

ZONING BOARD OF ADJUSTMENT - APPLICATION

TOWN OF CHARLOTTE

Office Use Only #ZBA- 18-147

Planning & Zoning

Date Received:

P.O. Box 119

159 Ferry Road

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.

Charlotte, VT 05445

Phone: 802-425-3533

Fax: 802-425-4241

E-Mail: ^{bramley}cleria@townofcharlotte.com

Hearing Date: _____

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

*APPLICANT/REPRESENTATIVE (if different from owner) -

Name <u>JANE + GARY ALSOFROM</u>	Name <u>JANE + GARY ALSOFROM</u>
Address <u>760 NORTH SHORE ROAD</u>	Address <u>8 OAK BEACH DR</u>
<u>CHARLOTTE, VT 05445</u>	<u>BURLINGTON, VT 05401</u>
Phone <u>802-373-3996 (JANE CELL)</u>	Phone <u>802-343-9331 (GARY CELL)</u>

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

Map _____ Block _____ Lot _____ Parcel ID # _____ Thompsons Point Lot # 176 + 177

Property address 760 NORTH SHORE RD

Zoning District _____ Lot size .66 ^{100' 176} Lot frontage 100' 176 % of Lot coverage (building) 39% (overall) 5.8% Building height 13'

Existing front yard setback 67' Existing side yard setbacks 1. 112' 2. 50' Existing rear yard setback 19'

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.

____ 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.)

WE ARE REQUESTING TO BUILD AN ADDITION THAT WILL COVER AN EXISTING DECK ON THE NORTH SIDE OF THE STRUCTURE. (SEE ATTACHED ARCHITECTURAL RENDERINGS) THIS WILL EXPAND THE EXISTING KITCHEN, RECONFIGURE THE STORAGE + ADD SOME LIVING + STORAGE SPACE. NO ADDITIONAL BEDROOMS WILL BE

ADDED.

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) [Signature] Date 9/29/16

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]	✓	? on APP
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	✓	? NO
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	✓	N/A
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)	✓	NO
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		

PHOTOS OF PROPERTY