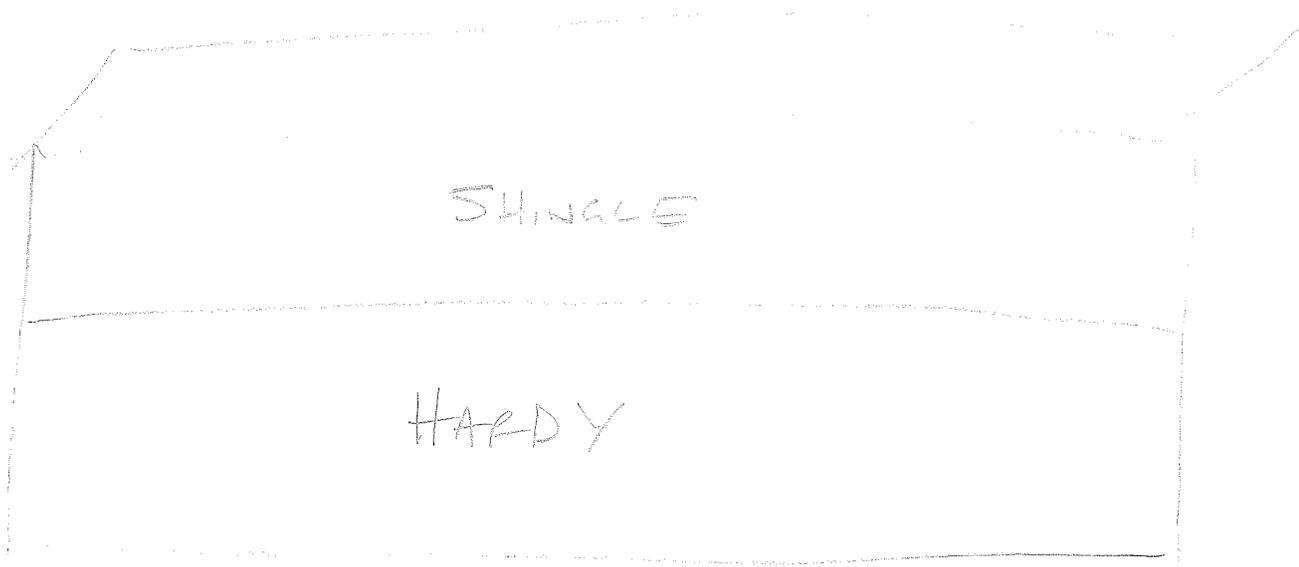
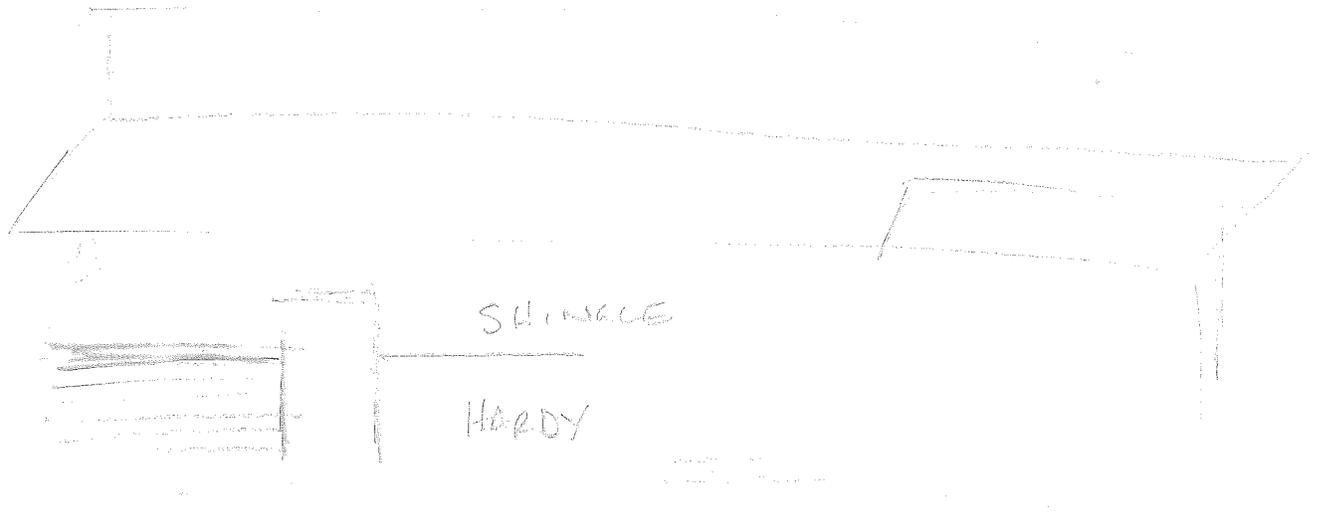
BOARD AND BATTEN

STONE VENEER

* ENGINEERED WOOD

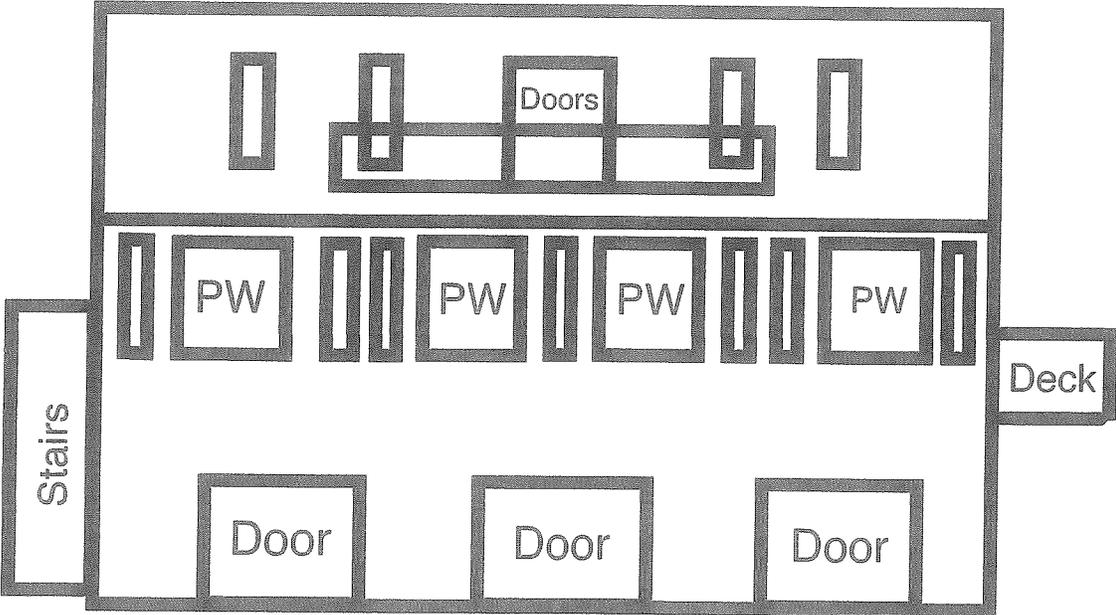
- HARDY BOARD

- COLORS ?



SOUTH/WALK VIEW
Flat Rock ~~North (road view)~~

TOWN

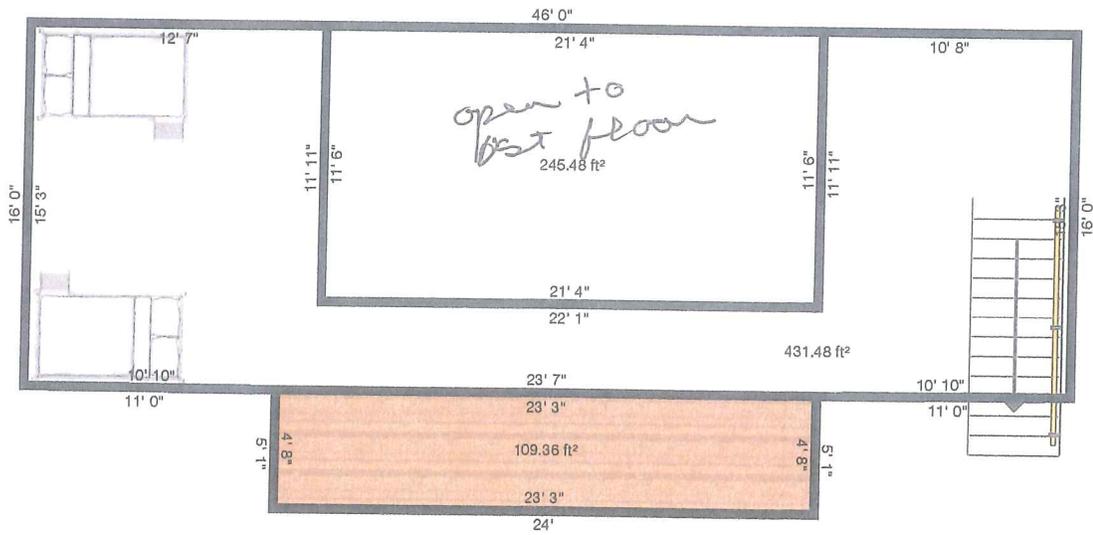


They reduce to a door

Floor 2

598 Flat Rock Final

Loft

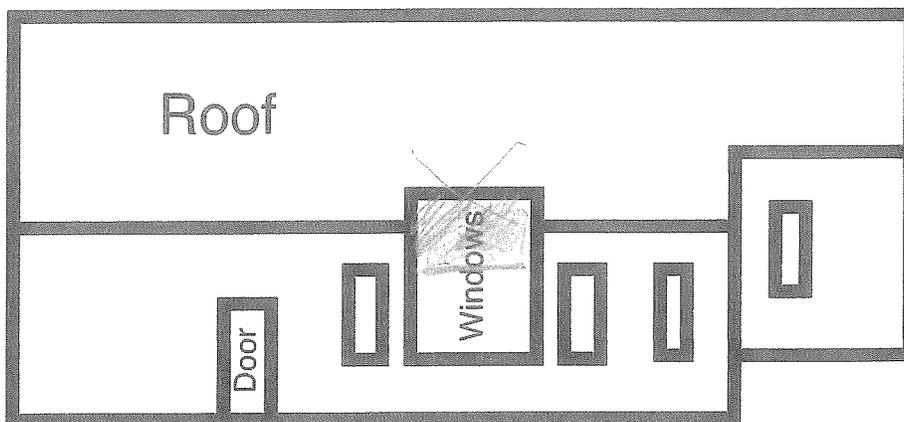


Proposed deck
~~Deck area~~

Floor 2

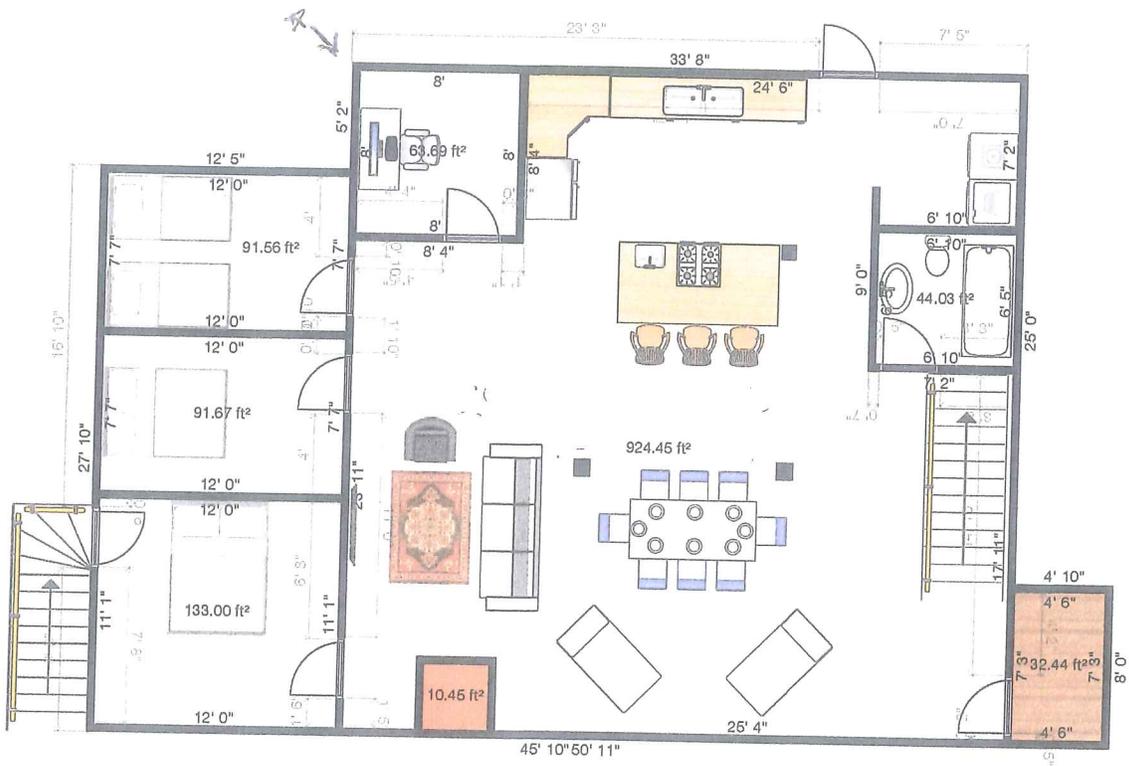
Flat Rock-North (road view)

Very rough view from street



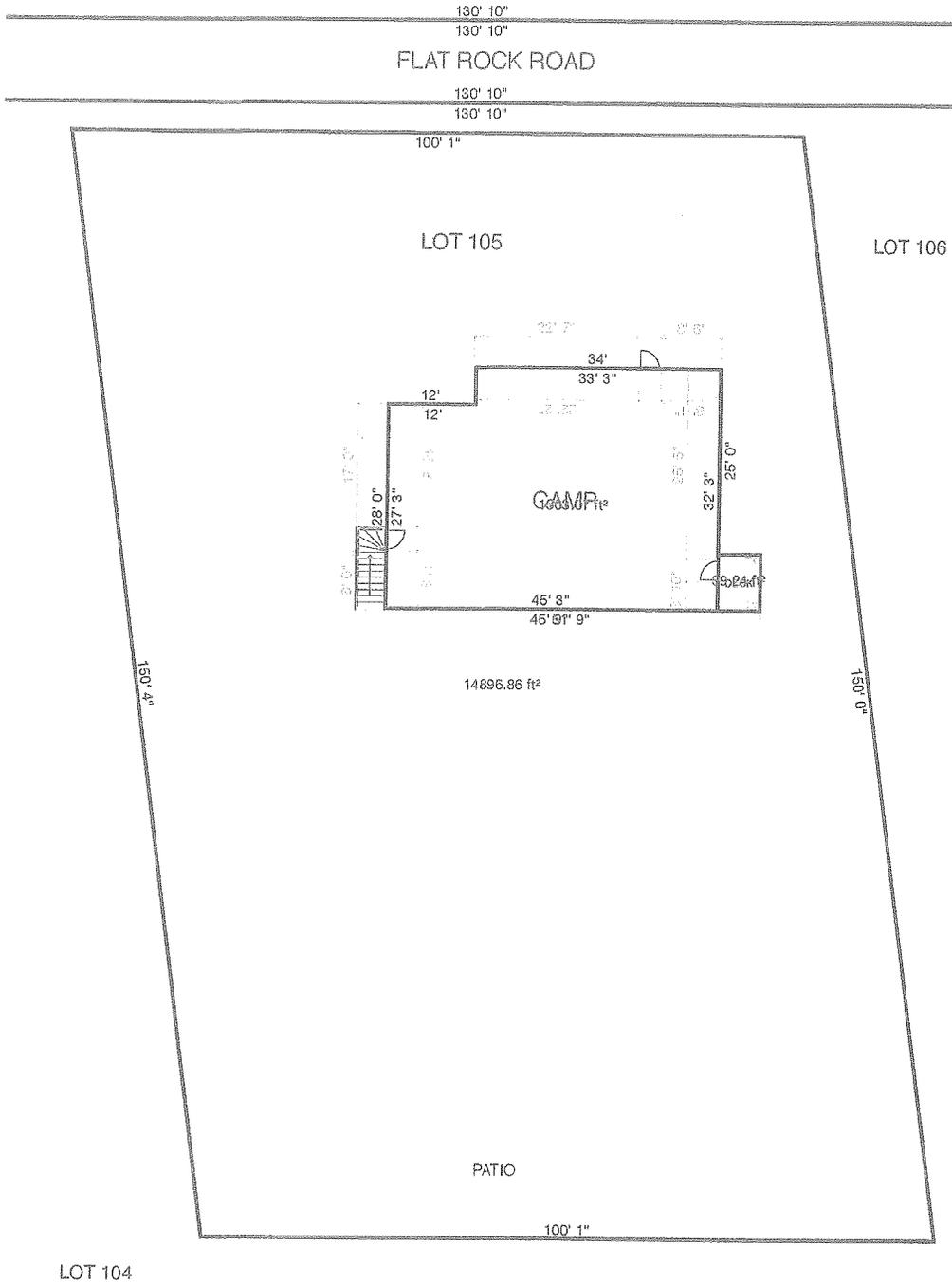
Floor 1

598 Flat Rock Final



Floor 1

598 Flat Rock Lot map

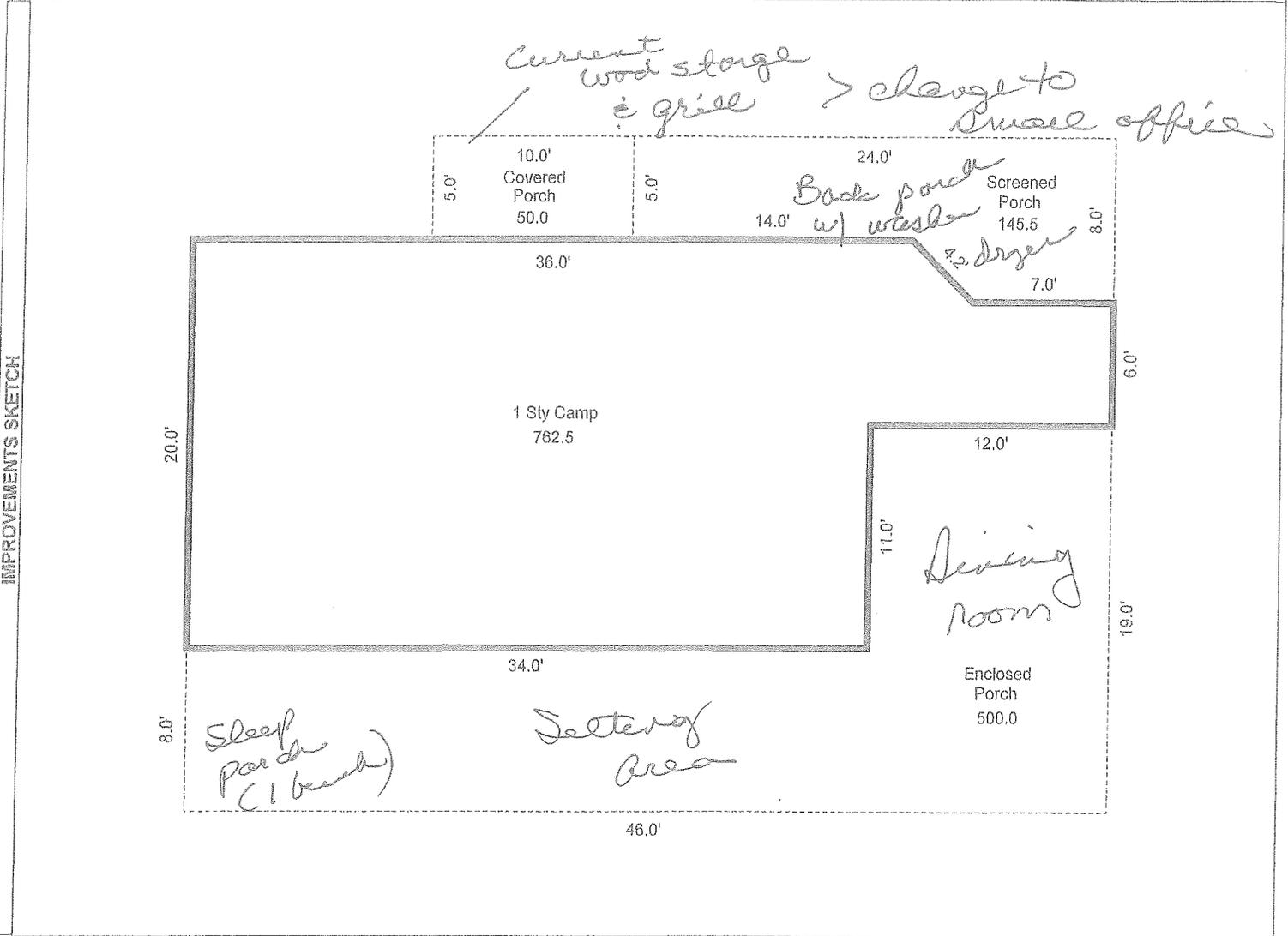


Floor 1

SKETCH/AREA TABLE ADDENDUM

Parcel No 00025-0598

SUBJECT	Property Address	598 Flat Rock Road		
	City	State	Zip	
	Owner			
	Client			
	Appraiser Name			



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	1 Sty Camp	1.00	762.5	130.2	762.5
P/P	Porch	1.00	500.0	130.0	
	Porch	1.00	145.5	62.2	
	Porch	1.00	50.0	30.0	695.5
Net LIVABLE Area (Rounded w/ Factors)					763

Comment Table 1	
Comment Table 2	Comment Table 3



West view of camp



Back porch with door into camp, road view. Back screened in porch.



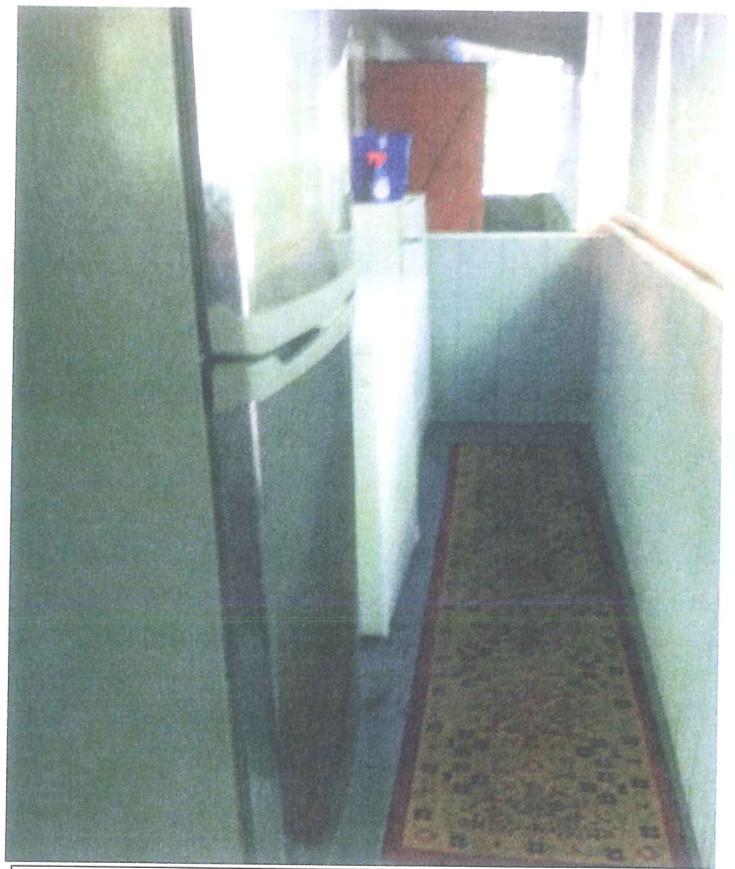
East side of camp. There used to be a door here with stairs to outside.



View from the lake side of the camp. Can see screened porch with many awful windows.



Small covered porch to become a small office space.



Screen in porch facing the road.



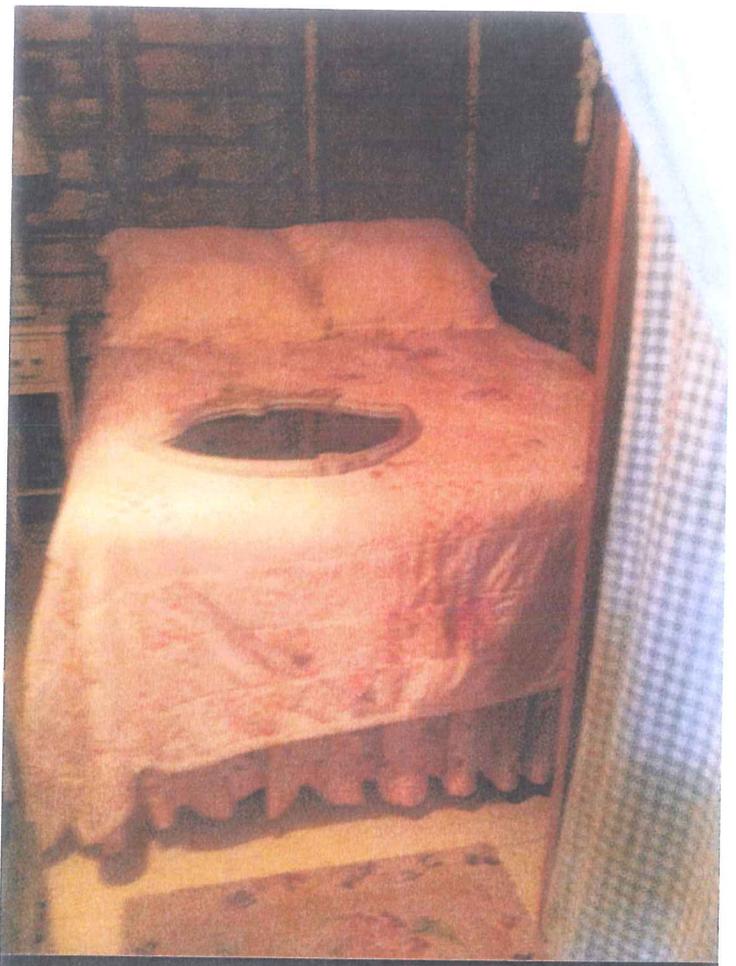
Looking into bedroom 1 in center of camp from porch.



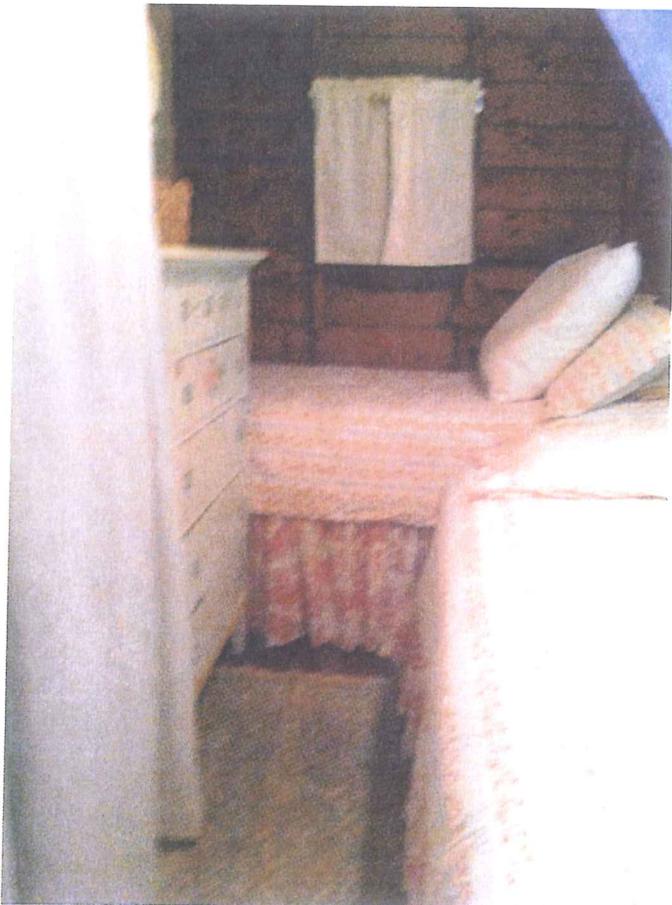
Screened in eating porch. View from west to east of porch.



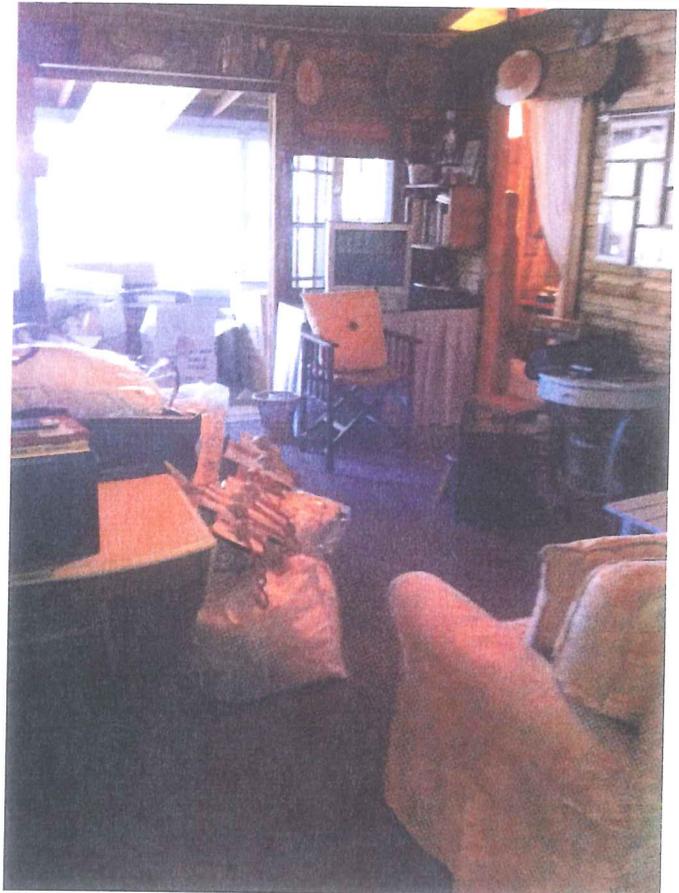
French doors from living area to porch.



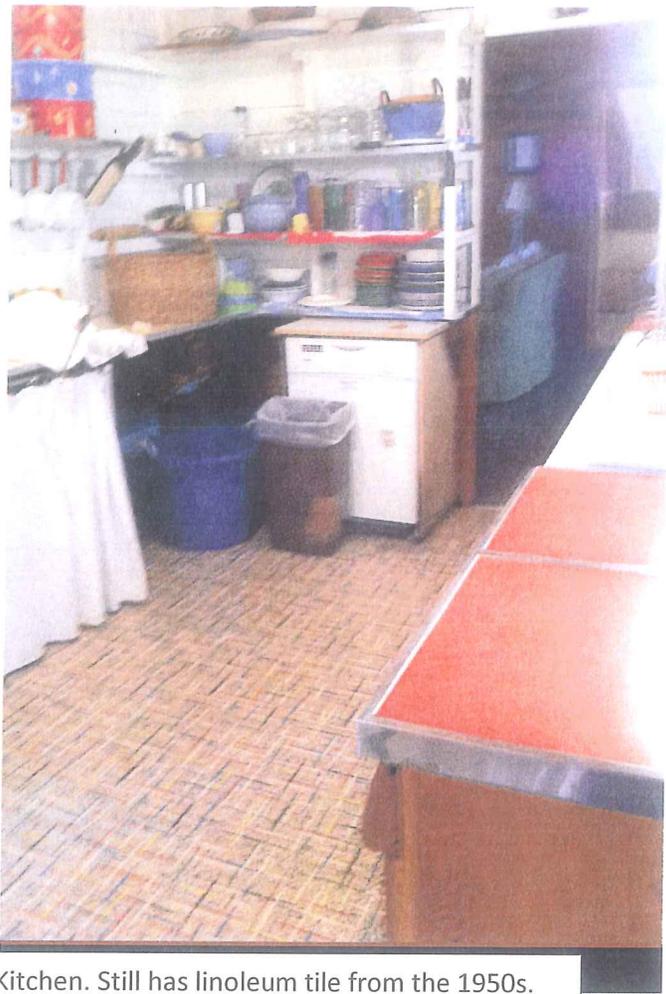
Bedroom 3. Middle bedroom of the three on one side



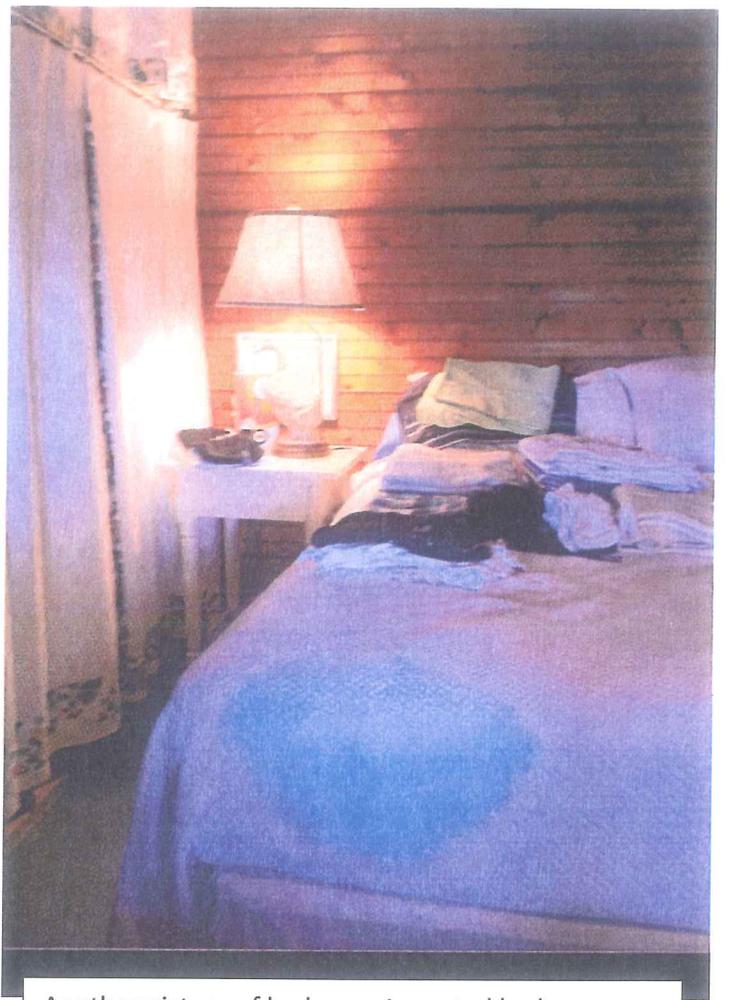
Bedroom 2. Closet on Left.



Living Space



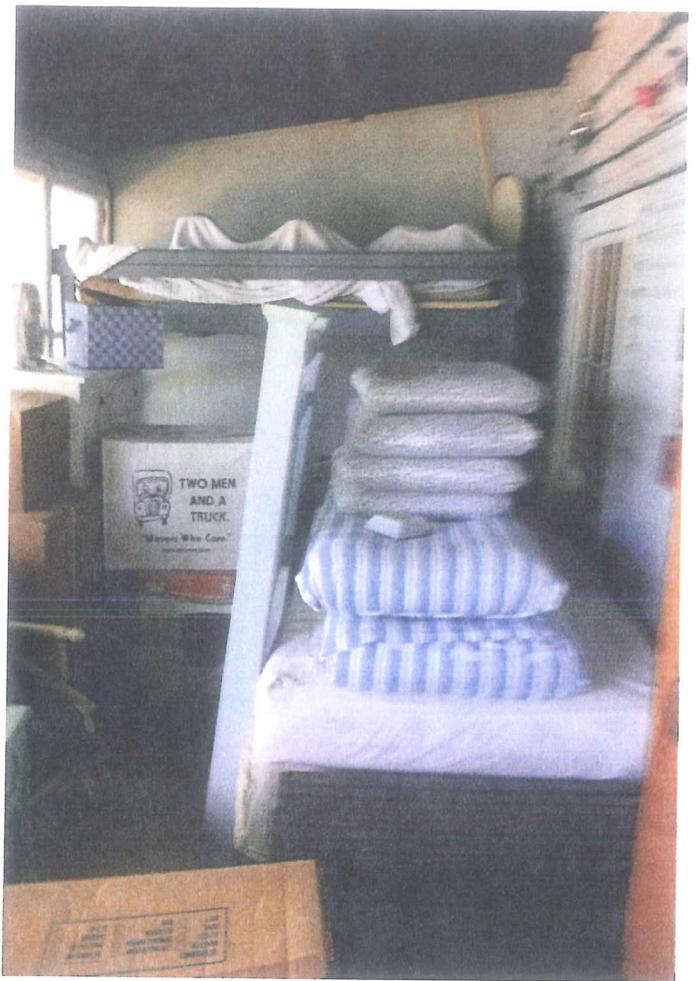
Kitchen. Still has linoleum tile from the 1950s.



Another picture of bedroom 1, central bedroom. Closet doors were cheap wooden sliders. They got so worn over the years that we replaced them



Screen porch, eastside. Looking east down screened porch. This part of porch is sort of unused.



Bunks on Westside of the porch.

Britney Tenney

From: buckthompson02@comcast.net
Sent: Tuesday, August 05, 2014 8:39 PM
To: Britney Tenney
Subject: Re: Design Review Application -598 Flatrock Road-Thompson

Design Review Board (via Town of Charlotte/Britney),

We spoke with both Dick Greene and Brad Sweet over the past two days. As it stands, Brad will take the lead and Dick will assist as necessary. Brad will be the "rep" after we have left on about 19 August, and until we return next

June. Obviously, since I will be retiring and we will be returning to the camp in June 2015 with the intention of remaining here in Charlotte through the end of September, we would like the process to get started as soon as possible so the builder and his subs can finish the renovation by the time we get here.....

I don't have exact dimensions for the loft, except that it will run the entire length of the camp (east to west) and will be centered over the existing structure's depth (lake to road) - approximately half the depth of the existing camp. The lakeside windows in the loft will be the same type and dimensions as lakefront windows in the entry level. The builder will determine the exact location of the loft ridge line and support columns. The existing camp roof is 14 feet from ground level at its highest point, so the peak of the loft will be about 22 or 23 feet above the ground, if we assume an 8 foot wall height in the loft.

The loft will be added primarily for storage purposes and a kids bedroom/play area. The balcony off the loft will give us an improved vantage point from which to look out over the lake. Neither the loft nor its balcony will extend outside the footprint of the existing camp. Since we are reducing the number of bedrooms on the entry level, we will make part of the loft into a sleeping area for the grand kids. The number of people in residence has steadily decreased over the years and is now down to two (2), plus occasional visitors. Electrical and plumbing will both be replaced/updated; use of both has decreased.

The exterior of the camp will be part shingle and part horizontal siding, with asphalt shingles on the roof of both the camp and loft roofs. We have not yet decided on the color(s) for the exterior, but they will be "natural" and present no contrast with the surrounding vegetation, preferably low/"no" maintenance materials of the pre-stained variety - no paint, no bright colors.

Added Note: This camp was built by my grandfather between 1923 and 1925, and has remained in the immediate family and largely as originally constructed since that time. The porch on the East and South sides was enclosed with windows across the entire front of camp in about 1955. This is my 71st year here, and I remember no other changes in my lifetime. We now find ourselves with a 90-year old structure and a blue tarp roof. Renovation is a necessity. The scope of this particular request is felt to be well within the bounds of the Town's future plan for Thompson's Point.

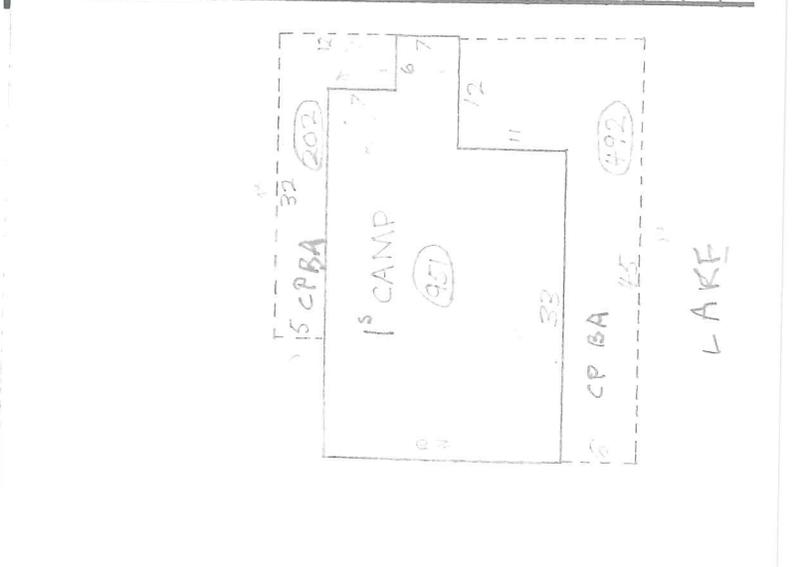
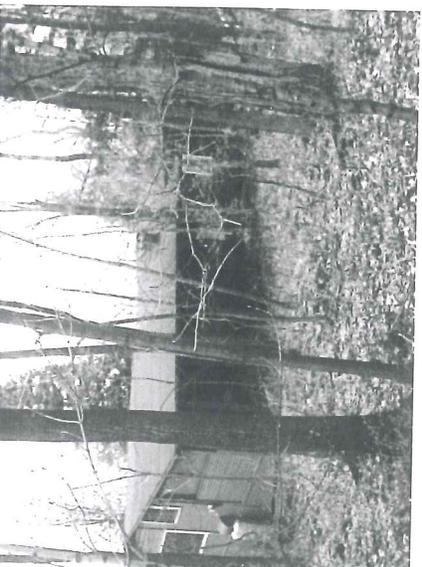
Please, if there are specific questions, contact us prior to the 19th of August. Contact Info: Buck and Sandy Thompson, 598 Flat Rock Rd; (802) 425-6415; (850) 303-1825; (850) 628-6958; (850) 890-1544; buckthompson02@comcast.net; sandythompson10@comcast.net.

YEAR OF COST SCHEDULE *70 Camp*

COND.		UNIT STRUCTURE		E G A		B, UNITS		UNIT DESCRIPTION		DEPRECIATION	
1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12

TOTAL ROOMS		BED ROOMS					BATH ROOMS								
1	2	3	4	5	6	1	2	3	4	5	1	2	3	4	5
6															

DATE OF INSPECTION *7-12-74* BY *Stw*
Scale 1 Inch = *20* Feet



COND.	UNIT STRUCTURE	E	G	A	B, UNITS	UNIT DESCRIPTION		Rep. Cost Times (x)	Adj. Factor	Rep. Cost Times (x)	Adj. Factor
1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12
1	2	3	4	5	6	7	8	9	10	11	12

TOTAL STRUCTURE UNITS		DESIGN COST		TOTAL UNITS		BASE COST ADJUSTMENT	
34	4	38	115 Comp	95	S.F. 5.01	202	S.F. 3.60
4	4	4	C.P.	492	S.F. 3.25		
4	4	4			S.F.		

COMPUTATION		S.F. Cost	
Adj. Base Cost	X Const. Unit	Factor	= S.F. Cost
4.55	110	5.01	5.01

ESTIMATED VALUE OF		ESTIMATED VALUE	
1046	232	117	600

TOTAL DEPRECIATION		TOTAL DEPRECIATION	
4765	727	1501	14079

PHYSICAL DETERIORATION		PHYSICAL DETERIORATION	
Observed Physical Condition	Excellent Fair	Good Poor	Average Dilapidated
Observed Physical Condition	Excellent Fair	Good Poor	Average Dilapidated

ESTIMATED REPRODUCTION COST NEW		ESTIMATED REPRODUCTION COST NEW	
9777	9777	9777	9777

MISCELLANEOUS BUILDINGS		MISCELLANEOUS BUILDINGS	
Building	GR Sty	Fd	Roof Type Cover
1	A	P.C	

MISCELLANEOUS BUILDINGS		MISCELLANEOUS BUILDINGS	
Building	GR Sty	Fd	Roof Type Cover
1	A	P.C	

**APPLICATION FOR REVIEW FOR THE
SHORELAND SEASONAL HOME MANAGEMENT DISTRICT**

<p>TOWN OF CHARLOTTE PLANNING & ZONING P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119 Phone 802-425-3533</p>	<p>FOR OFFICE USE ONLY: Application No: _____ Date Received: _____ DRC Report: _____ ZBA Hearing: _____</p>
<p>Property owner: <u>William F. Thompson</u> <u>Sandra K. Thompson</u></p> <p>Address: <u>P.O. Box 28121</u> <u>Panama City, FL 32411</u></p> <p>Telephone: <u>(850) 890-1544</u> <u>(850) 303-1825</u></p>	<p>*Applicant's name: <u>Same as owner</u></p> <p>Address: _____</p> <p>Telephone: _____</p> <p><i>*If applicant and owner are not the same, applicant must attach a letter of authorization from the owner.</i></p>
<p>Location of property: <u>599 Flat Rock Rd</u></p> <p>Tax Map No: Map <u>42</u> Block <u>50</u> Lot <u>105</u></p> <p>Deed Reference: Volume _____ Page _____ Date _____</p> <p>Lot size: <u>34 acres</u> Size determined from? Survey <input checked="" type="checkbox"/> Deed <input type="checkbox"/> tax map <input checked="" type="checkbox"/></p> <p>Is this property on the Historic Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Will this request require the cutting of any trees? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, describe the type and size of tree(s) and locate them on the plot plan.</p>	<p>In square feet, what is the building footprint which is covered by a roof (including covered porches and covered decks)? <u>1551</u></p> <p>Is this request for the demolition or removal of an existing structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Will this alteration or expansion increase the footprint which is covered by a roof? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, what is the number of square feet in the expansion? <u>None</u></p> <p>What will be the total square feet of the building footprint covered by a roof after the expansion?(or demolition) <u>1551</u> total square feet</p> <p>What is the total amount of square feet not covered by a roof? <u>None</u></p>
<p>List the total number of the existing rooms and their use. <u>4 Bedrooms, screened back porch</u> <u>Kitchen, Bathroom</u> <u>Living Room</u> <u>no other purpose porch</u></p>	<p>Give the building footprint as a percent of lot size: (Maximum allowed is 7%)</p> <p>Existing <u>8%</u> Proposed <u>Same</u></p> <p>Building height: existing <u>12'</u> feet proposed <u>See diagram</u> feet</p>
<p>List the total number of proposed rooms and their use. <u>4 Bedrooms, Kitchen,</u> <u>Living area, Bath,</u> <u>music room (part of back porch),</u> <u>small "office", loft</u></p>	<p>Will the alteration or expansion be for the purpose of increasing occupancy of the structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Explain: _____</p> <p>Will there be any change in the plumbing? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Explain: <u>Unknown</u></p>

Before Conditional Use approval by the Zoning Board of Adjustment for alteration or expansion of existing principal structures in the Shoreland Seasonal Home Management District, the applicant must be able to demonstrate that all provisions and conditions of the Town of Charlotte Sewage Ordinance and all applicable regulations for sewage disposal including, where applicable, the Thompson's Point Wastewater system Sewer Use Ordinance and the State of Vermont Indirect Discharge Permit for the Thompson's Point Wastewater System, are met for each structure altered or expanded.

Applicants are to submit separate site plans drawn to scale. The drawings submitted with this application will be the same drawings submitted with your application to the Zoning Board of Adjustment.

- site plan of property and structures as they exist
- site plan of property and structures as proposed
- drawings of existing floor plan showing use of each room
- drawings of proposed alterations/expansion and floor plan showing use of each room
- legal property boundaries
- setbacks to all property lines, shoreline (98 feet mean high water mark)
- all buildings and structures on neighboring lots that are within 50 feet of the property line
- existing features (include topography, natural resources, existing structures, roads, easements, rights of way, deed restrictions)
- proposed structures, roads, driveways
- proposed landscaping, screening, site grading, drainage
- water supply and sewage disposal locations
- elevations for new alterations or expansion
- specifications of the materials to be used
- photographs of the property showing existing structures
- any other supporting information that will help the Design Review Committee understand the project

The application shall not be deemed complete until all of the applicable materials above have been submitted.

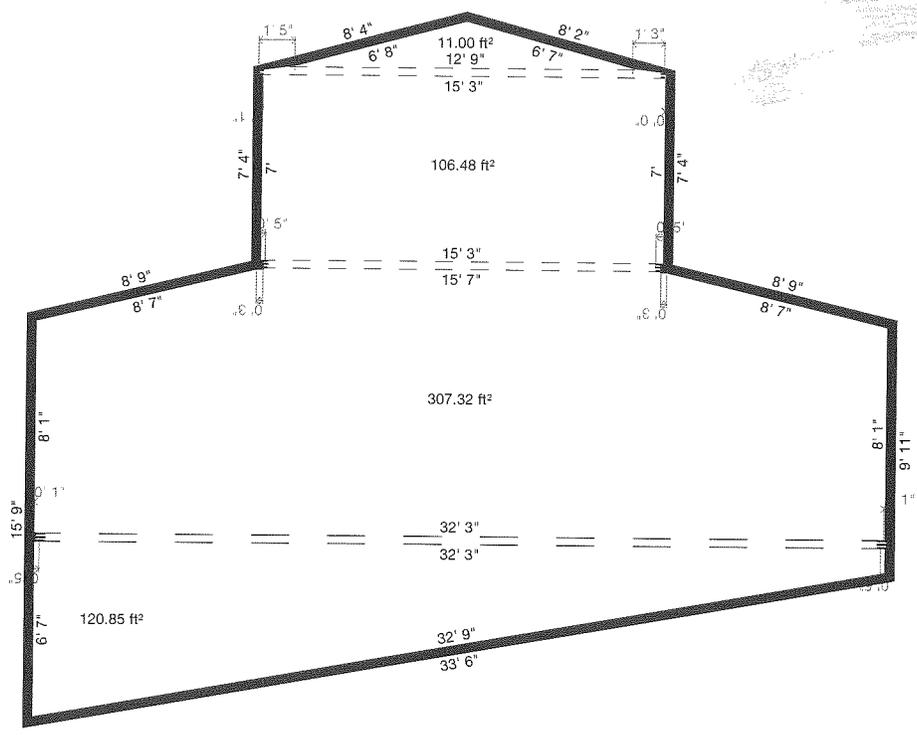
CERTIFICATION
I certify that the information on this application, and all accompanying material, is accurate and complete to the best of my knowledge and belief.

William F. Thompson Sandra K. Thompson

Signature of Applicant _____ Date _____

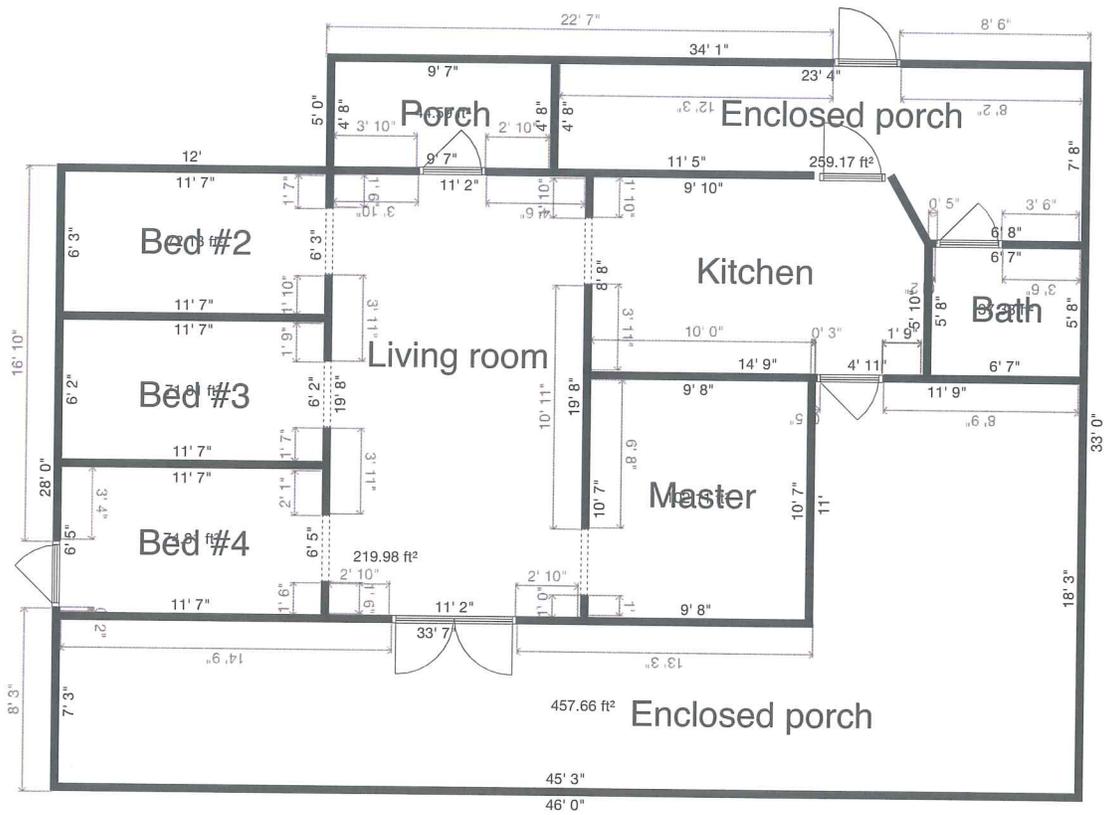
RECEIVED
JUL 25 2014
CHARLOTTE
PLANNING & ZONING

598 east elevation - w/ proposed Left Dimensions



Floor 1

598 Flat Rock current



Floor 1

(G) **District Design Review Standards.** Before granting conditional use approval for any alteration, expansion, demolition, or removal of any portion of any principal structure in this district, the Board of Adjustment shall seek the recommendations of the Design Review Committee, based on information found in the Historic Sites and Structures Survey for the Town of Charlotte, prepared by the Vermont Division for Historic Preservation, and the report titled "A Natural and Cultural Resource Inventory and Planning Recommendations for Thompson's Point, Charlotte, Vermont" (September 1990, as may be amended). Copies of both reports are available for review at the Planning and Zoning Office. In addition, the Committee's recommendation to the Board shall include its findings with regard to the following design review criteria:

- (1) The size, scale, style, design and materials of any structural alteration, expansion or replacement are consistent and harmonious with existing structures, and with the overall historic and aesthetic character of the area.

Roof, siding, windows (roof) - asphalt
shingle; siding - wood & shingles; replacing
and changing screen to windows & old windows

- (2) Natural features should be identified.

No remarkable features

- (3) Alterations or additions to an historic structure shall preserve the historic appearance of the structure and not alter the structure's historic integrity.

Not altering historic character

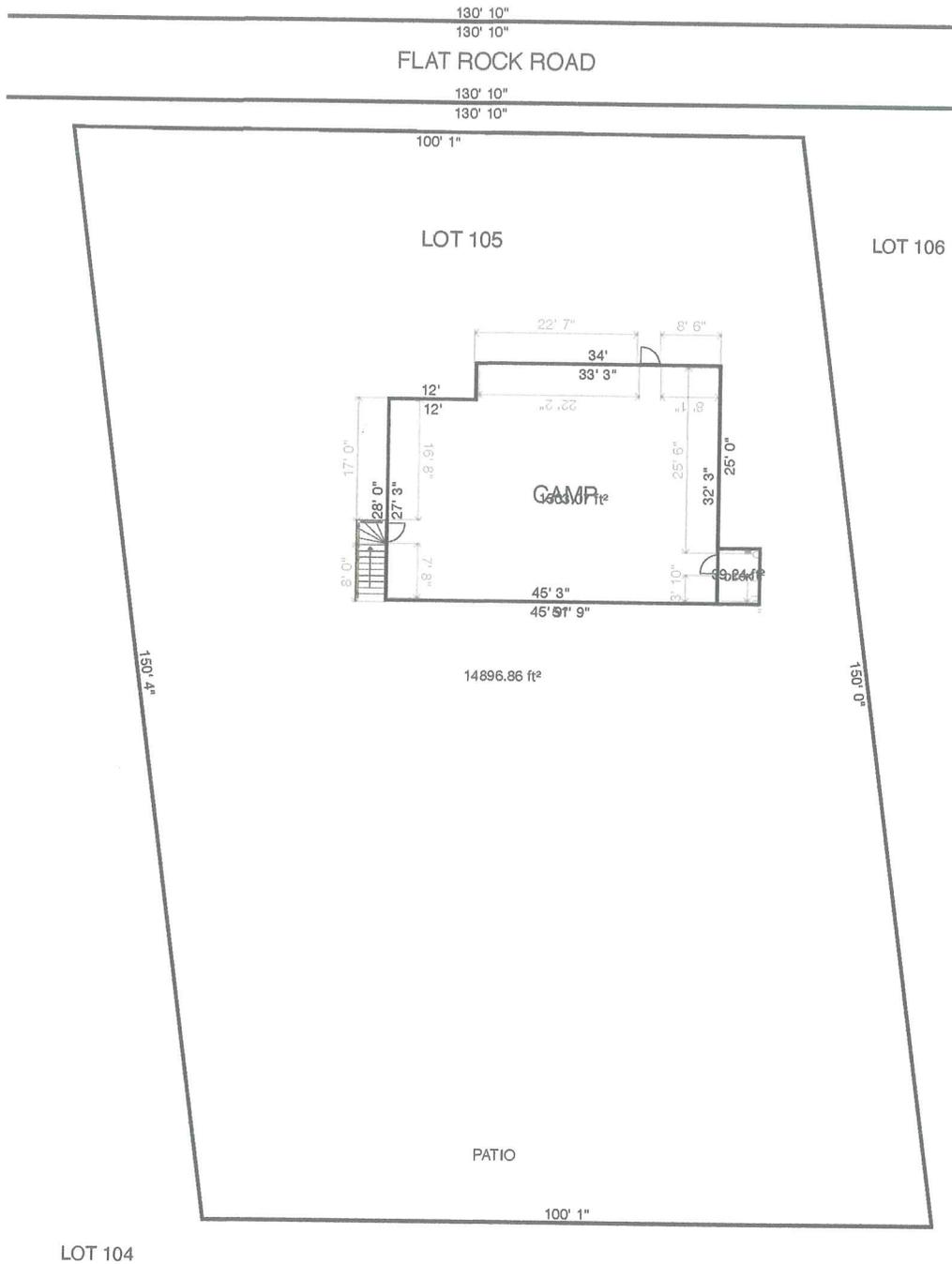
- (4) Alterations to existing structures and new structures within the district shall be compatible with the visual elements of surrounding historic structures and the overall historic and aesthetic character of the area.

Will not alter the character
of the neighborhood. Will be an improvement!

- (5) The demolition of structures of historic significance shall be discouraged.

No demolition, changing roof

598 Flat Rock Lot map



Current
Floor 1

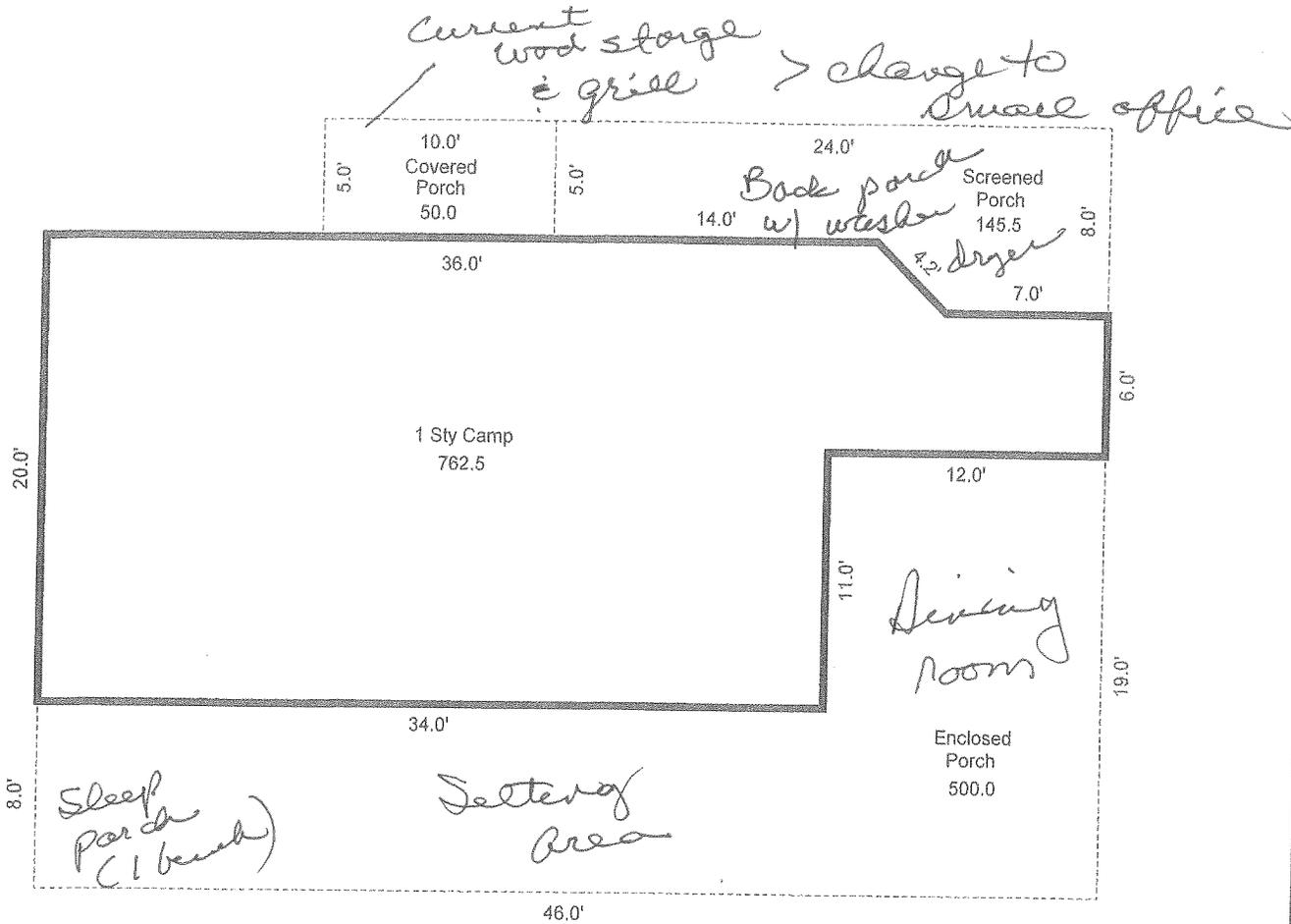
Current Floor Plan
SKETCH/AREA TABLE ADDENDUM

Parcel No 00025-0598

SUBJECT

Property Address 598 Flat Rock Road
 City _____ State _____ Zip _____
 Owner _____
 Client _____
 Appraiser Name _____

IMPROVEMENTS SKETCH



AREA CALCULATIONS

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	1 Sty Camp	1.00	762.5	130.2	762.5
P/P	Porch	1.00	500.0	130.0	
	Porch	1.00	145.5	62.2	
	Porch	1.00	50.0	30.0	
					695.5

Net LIVABLE Area (Rounded w/ Factors) 763

Comment Table 1

Comment Table 2

Comment Table 3

Britney Tenney

From: buckthompson02@comcast.net
Sent: Tuesday, August 05, 2014 8:39 PM
To: Britney Tenney
Subject: Re: Design Review Application -598 Flatrock Road-Thompson

Design Review Board (via Town of Charlotte/Britney),

We spoke with both Dick Greene and Brad Sweet over the past two days. As it stands, Brad will take the lead and Dick will assist as necessary. Brad will be the "rep" after we have left on about 19 August, and until we return next June. Obviously, since I will be retiring and we will be returning to the camp in June 2015 with the intention of remaining here in Charlotte through the end of September, we would like the process to get started as soon as possible so the builder and his subs can finish the renovation by the time we get here.....

I don't have exact dimensions for the loft, except that it will run the entire length of the camp (east to west) and will be centered over the existing structure's depth (lake to road) - approximately half the depth of the existing camp. The lakeside windows in the loft will be the same type and dimensions as lakefront windows in the entry level. The builder will determine the exact location of the loft ridge line and support columns. The existing camp roof is 14 feet from ground level at its highest point, so the peak of the loft will be about 22 or 23 feet above the ground, if we assume an 8 foot wall height in the loft.

The loft will be added primarily for storage purposes and a kids bedroom/play area. The balcony off the loft will give us an improved vantage point from which to look out over the lake. Neither the loft nor its balcony will extend outside the footprint of the existing camp. Since we are reducing the number of bedrooms on the entry level, we will make part of the loft into a sleeping area for the grand kids. The number of people in residence has steadily decreased over the years and is now down to two (2), plus occasional visitors. Electrical and plumbing will both be replaced/updated; use of both has decreased.

The exterior of the camp will be part shingle and part horizontal siding, with asphalt shingles on the roof of both the camp and loft roofs. We have not yet decided on the color(s) for the exterior, but they will be "natural" and present no contrast with the surrounding vegetation, preferably low/"no" maintenance materials of the pre-stained variety - no paint, no bright colors.

Added Note: This camp was built by my grandfather between 1923 and 1925, and has remained in the immediate family and largely as originally constructed since that time. The porch on the East and South sides was enclosed with windows across the entire front of camp in about 1955. This is my 71st year here, and I remember no other changes in my lifetime. We now find ourselves with a 90-year old structure and a blue tarp roof. Renovation is a necessity. The scope of this particular request is felt to be well within the bounds of the Town's future plan for Thompson's Point.

Please, if there are specific questions, contact us prior to the 19th of August. Contact Info: Buck and Sandy Thompson, 598 Flat Rock Rd; (802) 425-6415; (850) 303-1825; (850) 628-6958; (850) 890-1544; buckthompson02@comcast.net; sandythompson10@comcast.net.

YEAR OF COST SCHEDULE 70 Camp LISTED VALUE AS OF 19

COND.	UNIT STRUCTURE	E G A			B, UNITS			UNIT DESCRIPTION				DEPRECIATION						
		X			X	A		Wood Sh. Clp. Bd.	Siding Brick	C. Block Alum.	Stone Wind.	Observed Physical Condition	Excellent	Fair	Good	Average	Disapidated	
1	Exterior Walls						6											
1	Exterior Trim						6											
1	Roof Construction						6											
1	Foundation						6											
1	Floor Joists & Supports						6											
1	Int. Walls & Partitions						4											
1	Interior Trim						1											
1	Ceilings						0											
1	Hardware						0											

PHYSICAL DETERIORATION ESTIMATED YEAR OF CONSTRUCTION: %

REMARKS:

FUNCTIONAL OBSOLESCENCE %

ECONOMIC OBSOLESCENCE %

COMPUTATION

Adj. Base Cost \times Const. X Factor = S.F. Cost

4.55 \times 1.10 = 5.01

TOTAL STRUCTURE UNITS

DESIGN COST

TOTAL DEPRECIATION

Rep. Cost Times (x) (1.44)

ESTIMATED VALUE OF

Main Building

Miscellaneous Buildings

Land

Net Improvements Since Listing

Total from Card(s) #

INDICATED VALUE BY COST APPROACH

PERTINENT REMARKS

BASE COST ADJUSTMENT

Finished Floors 4.51

Electrical Wiring 4.51

Heating

Kitchen

Bath & Plumbing

Fireplace

Attic / Basmt.

Dormers

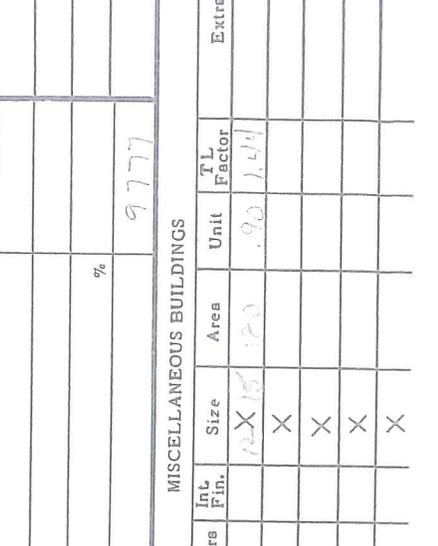
ADJUSTMENTS:

ESTIMATED REPRODUCTION COST NEW

9777

MISCELLANEOUS BUILDINGS

Building	GP	Sy	Fd	Ext. Walls	Roof Type	Cover	Firs	Inl. Fih.	Size	Area	Unit	T/L Factor	Extras	COST NEW	% GOOD	ESTIMATED VALUE
1	CP BA	A							12X15	120	.90	1.44		233	100	117
									X							
									X							
									X							
									X							



Britney Tenney

From: buckthompson02@comcast.net
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September 17, 2014

From: Buck Thompson

To: Board Members, Zoning Board of Charlotte

Via: Ms. Britney Tenney, Town of Charlotte

Subj: Response/Clarifications: Camp Renovation -Thompson; Lot 105; 598 Flat Rock Road

Ref: Design Review Committee Recommendations, Site Visit, 5 September 2014

Ladies and Gentlemen,

I have read the Design Review Committee's recommendations for the proposed renovation of my camp at 598 Flat Rock Rd (Lot 105), and I would like to provide some additional information for your consideration.

I would ask you, as members of the decision making body for this proposed renovation project, to please review floor plans, drawings, and photos of both the existing and proposed structures posted by the owner on the following "flickr" website:

<https://www.flickr.com/photos/60235994@N02/sets/72157646547649580/>

I believe any questions you may have about either this particular renovation process or the final appearance of the camp will be answered by your review of those drawings and photos.

You will note that, aside from a small 1st floor platform proposed for the Southeast corner of the camp, the renovated structure is entirely within the existing footprint of the old camp. There are no additional bedrooms; there are no additional bathrooms; there is no additional square footage on the first floor. This is a 90-year-old structure, some portions of which, namely the entire roof and the South-facing front windows, are in need of immediate replacement.

Comments re: the Review Committee Recommendations:

ROOF/LOFT. As the entire roof structure must be replaced, this is the logical time for us to add additional living and storage space within the existing footprint of the camp, and also to improve our view of the lake. The proposed loft and its attached balcony provide these improvements. As shown in the "Notes" on the "flickr" site drawings, the roofline of the partial 2nd floor (loft) will be considerably under the 30' limit imposed by the Town of Charlotte. The slope of the first and 2nd floor roofs will be the same, and slightly steeper than the existing roof, to promote better rain run-off and improve resistance to snow load. The "additional sleeping space" referred to in the Review Committee's report would, in fact, replace the 4th bedroom - which has been moved to the loft from the 1st floor. If the drawings provided do not satisfy the Board's requirements for a "declaration of height", the builder will provide additional detail.

WINDOWS. The existing camp has had, since the 1960's, nineteen individually hung, double-pane windows across the entire length (~46') of the South-facing wall. They are in a bad state of repair, dangerous to put up and down, and allow wind, rain, and critters through the spaces between each window. As I plan to retire this Spring, my family will have its first opportunity to extend our stay in Charlotte into the cooler weather of the Fall. This will require replacement of the existing windows. The entire basis for our proposed design is twofold: better protection against the elements and maximized view of the lake. The window installation design shown in the "flickr" drawings has three sets of windows, each set comprised of a single stationary plate glass window with a smaller, vertical casement window on either side. Each full set of three windows is approximately 118" wide. These windows will be approximately the same height as the existing windows and approximately the same height as the windows of most of our neighbors. There is no room on the wall to make them "more vertical", and reducing their horizontal dimension (width) would necessitate additional windows and/or reduce our view of the lake. I see the issue of "surrounding architectural styles" identified by the Design Review Committee as a non-problem, and I ask for your consideration in keeping the window installation profile as designed. The six (6) casement windows already give the entire front of the camp a "vertical" window appearance. Should you not agree to authorize the current window profile, one compromise solution might be the placement of an additional casement window between each set of windows – thus increasing the "vertical" appearance of the front of the camp.

WOODSTOVE. I concur with the Design Review Committee's recommendation on the unsatisfactory location of the woodstove. It will either be moved to an acceptable location or eliminated from the plan entirely. The current chimney, on the Northwest portion of the existing roof, will also be removed.

DECK, SOUTHEAST CORNER. As mentioned above, the renovation plan calls for the addition of a small deck on the Southeast corner of the camp. This deck would be accessed through a sliding glass door in the East wall, off the dining area, and would serve primarily as a place to put an outdoor grill. The grill is currently located on the covered porch on the Northwest corner of the camp, which is being removed. I have no knowledge of the percentage of "lot coverage" taken up by the camp, but I do know that this deck would be an almost un-noticeable addition, while providing significant service to the owner. We have already discussed the deck addition with our neighbors to our East (Jim and Sheila Mack). They have no objection.

Although we have not yet finalized the exact exterior siding design and color scheme, the target appearance is shown in the "flickr" photos..... low maintenance materials with natural shades which blend into the local environment. The entire camp will be a monumental improvement over the eyesore which now exists. Request you allow us to get on with it!!

Appreciate your time and consideration. Contact information provided below should there be questions/comments.

R'spy,

Buck Thompson

William F. and Sandra K. Thompson

P.O. Box 28121, Panama City, FL 32411

(850) 233-8996 (H); (850) 234-4133 (W); (850) 890-1544 ©

buckthompson02@comcast.net

sandythompson10@comcast.net

william.f.thompson1@navy.mil

To: Zoning Board of Charlotte
From: Design Review Committee
Date: September 9, 2014
Subject: Thompson camp - Lot 105

The Design Review Committee had a site visit at the Thompson Camp, lot 105, on Friday, September 6 at 4:00. Present were Robin Pierce, Avery Hall, Robin Coleburn, Britney Tenney and Brad Sweet, representing the Thompsons as their builder.

The current building is a single story structure built around 1925. It is a rustic cabin with a screened porch along the road (north) side and an enclosed porch all across the building on the lake (south) side. There are 3 extremely small bedrooms on the western wall, one with no windows, as well as a slightly larger "master bedroom" in the interior of the camp. Apparently there was also a bunk bed configuration on the south side porch at one time. There is one bathroom currently accessed only by going out to the north porch. Some demolition had already taken place at the time of our visit. The roof is currently covered by a blue plastic tarp.

The Thompsons propose to rebuild the camp with a partial second story. The second story is not a dormer but rather resembles a monitor barn with fairly flat roofs. A central balcony is proposed on the second story on the south side. The proposed camp will have a total of 4 bedrooms. The configuration of rooms in the second story looks like it could easily be converted to an additional sleeping space. There will be only one bathroom.

The reaction of the Design Review Committee to the drawing of the proposed window installation was that it did not fit with the surrounding architectural styles. The windows should be more vertical than horizontal in appearance. We recommend using taller double hung or casement windows installed side by side.

Several versions of a proposed structure have been presented, though it is not entirely clear what the eventual “height” of the new construction will be. We recommend that the eventual height be determined prior to approval of the application. The Design Review Committee notes that the regulations for height must be followed:

Height: The distance above ground of a structure as measured vertically from the average natural grade at the base of the structure, determined from pre-development surface elevations within the proposed footprint, to the highest point of the ridgeline or roof surface or, for a structure without a roof, to the highest point of the structure, excluding the chimney.

There is an existing chimney. The Thompsons plan to remove the chimney but are planning to install a wood stove. The current floor plan calls for a woodstove to be placed on the south wall at the west side of the living area. The chimney would align with the outside edge of the building but would ascend in front of the second story balcony. Additionally, this configuration would require an unsightly metal chimney to be elevated 12- 14 feet above the first story roof in order to clear the roof peak. The Design Review Committee recommends that the Thompsons reconsider the placement of the woodstove and chimney.

In at least one of the plans there is an unspecified suspended deck on the southeast corner of the building. This additional lot coverage would not be allowed because the existing footprint is already 8% of the lot size.

In conclusion, the DRC recommends that changes be made to the window profiles. We require a declaration of the height of the finished structure and would expect some reconsideration of the woodstove and chimney placement.