

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

TOWN OF CHARLOTTE PLANNING & ZONING P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119 Phone 802-425-3533	FOR OFFICE USE ONLY: Application No: _____ Date Received: _____	
	DRC Report: _____	ZIA Hearing: _____

Property owner: <u>John Stetson</u> Address: <u>800 N. Shore Rd</u> <u>Charlotte, VT 05445</u> Telephone: <u>802-425-2842</u>	*Applicant's name: <u>Jeffrey Bradley</u> Address: <u>2038 Lake Rd</u> <u>Charlotte, VT 05445</u> Telephone: <u>802-425-3024</u> <small>*If applicant and owner are not the same, applicant must attach a letter of authorization from the owner.</small>
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Location of property: <u>800 N. Shore Rd.</u> Tax Map No: Map <u>40</u> Block <u>50</u> Lot <u>11</u> Deed Reference: Volume _____ Page _____ Date _____ Lot size: <u>.72</u> Size determined from? Survey <input type="checkbox"/> Deed <input type="checkbox"/> tax map <input type="checkbox"/> Is this property on the Historic Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will this request require the cutting of any trees? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, describe the type and size of tree(s) and locate them on the plot plan.	In square feet, what is the building footprint which is covered by a roof (including covered porches and covered decks)? <u>1,466</u> Is this request for the demolition or removal of an existing structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will this alteration or expansion increase the footprint which is covered by a roof? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> If yes, what is the number of square feet in the expansion? <u>492</u> What will be the total square feet of the building footprint covered by a roof after the expansion?(or demolition) <u>1,958</u> total square feet What is the total amount of square feet not covered by a roof? <u>29,405</u>
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List the total number of the existing rooms and their use. <u>1-Dining/Kit. 1-Living</u> <u>3-Bedrooms 1-Bath</u> <u>1-Screen Porch</u>	Give the building footprint as a percent of lot size: (Maximum allowed is 7%) Existing <u>4.7%</u> Proposed <u>6.2%</u> Building height: existing <u>14</u> feet proposed <u>16</u> feet
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List the total number of proposed rooms and their use. <u>1-Dining/Kit. 1-Living</u> <u>3-Bedrooms 2-Baths</u> <u>2-Offices. 1-Screen Porch</u>	Will the alteration or expansion be for the purpose of increasing occupancy of the structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Explain: Will there be any change in the plumbing? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Explain:
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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

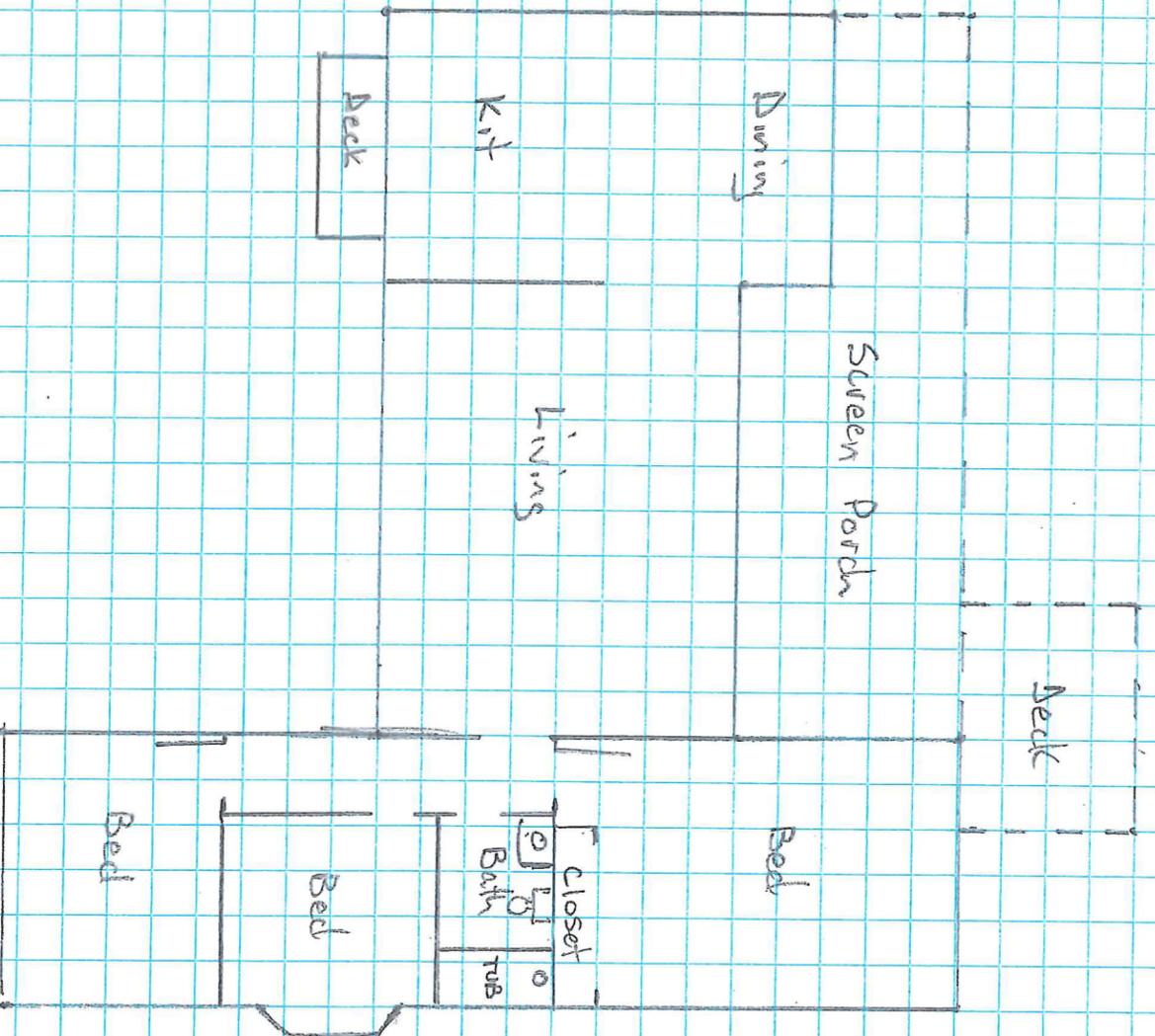
The application shall not be deemed complete until all of the applicable materials above have been submitted.

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.

John W. Stetson / Robert Stetson 9-23-15
 Signature of Applicant Date

RECEIVED
 OCT 01 2015
 CHARLOTTE
 PLANNING & ZONING

STETSON EXISTING CAMP $\frac{1}{8}'' = 1'$

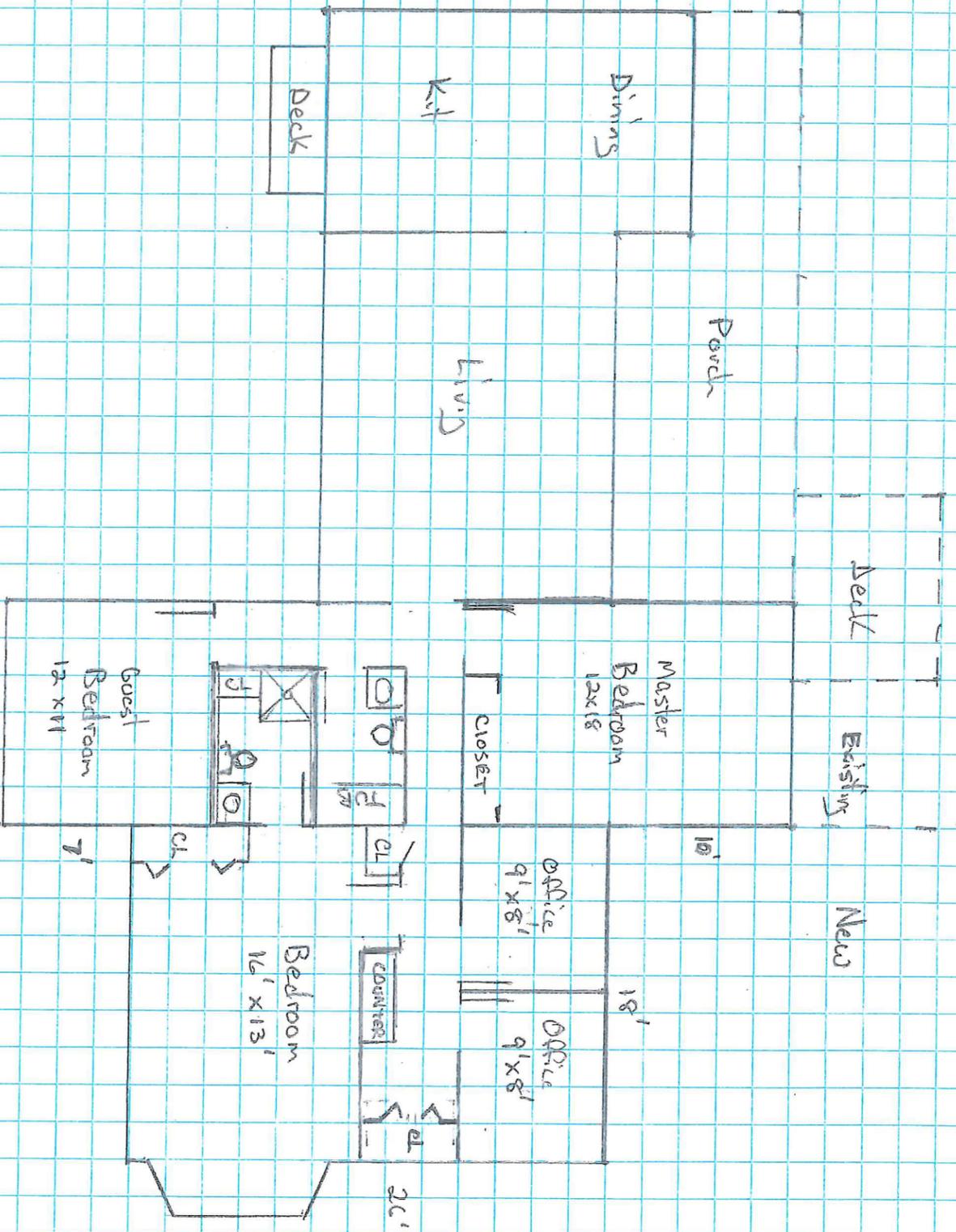


STETSON

PROPOSED

ADDITION

1/8" = 1'



rpstats36e902.com

800 N. SHORE RD.

STETSON SITE PLAN
1" = 20'

LAKE CHARMOPLAIN

N



207'

60'

135'

71'

Existing

20' Maple To be Removed

18' x 26'
Addition
New

DPT10

SHED
EXIST

123'

20'

39'

46'

67'

201'
PARKING

N. SHORE RD



North



West

Jeffrey Bradley

From: Jeffrey Bradley <jeffreybradley@madriver.com>
Date: October 1, 2015 6:52:00 AM EDT
To: Jessie Reid Bradley <jrbradley@madriver.com>



4 Attachments, 8.9 MB



EAST



SOUTH

(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.

Will match existing style & materials

- (2) Natural features should be identified.

One tree to be removed

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

NA

- (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 match existing

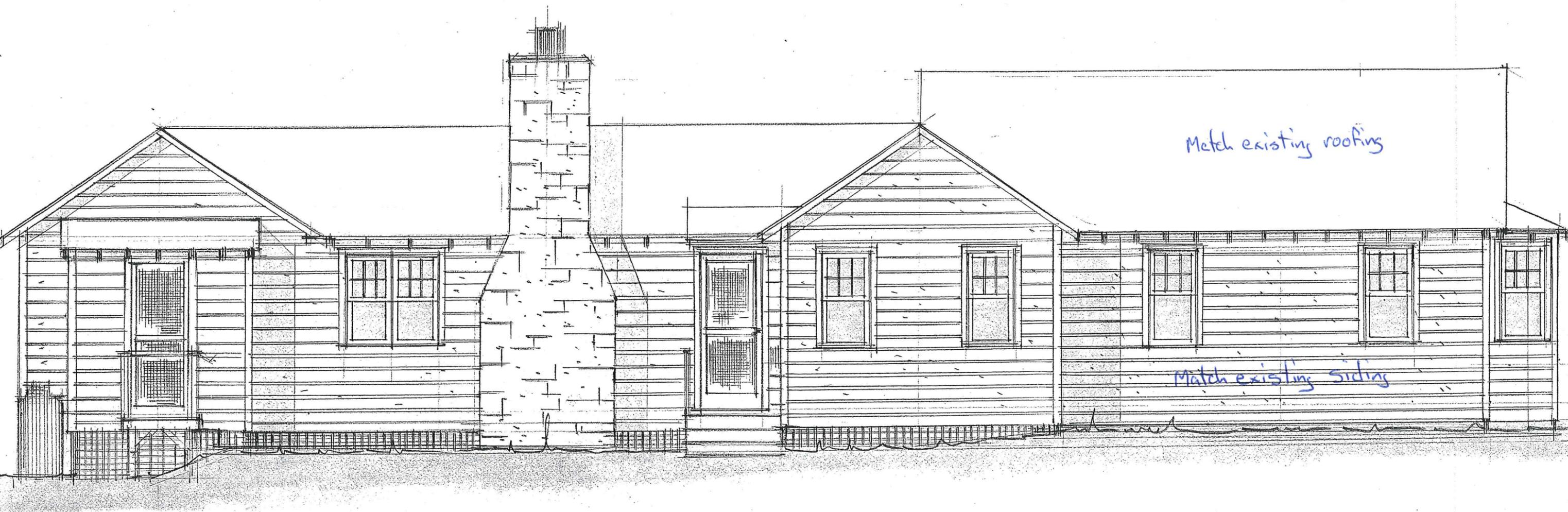
- (5) The demolition of structures of historic significance shall be discouraged.

No Demolition

RECEIVED

OCT 01 2015

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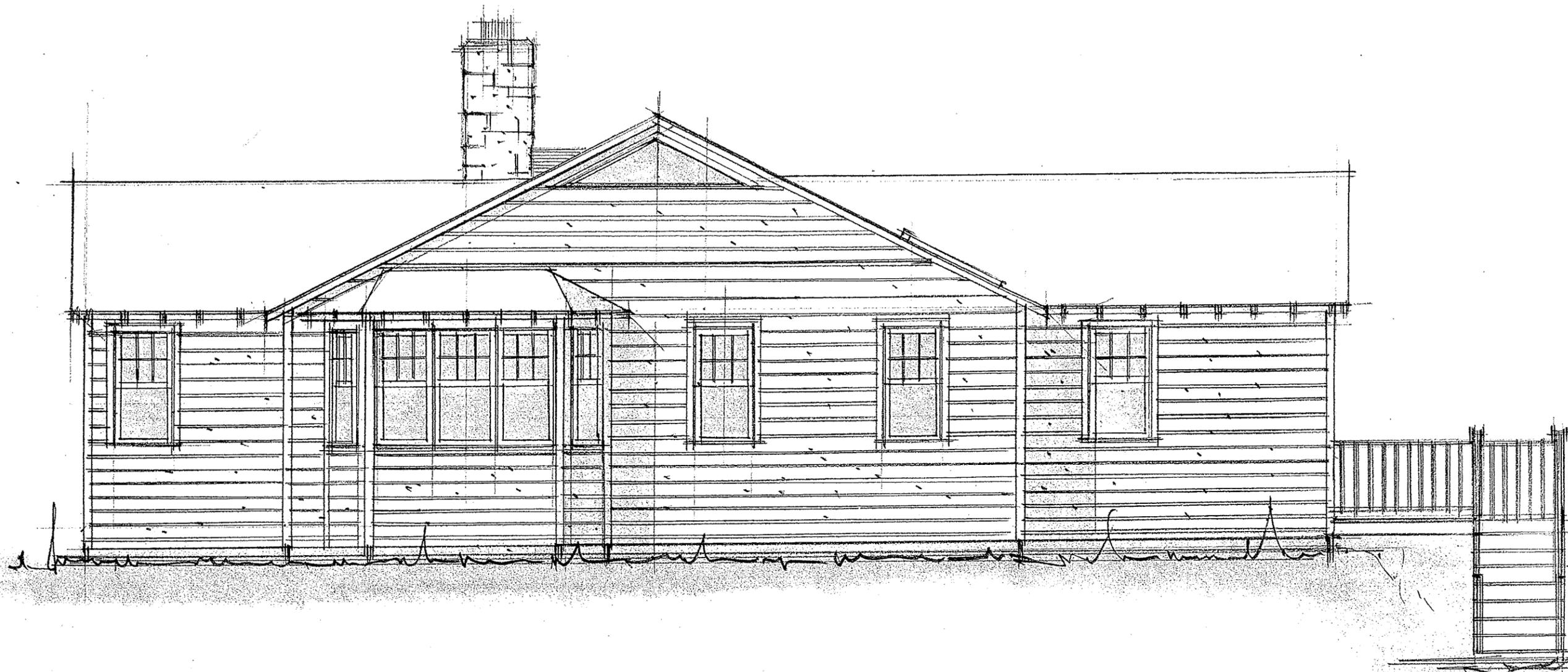
STETSON RENOVATION

800 NORTH SHORE ROAD—THOMPSON'S POINT—CHARLOTTE, VERMONT

EASTERLY ELEVATION

SCALE-1/4"=1'

SEPTEMBER, 2015



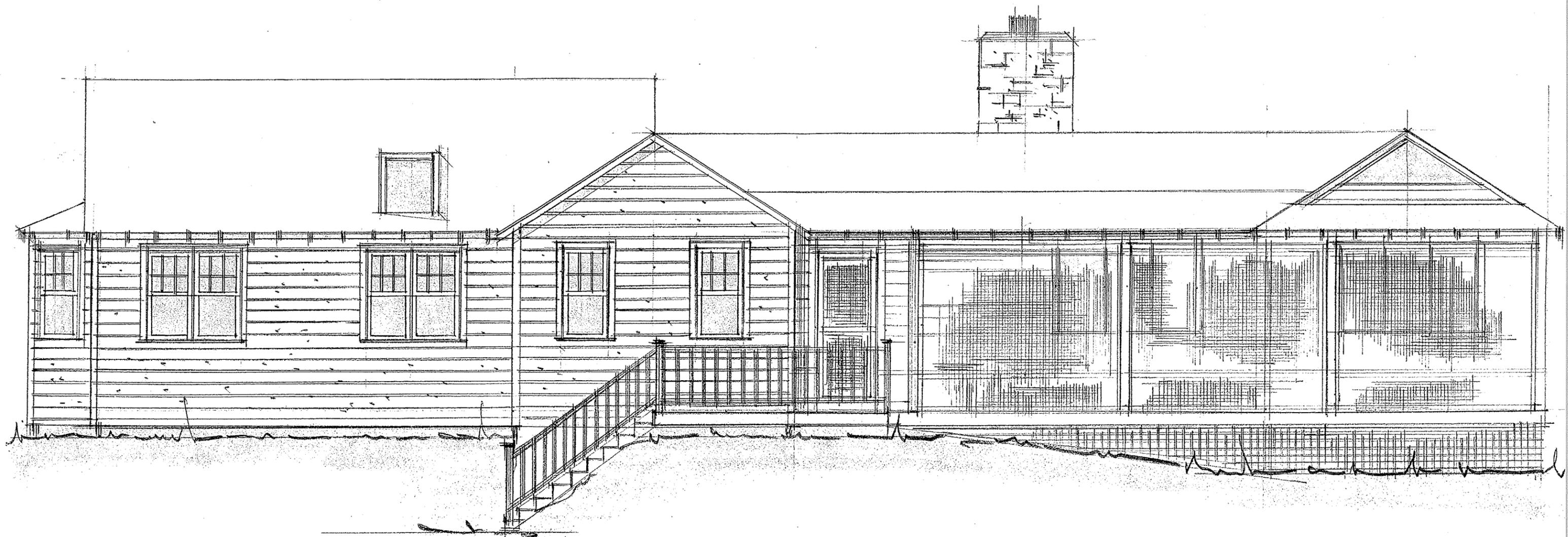
STETSON RENOVATION

800 NORTH SHORE ROAD—THOMPSON'S POINT—CHARLOTTE, VERMONT

NORTHERLY ELEVATION

SCALE-1/4"=1'

SEPTEMBER, 2015



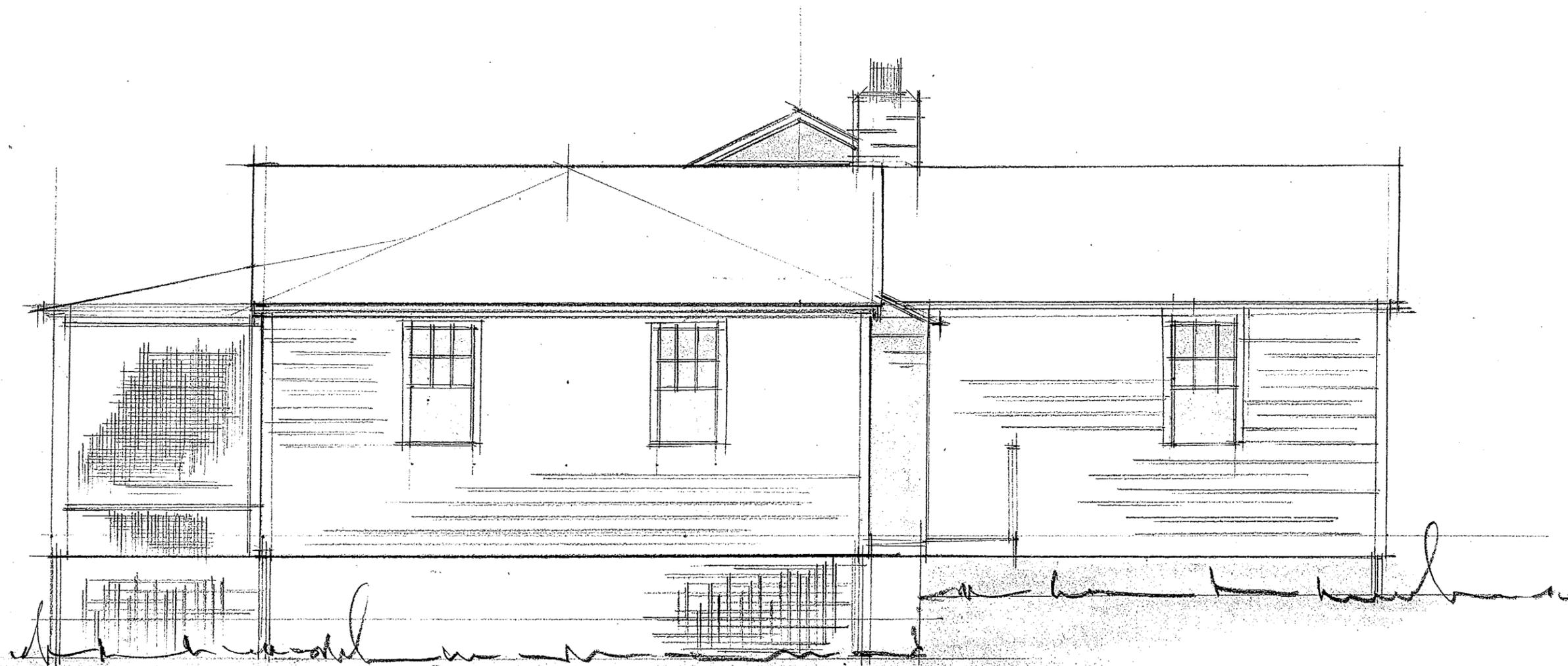
STETSON RENOVATION

800 NORTH SHORE ROAD—THOMPSON'S POINT—CHARLOTTE, VERMONT

WESTERLY ELEVATION

SCALE-1/4"=1'

SEPTEMBER, 2015

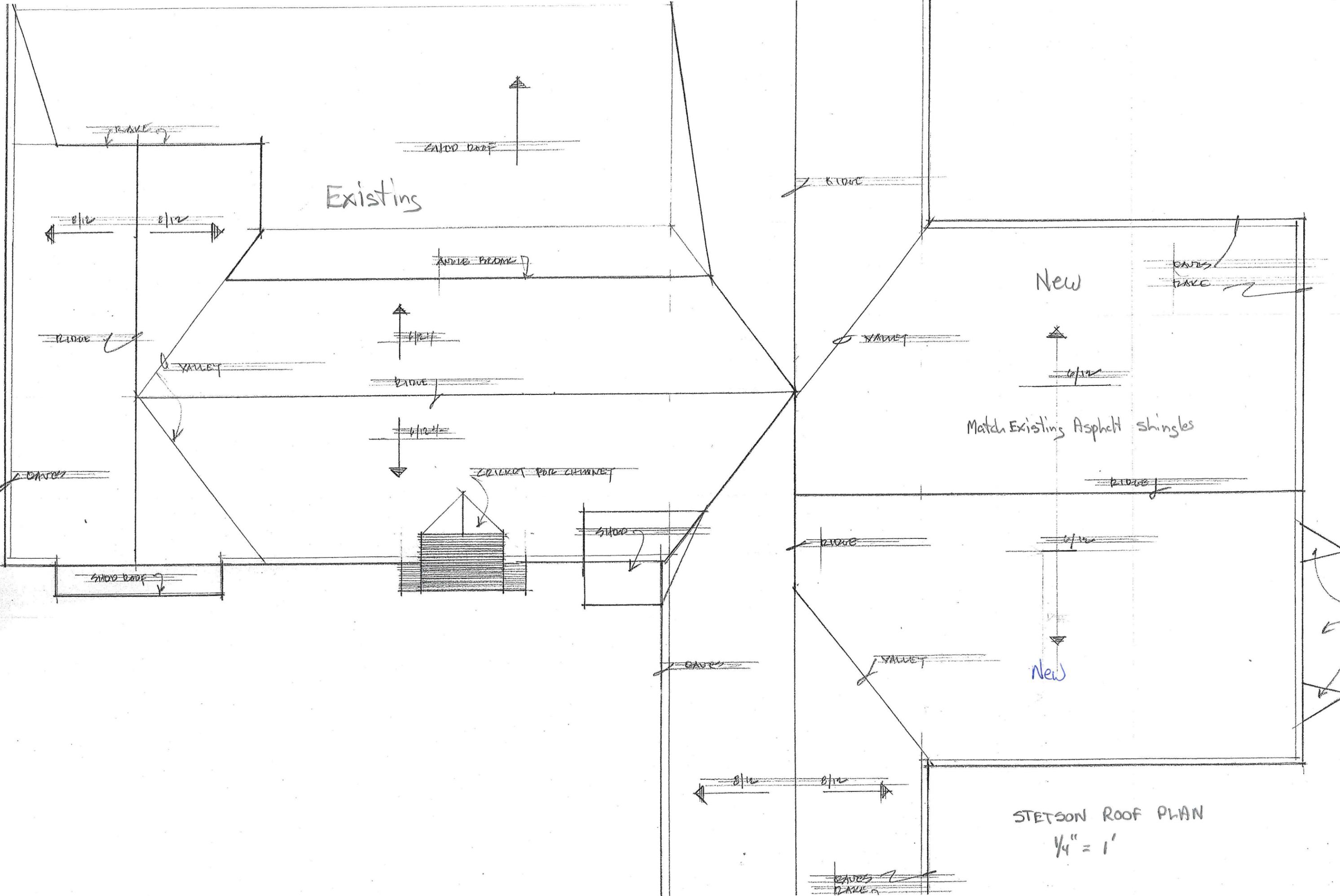


STETSON RENOVATION

800 NORTH SHORE ROAD—THOMPSON'S POINT--CHARLOTTE, VERMONT
SOUTHERLY ELEVATION

SCALE-1/4"=1'

SEPTEMBER, 2015



Existing

New

Match Existing Asphalt shingles

STETSON ROOF PLAN

$\frac{1}{4}'' = 1'$