

Fee paid \$ 510.00 **ZONING PERMIT APPLICATION** Permit # _____
Recording paid \$10.00 **Town of Charlotte, P.O. Box 119, Charlotte, VT 05445-0119**

Owner(s) MOLLY (MAUREEN) VALADE Phone (h) 313 881 0611
Phone (w) _____

Application # 2017-15-05
Conditional use

Address 114 LEWISTON RD // GROSSE POINTE FARMS
Mt. 48236

Applicant BRAD RABINOWITZ Phone (h) 802-699-0430
Phone (w) _____

Address 200 MAIN ST. BURLINGTON VT

Note: An applicant who is acting as agent for the owner must submit a letter of authorization from the owner.

RECEIVED

AUG 20 2015

CHARLOTTE
PLANNING & ZONING

Property address 212 WINGS POINT Map 35 Block 50 Lot 1-2

For office use only

Parcel ID # 12740032 Zoning district SHORELAND Acres 5.02

Any conditions (subdivision, site plan, covenant, or conditional use approval) that apply to this property? Yes No

Summarize those conditions: ZOA-11-03

Describe below the improvements to be made and their intended use: Rebuilding existing screened porch as heated space - on existing deck - no change to existing set backs

Details provided on Attachments # #1 # _____ # _____ # _____ # _____ # _____ dated _____ / _____ / _____

No. of sq. ft. added to building footprint 805F No. of sq. ft. of usable space added within building footprint _____

No. of bedrooms 4 baths 4 1/2 before construction. No. of bedrooms 4 baths 4 1/2 after construction.

*Attach to this sheet 1) a plot plan, 2) a floor plan, and 3) elevation drawings, drawn to scale, with North →, showing:

*Plan size submissions to be 8 1/2 X 11 or 11 X 17

- Road frontage and rear width and side lines
- All existing and proposed building footprints
- Building envelope, when applicable
- Setback distances to front, rear, & side property lines
- Building dimensions, including heights
- Utilities, easements, and right-of-ways
- Water well(s) and septic system(s)
- Bodies of water, including unnamed streams

This permit is subject to appeal of the Zoning Administrator's decision by an interested party within fifteen (15) days of the date of issue and shall NOT become effective UNTIL the appeal period has expired or, if appealed, until final adjudication of said appeal.

I/we will adhere to the zoning and sewage regulations of the Town of Charlotte. I/we agree to *not* to use these improvements until a *certificate of occupancy* has been issued. I/we agree to allow authorized Town officials access to the property to verify compliance with the terms and conditions of this permit, upon reasonable notice.

I/we acknowledge that my/our project may require a construction permit from the Vermont Department of Labor and Industry, and other State permits. I/we agree to contact the Department of Labor and Industry and the Regional Environmental Office to obtain any required permits prior to any work being done.

Signature(s) of applicants Maureen Valade Date 08/18/15

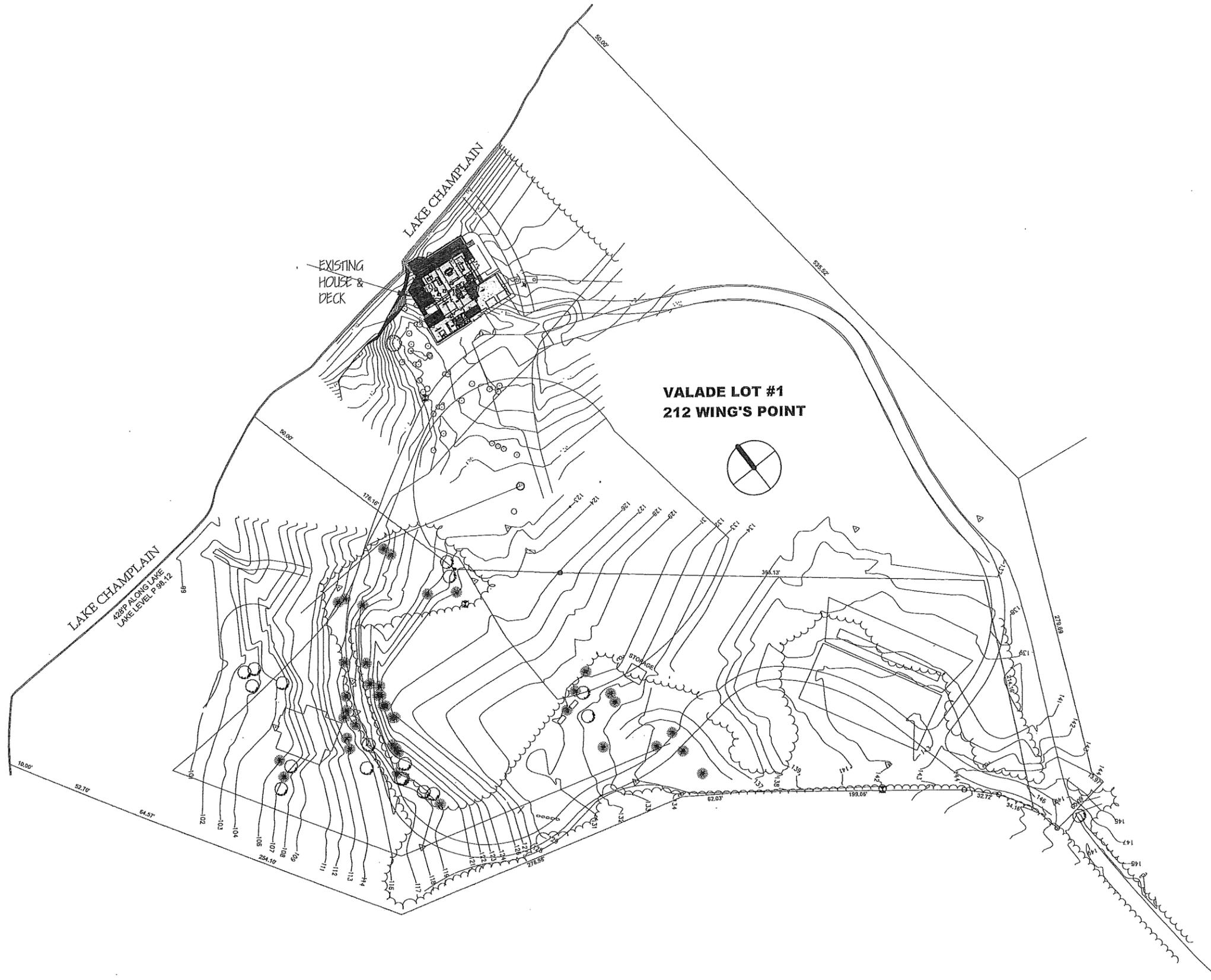
For use by Zoning Administrator/Sewage Officer

Date application received ___/___/___ Date permit issued ___/___/___ Date permit effective ___/___/___

Permit # _____ Certificate of Occupancy required? Yes ___ No ___

Application Approved _____ Denied _____

Signature of Zoning Administrator/Sewage Officer



BRAD RABINOWITZ ARCHITECT

200 MAIN STREET BURLINGTON VT
 802 658 0430 T 802 863 6876 F
 www.bradrabinowitzarchitect.com

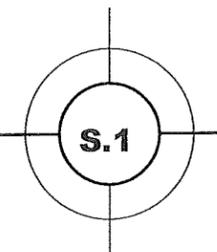
design: **PERMIT- AUGUST 20 , 2015:**

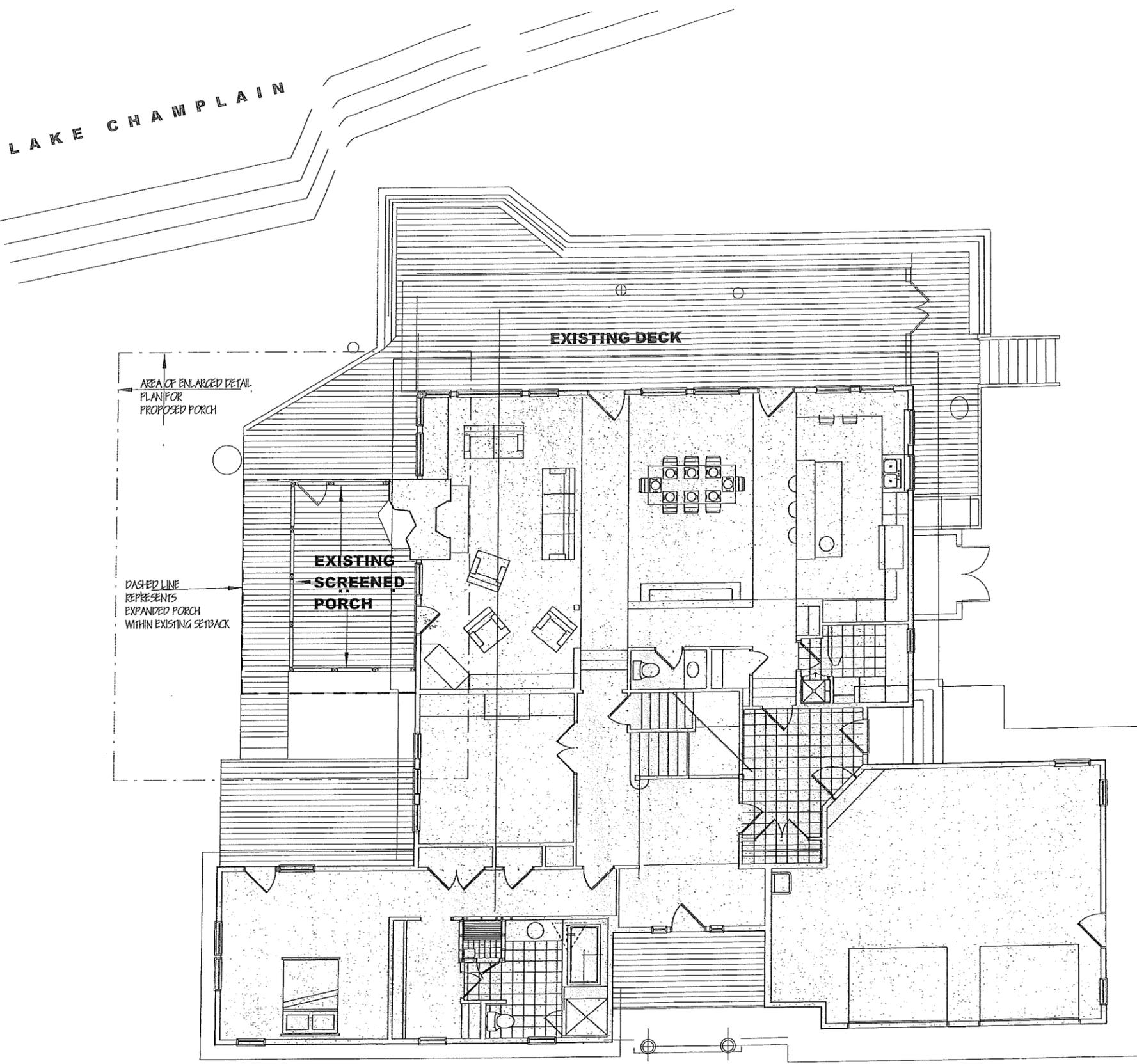
Valade Porch Renovation
 CHARLOTTE, VERMONT

Existing Site Plan

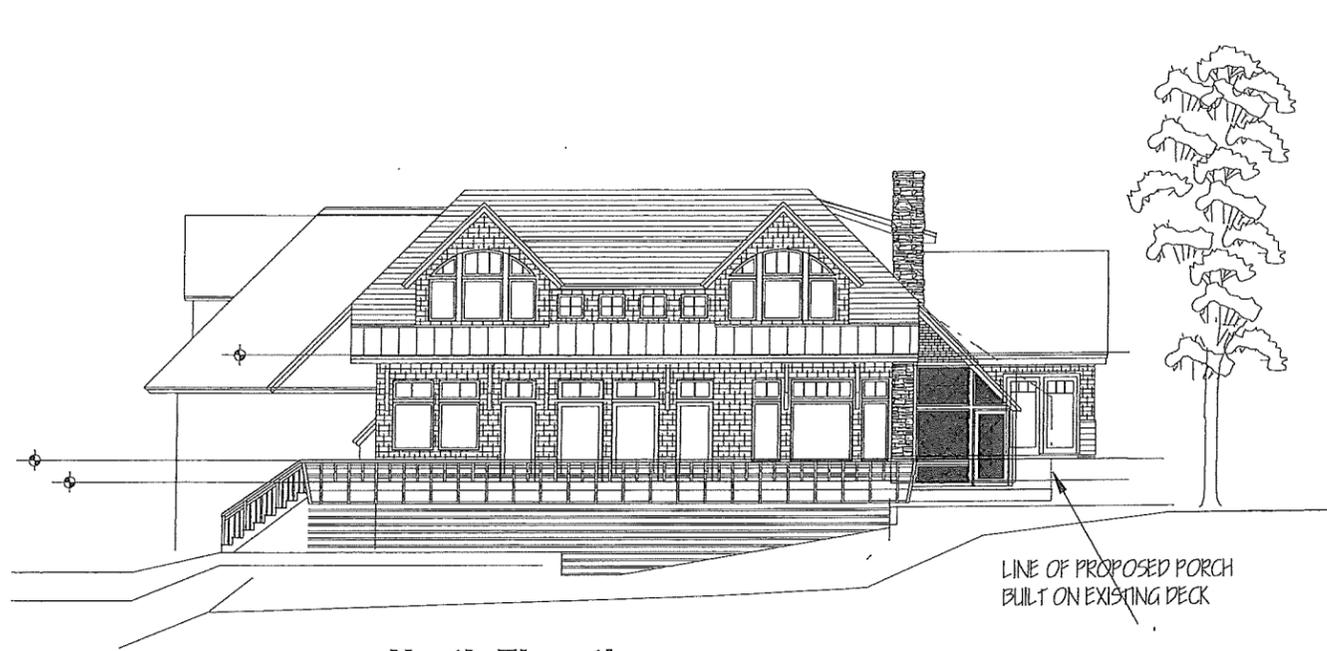
1" = 100'-0"

SITE PLAN BASED ON 2003 PERMIT #03-61-TM (Valades Remodel)
ALL SETBACKS AND LOT COVERAGE ARE UNCHANGED FROM
THAT APPLICATION AND PERMIT





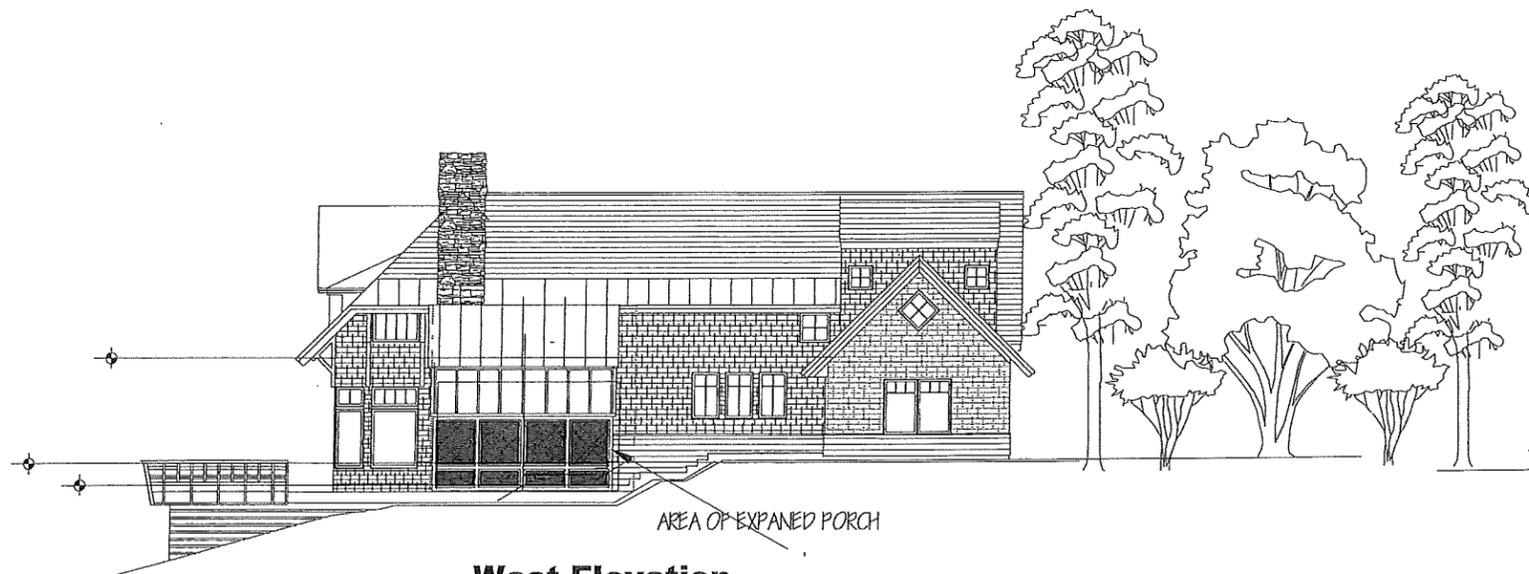
1 Existing Plan
3/32" = 1'-0"



North Elevation



South Elevation

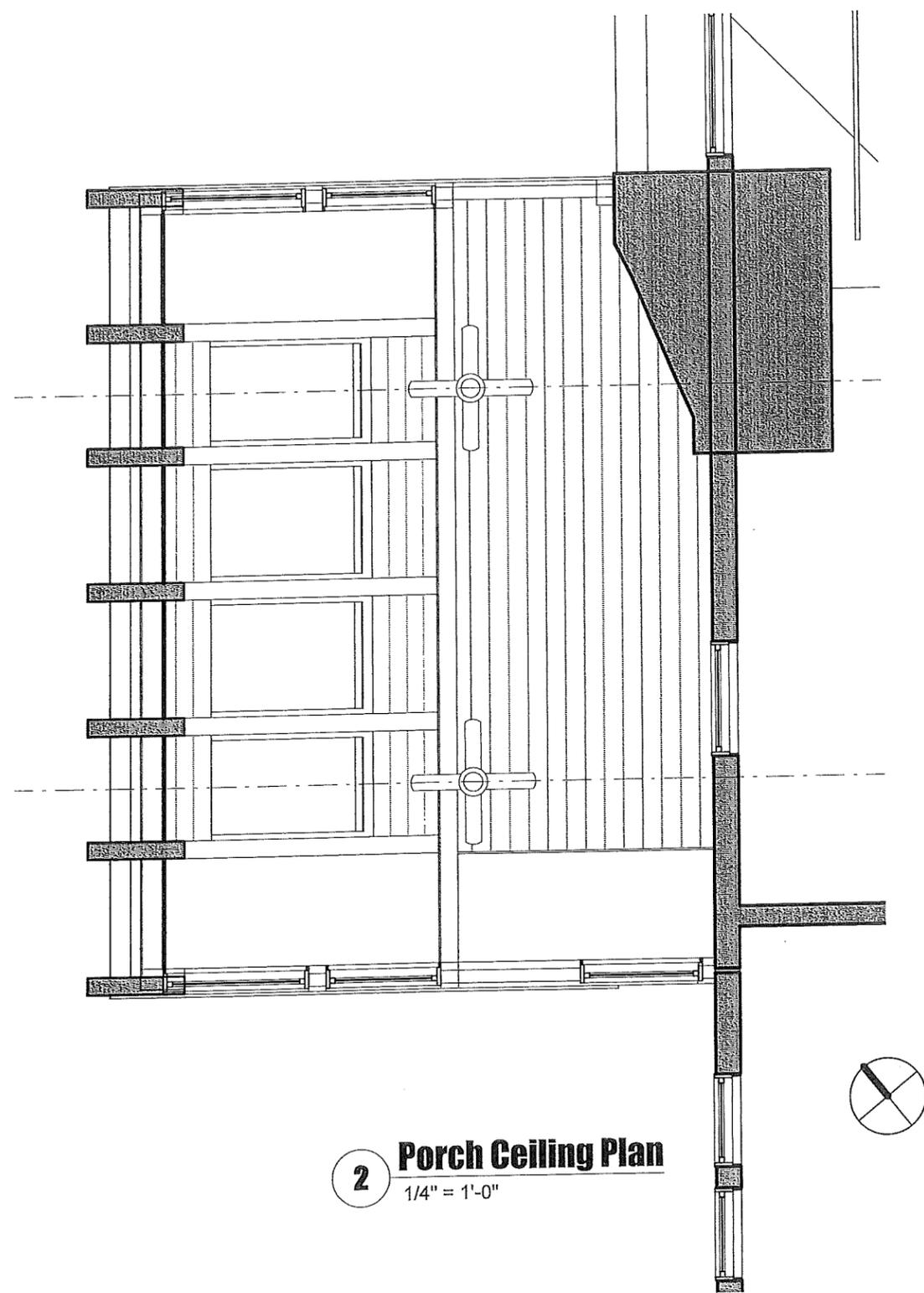
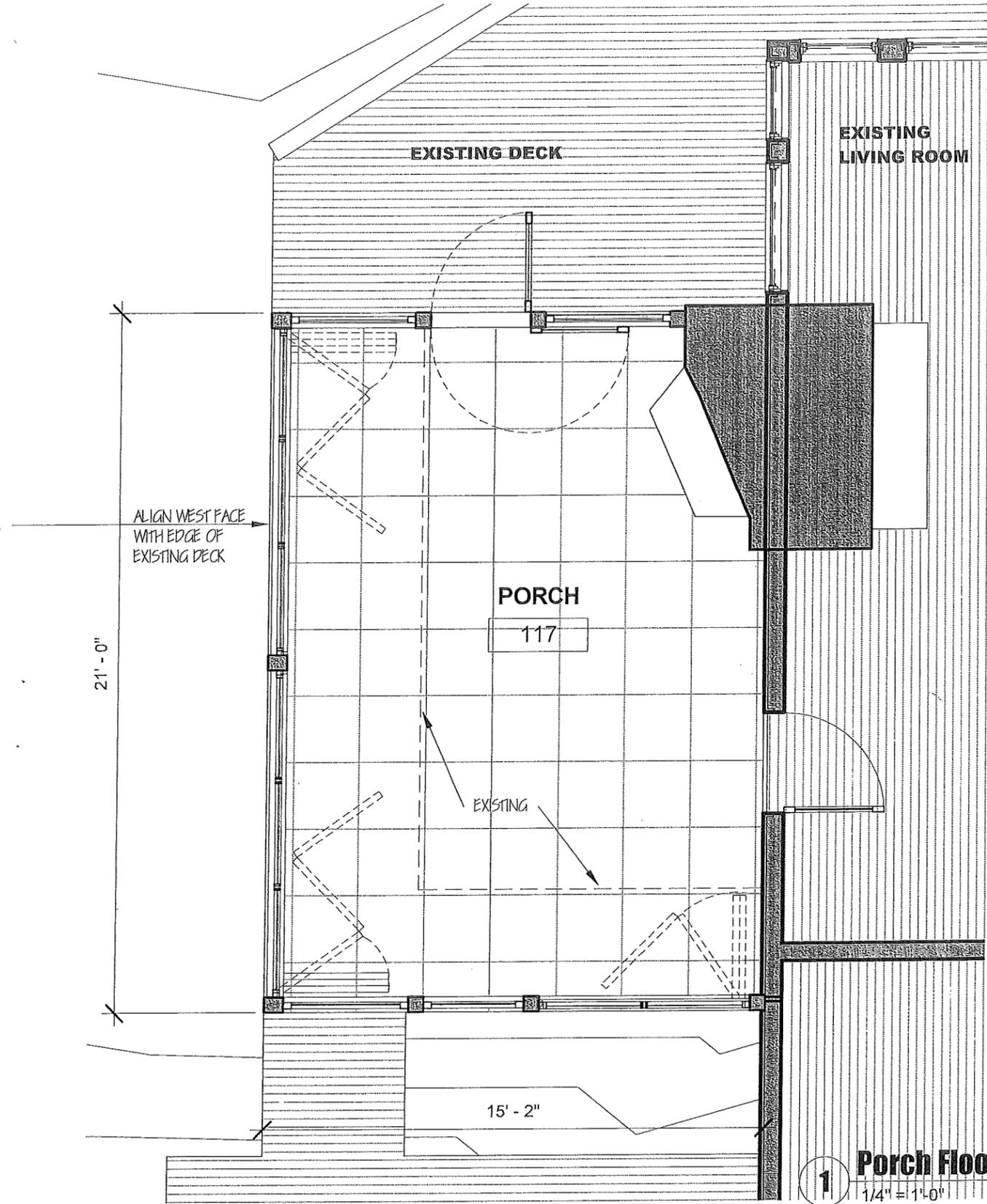


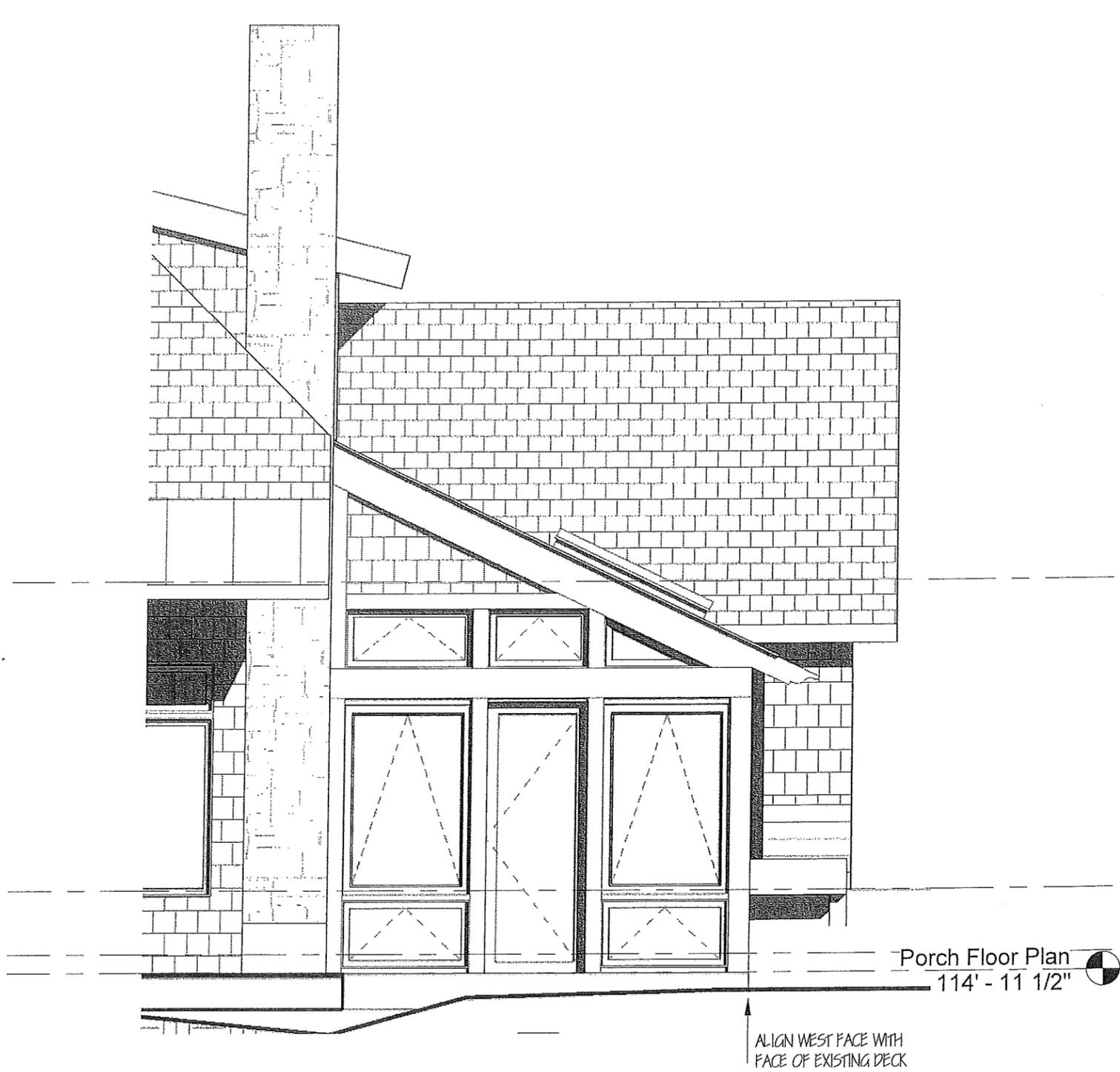
West Elevation



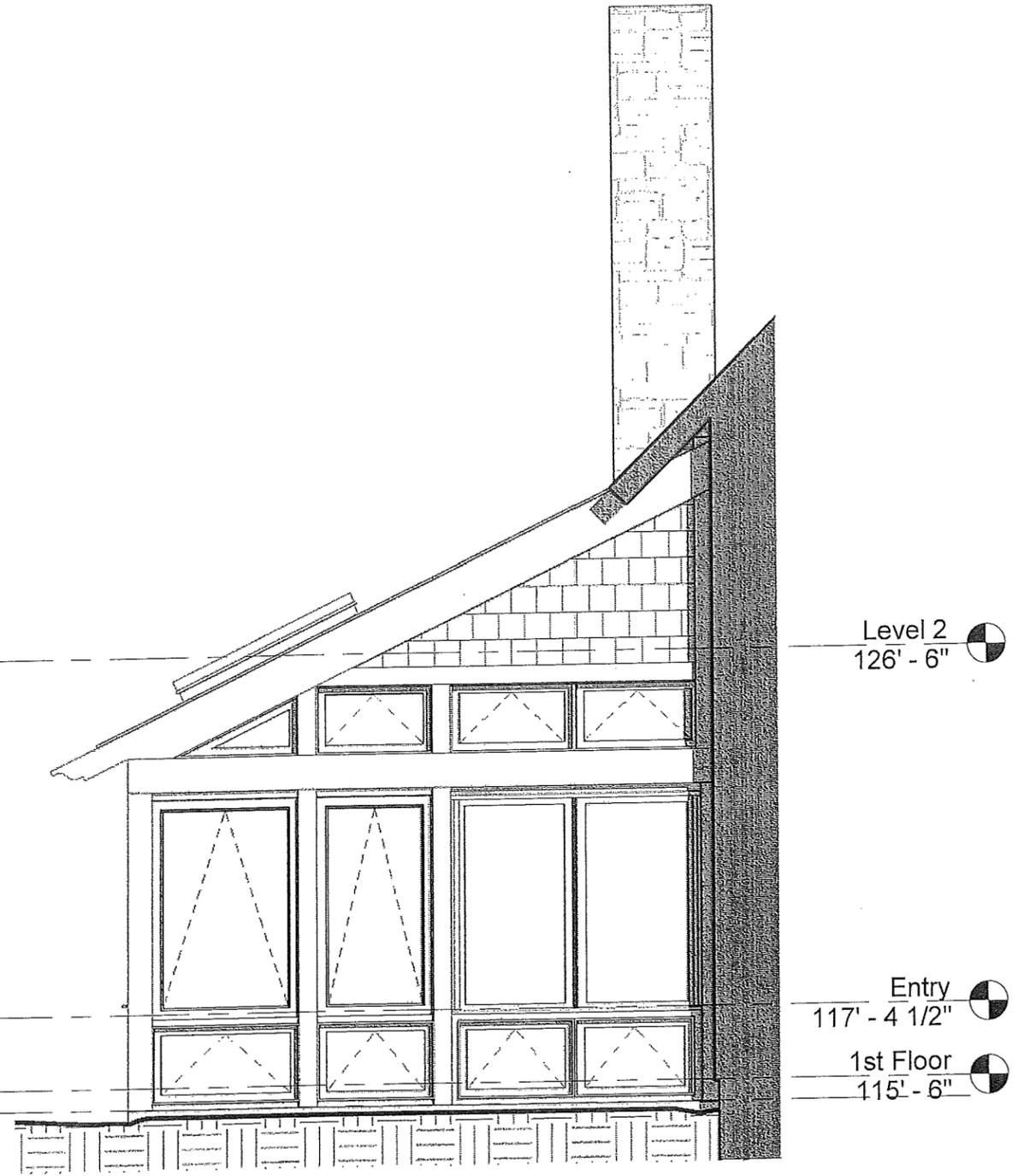
East Elevation

1 Elevations
1/16" = 1'-0"

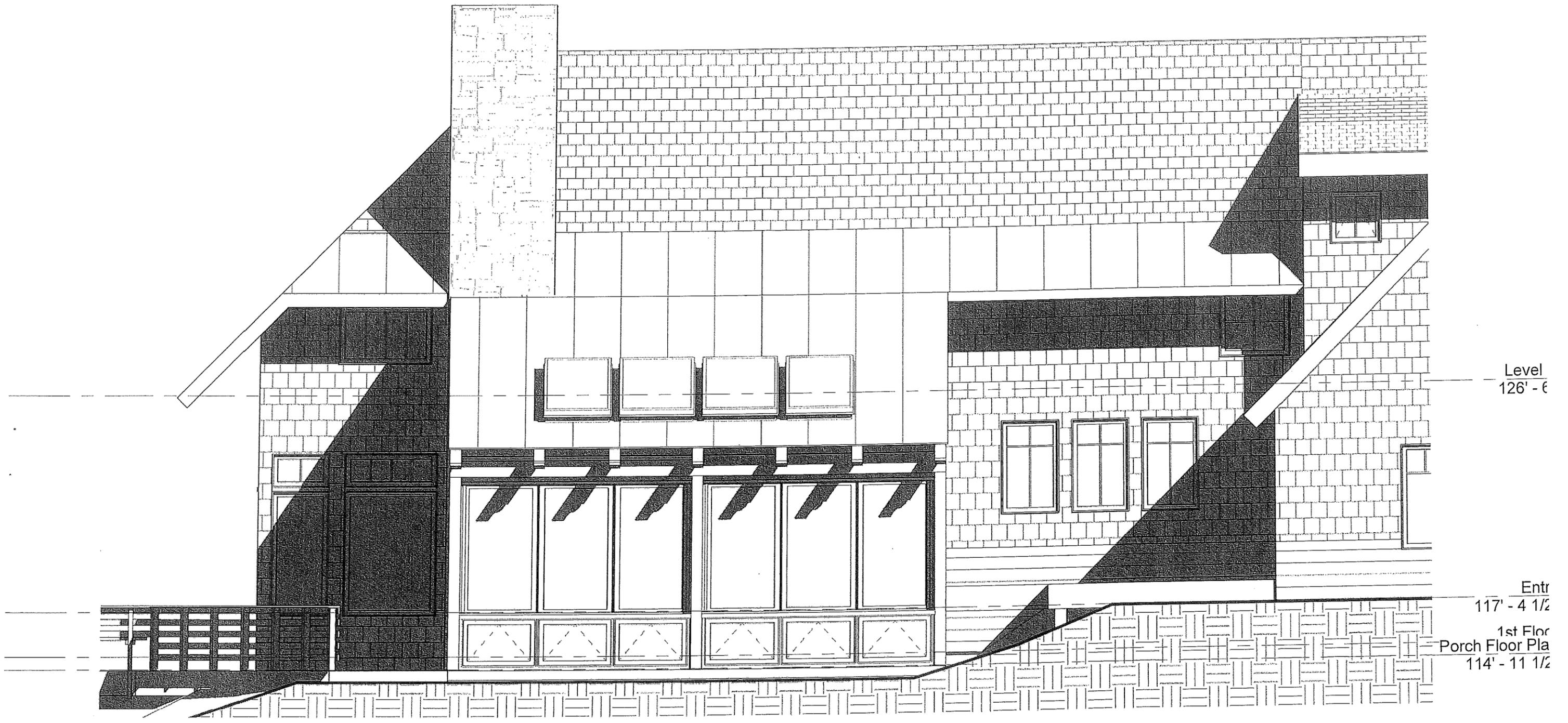




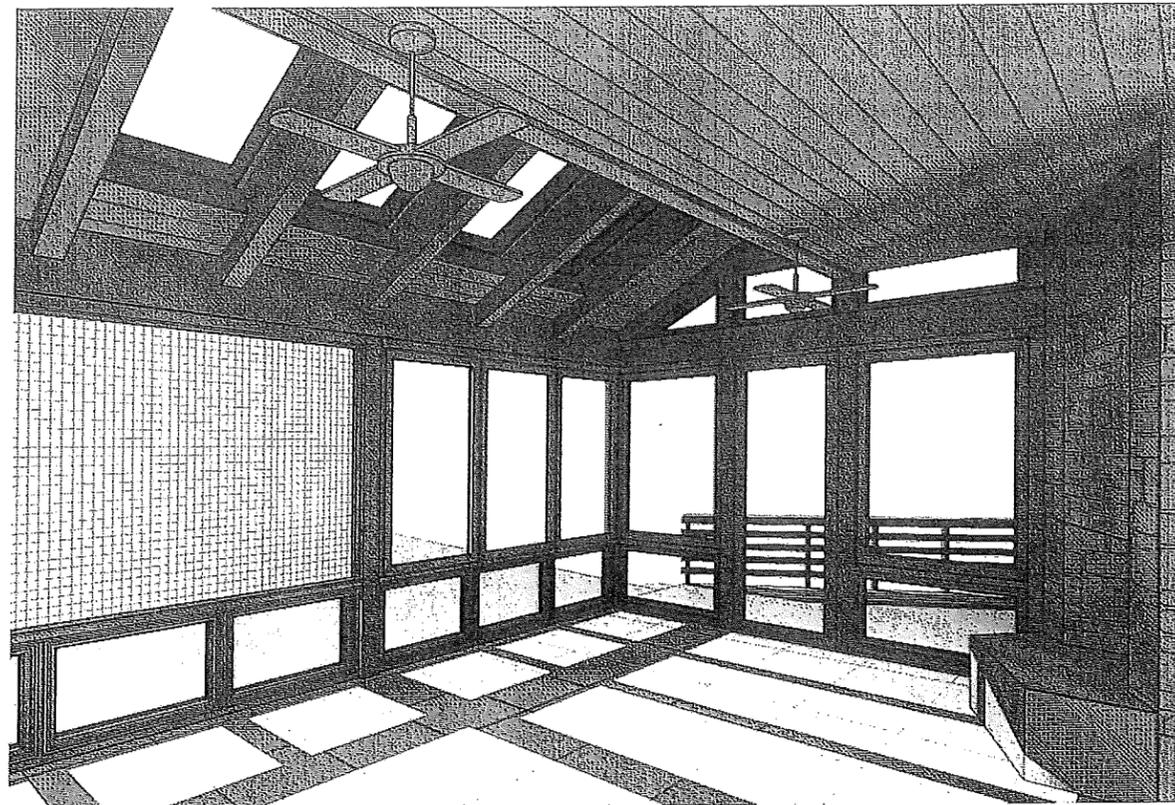
1 North Elevation
1/4" = 1'-0"



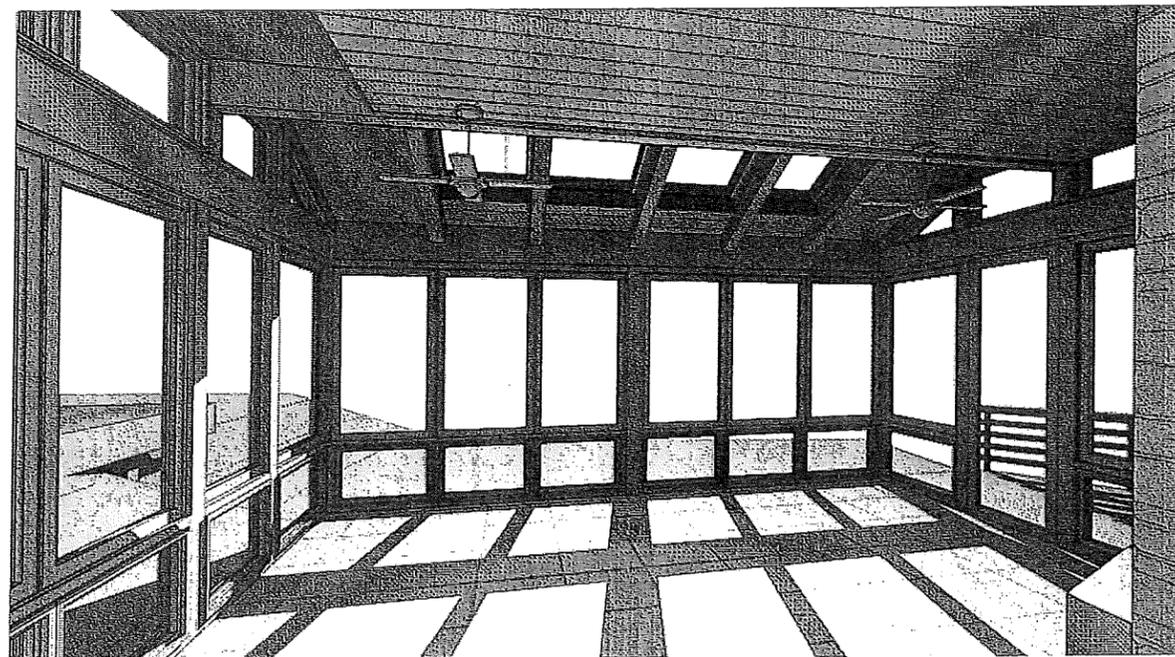
3 South Elevation
1/4" = 1'-0"



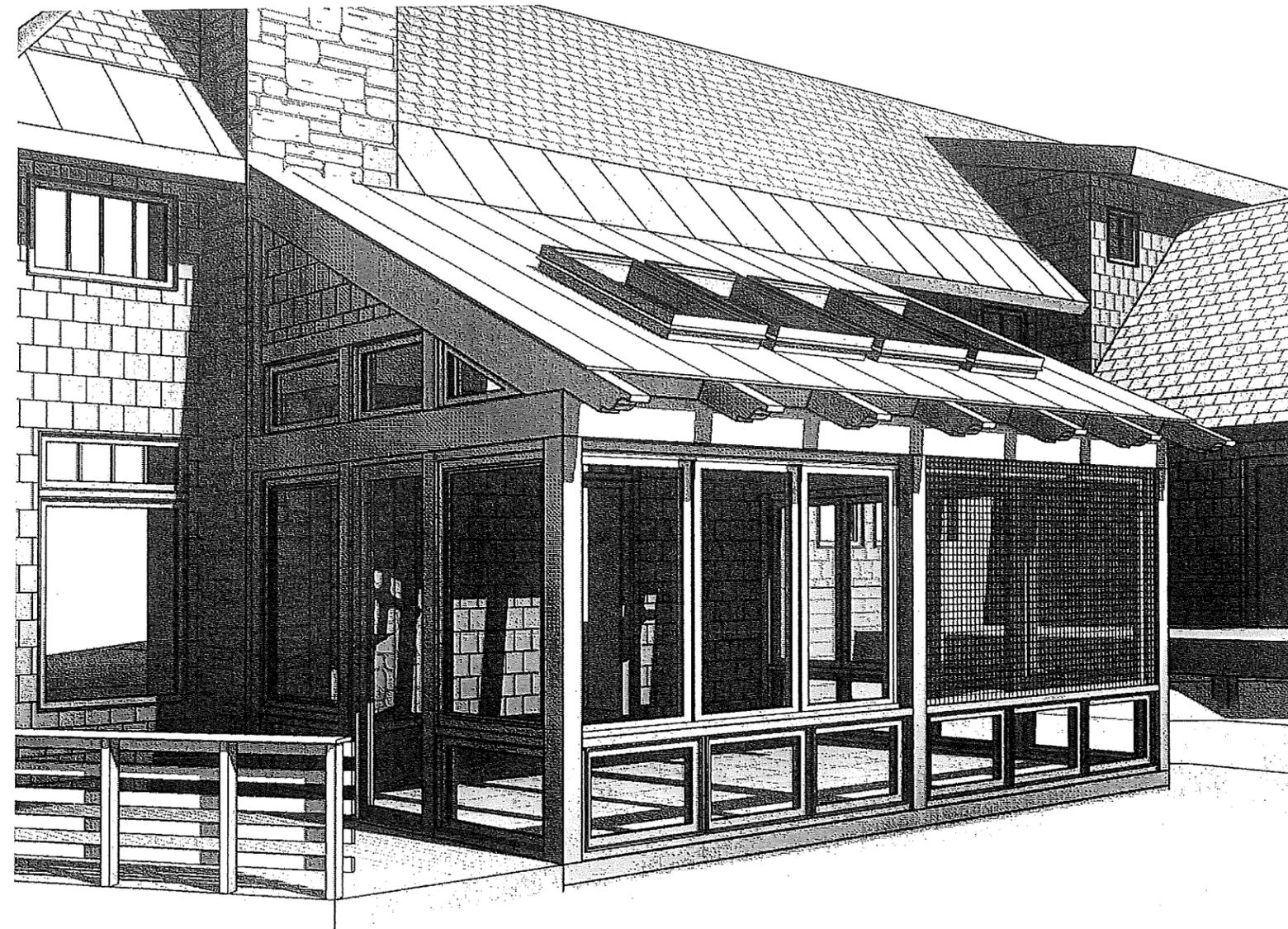
1 West Elevation
1/4" = 1'-0"



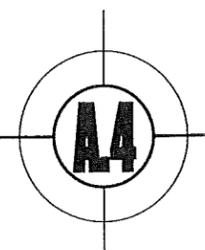
2 Interior North View
12" = 1'-0"



3 Interior West View
12" = 1'-0"



1 Exterior View
12" = 1'-0"



Britney Tenney

From: Molly Valade <mollyvalade@yahoo.com>
Sent: Friday, August 21, 2015 8:04 AM
To: Brad Rabinowitz
Cc: Britney Tenney
Subject: Re: 212-Porch-Permit

Hi Brad!

We authorize you to act in our place and represent us for any issues concerning our house at 212 Wings Point, Charlotte, VT.

Thank you very much!

Molly and Mark

Sent from my iPhone

On Aug 20, 2015, at 4:03 PM, Brad Rabinowitz <brad@BRADRABINOWITZARCHITECT.COM> wrote:

We are filed for the permit for the porch renovation with the Town of Charlotte. In review there did not seem to be any issues, but we do have to go before the board.

At this point I am hoping we are on the agenda for September 13th, but we will not know for another week or so. Given waiting times and approvals, we may not have the full approval until early November.

Molly, would you send an e-mail to me and cc Brittany Tenney, the Planning and Zoning Clerk:
btenney@townofcharlotte.com

In the email, please authorize me to act as your agent for the porch renovations at 212 Wing's Point.

This is so that I can appear on your behalf at the hearing.apmoores@gmail.com

Thanks.

Brad

BRAD RABINOWITZ ARCHITECT
200 Main Street Burlington, Vermont 05401
802 658 0430T 863 6876 F
www.bradrabinowitzarchitect.com

Information available from Tax Maps

Name _____
Address _____
Parcel ID # _____
Map 35 Block 50 Lot 1-1

Name _____
Address _____
Parcel ID # _____
Map _____ Block _____ Lot _____

Name Craig sim
Address 238 wings point
Parcel ID # _____
Map 35 Block 50 Lot 2

Name _____
Address _____
Parcel ID # _____
Map _____ Block _____ Lot _____

Name Sara mackay Bridgman Trust
Address 136 wings point Rd
Parcel ID # _____
Map 35 Block 50 Lot 1-1

Name _____
Address _____
Parcel ID # _____
Map _____ Block _____ Lot _____

Name Kinloch corp (William Barlas)
Address 4 wings point.
Parcel ID # _____
Map 04 Block 01 Lot 32

Name _____
Address _____
Parcel ID # _____
Map _____ Block _____ Lot _____

Name _____
Address _____
Parcel ID # _____
Map _____ Block _____ Lot _____

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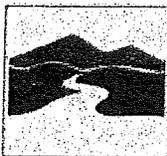
Name _____
Address _____
Parcel ID # _____
Map _____ Block _____ Lot _____

From: [Burke, Kevin](#)
To: [Brad Rabinowitz](#)
Subject: RE: Charlotte Residential Renovation
Date: Wednesday, July 15, 2015 11:08:06 AM

Hi Brad,

Construction within the same footprint is exempt, and since there is no new impervious outside of the existing footprint and no new cleared area, you are all set.

Kevin



VERMONT DEPARTMENT OF
ENVIRONMENTAL CONSERVATION
**WATERSHED
MANAGEMENT DIVISION**
LAKES & PONDS PROGRAM

Kevin Burke, *Regional Permit Analyst*
Lake Encroachment and Shoreland Permitting
1 National Life Drive, Main 2
Montpelier, VT 05620-3522
802-490-6165 / kevin.burke@state.vt.us
www.watershedmanagement.vt.gov

From: Brad Rabinowitz [mailto:brad@BRADRABINOWITZARCHITECT.COM]
Sent: Monday, July 13, 2015 11:58 AM
To: Burke, Kevin
Subject: Charlotte Residential Renovation

Kevin:

We are working on renovating a small portion of an existing house that is within the Shore Land District in Charlotte. It is on Lake Champlain on Wings Point Road in Charlotte.

The project would encompass an existing screened porch and deck renovation in which the existing deck will become part of the porch. We will need a permit from the town, but their preliminary assessment is that we are OK as long as we are not creating any new impervious areas. The total area being renovated is about 320 SF.

In reading the exceptions to requiring a Shore Land Permit, it appears that one is not needed under the same criteria- that we are not creating any new impervious area. (No existing trees or topography will be affected by the project.)

Do we need to go through any formal process or is it clear enough if we are staying within the existing footprint of the existing impervious areas?

Thank you for your time.

Brad

(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 increase in occupancy

(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.

Consistent with area

(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.

No increase

municipal bylaws and ordinances currently in effect. The Board shall not approve a proposed development that does not meet the 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.

TABLE 2.6 // Conditional use 5.4

- (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.

Existing geothermal - no impact to future.

(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.

Meets town plan standards

- (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.

No change to setbacks.

- (3) **Performance Standards.** The Board shall consider whether the proposed development will meet applicable performance standards under Section 3.13, 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 INCREASE IN NOISE

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

NO INCREASE - TYPICAL TO RESIDENTIAL

- (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 CHANGE - TYPICAL RESIDENTIAL.

- (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 CHANGE - TYPICAL RESIDENTIAL

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:

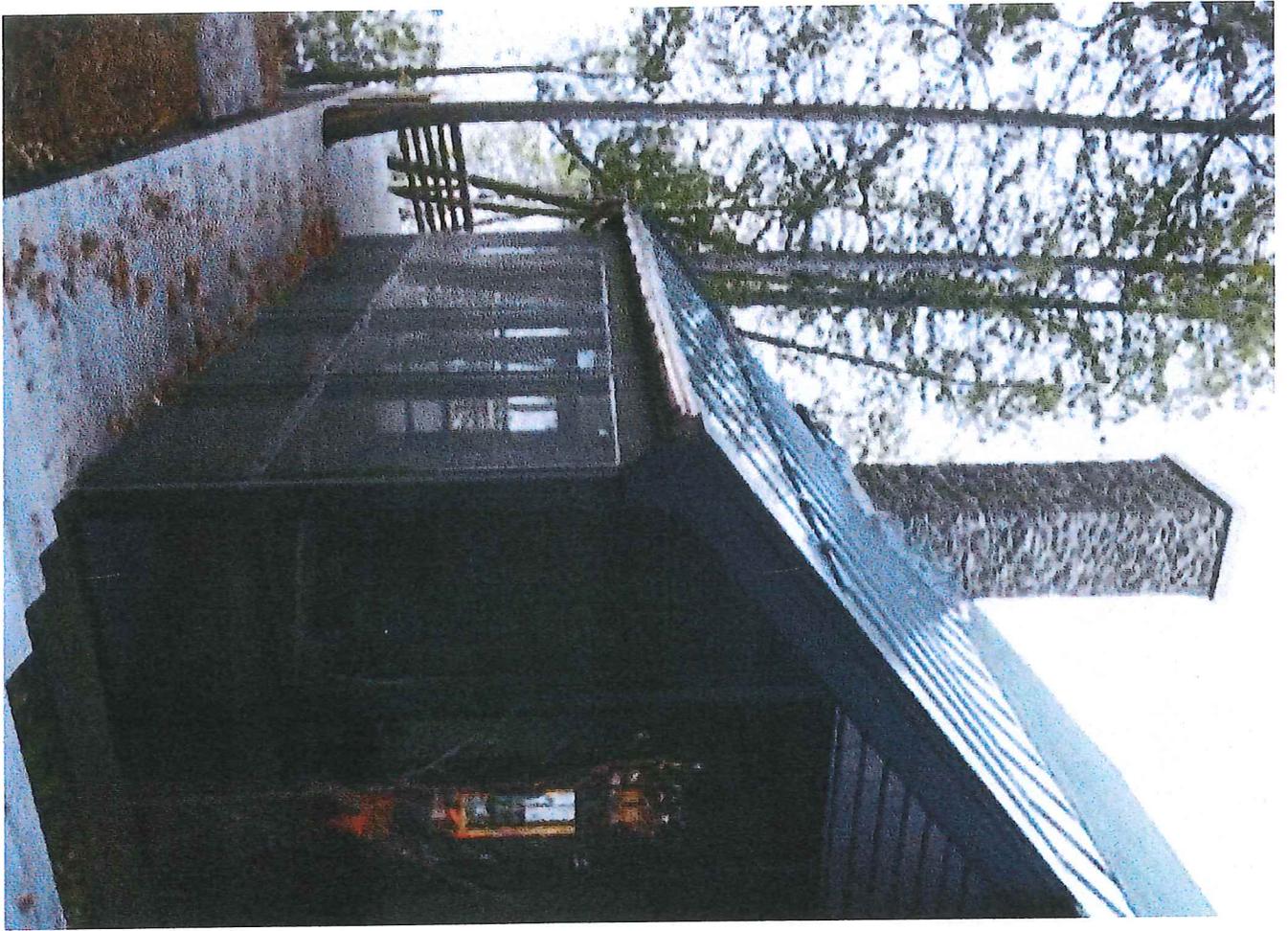
- (1) noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or within the Commercial/Light Industrial District, noise in excess of 75 decibels;
- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments;
- (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;
- (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;
- (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).
- (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;
- (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
- (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.

Section 3.13 Sign Requirements

(A) Applicability. No signs of a fixed or permanent nature shall be allowed in any zoning district except as specifically provided herein.

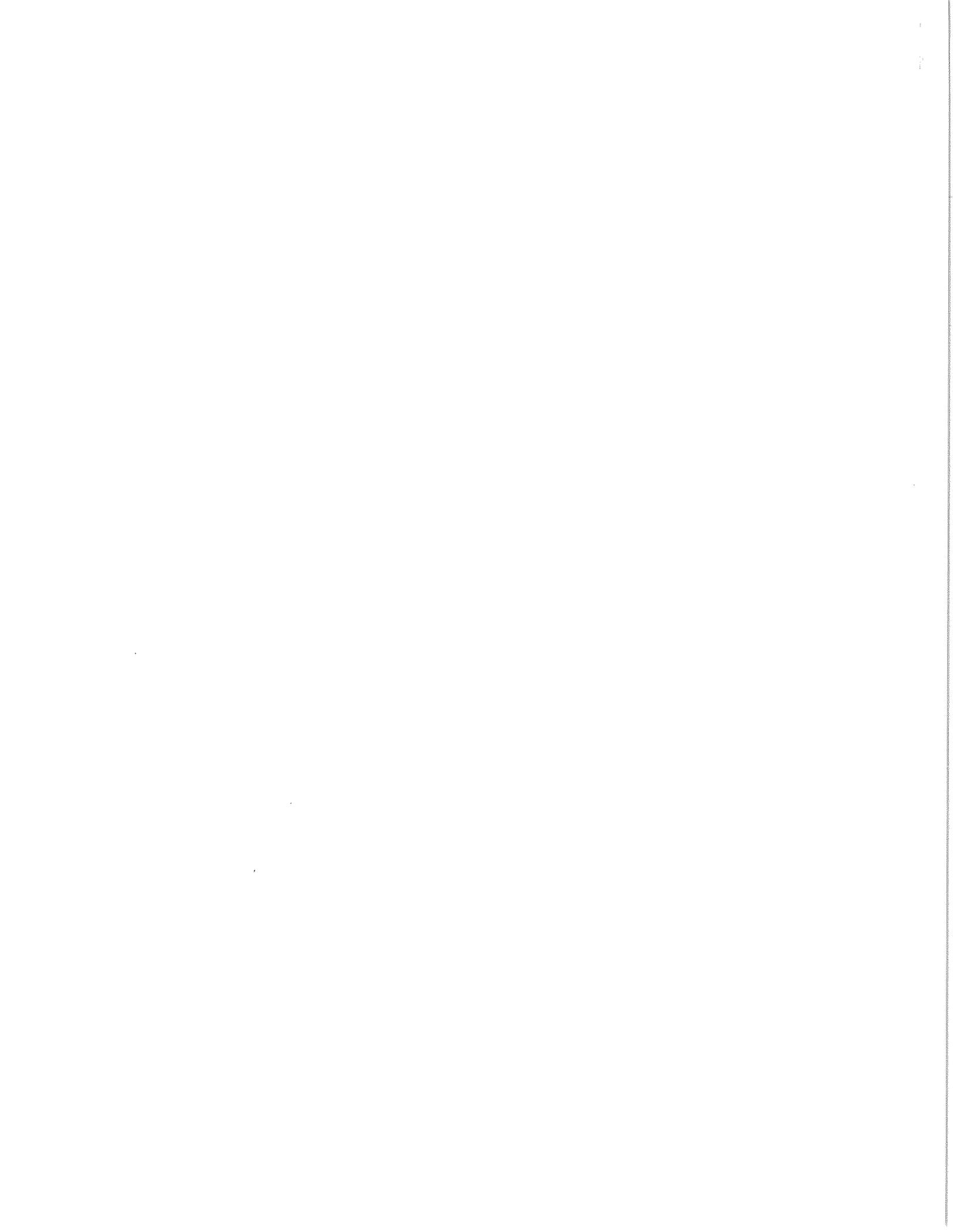
(B) Submission. A permit is not required for a sign, however the following information shall be submitted to the Zoning Administrator in advance of construction:

- (1) A plot plan (does not need to be survey) showing the proposed location of sign with distances to property lines, structures, rights-of-way and setbacks.









ZONING BOARD OF ADJUSTMENT - APPLICATION

TOWN OF CHARLOTTE

Planning & Zoning
P.O. Box 119
159 Ferry Road
Charlotte, VT 05445
Phone: 802-425-3533

Office Use Only #ZBA- 11-03

Date Received: **RECEIVED**

AUG 03 2011

CHARLOTTE
PLANNING & ZONING

Note: Decisions of the Zoning Board of Adjustment may be appealed to the Vermont Environmental Court within 30 days of the date of the Board's written decision. Zoning Permits will not be issued so as to become effective prior to the end of that appeal period.

E-Mail: Gloria@townofcharlotte.com

Hearing Date: Aug. 31 2011

Receipt # 1834 Application Fee \$500 Appeal Fee \$500 _____ Telecommunications Facilities Fee \$2,000 _____

*APPLICANT/REPRESENTATIVE (if different from owner)

Name CHARLIE PROUIT Name MARK AND MOLLY VALADE

Address DISTINCTIVE LANDSCAPING Address _____
2111 GREENBUSH RD, CHARLOTTE

Phone _____ Phone _____

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

Map 35 Block 50 Lot 1-2 Parcel ID # _____ Thompsons Point Lot # _____

Property address 212 Wings Point Rd Charlotte, VT. 05445

Zoning District _____ Lot size 506A Lot frontage 0 % of Lot coverage (building) 1.4% (overall) 1.4% Building height 22'

Existing front yard setback 110' Existing side yard setbacks 1. 715 2. 155 Existing rear yard setback 20' TO CURB

This application references Zoning Bylaw section(s) _____

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.

