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**TOWN OF CHARLOTTE
ZONING BOARD OF ADJUSTMENT
JULY 29, 2015**

DRAFT

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

ABSENT: Matt Zucker.

ADMINISTRATION: Britney Tenney, Zoning Clerk.

OTHERS PRESENT: Elizabeth Humstone, Matthew Baker.

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

AGENDA:

- **7:15 PM Continuation: ZBA-15-03: Conditional Use Review for a proposed alteration/expansion of an existing camp located at 600 North Shore Road.**

CALL TO ORDER

Mr. Tenney, Chair, called the meeting to order at 7:10 p.m.

CONTINUATION: ZBA-15-03: CONDITIONAL USE REVIEW FOR A PROPOSED ALTERATION/EXPANSION OF AN EXISTING CAMP LOCATED AT 600 NORTH SHORE ROAD.

Elizabeth Humstone, owner, appeared on behalf of the application.

STAFF NOTES

Mr. Tenney reviewed staff notes, and noted that the Humstone Conditional Use hearing had been continued from July 8, 2015, to allow time for a state shoreland permit to be reviewed, which was approved this date.

Mr. Tenney said that Ms. Humstone was still under oath. Mr. Baker would need to be sworn in, said Mr. Tenney.

Matthew Baker was sworn in.

APPLICANT COMMENTS

Ms. Humstone said that at the end of the July 8th ZBA hearing there were questions and a list of items for her to do. Photographs were taken from the lake of camps on North Shore Road as a comparison of architectural designs in response to comments by the DRC related to ‘character of the neighbor’ and ‘modern’ design of the proposed Humstone camp, said Ms. Humstone.

Ms. Humstone submitted two samples of proposed standing seam metal roof colors and a board painted in the green color for the siding, which was the existing color of the camp.

Ms. Humstone reviewed the following written reports:

- 48 • A historical analysis of architecture report by Mary Humstone regarding the DRC
49 comments related to the character of the North Shore Road and Thompson's Point
50 camps.
51 • Additional information in response to factual errors contained in the DRC
52 comments;
53 • A cover letter by Elizabeth Humstone, dated July 24, 2015.
54 • Digital simulations of photographs with overlays of the proposed camp images
55 from the road.

56

57 Ms. Tenney said that the submittals were temporarily marked as Exhibits B-L, which
58 needed to be accepted by the ZBA for the Town records.

59

60 Ms. Humstone said that as per the photographs taken from the lake view, there were
61 many camps with more window exposures than the proposed Humstone design. There
62 were many camps with more lake exposure and maximized lake views; for example, the
63 Twitchell camp. A analysis done through Town records regarding camp footprint and
64 'livable' square footage sizes revealed that the average camp sizes were 1,000 square feet
65 without porches, or an additional 358 square feet with porches. Her camp would be 98
66 square feet more than that average. Of 38 camps on North Shore Road there were 15
67 camps with 1,500 square feet of livable space and porches. She was proposing a 1.3 story
68 camp – the 0.3 story equaled 30 percent of a second story – versus many 1.5 to 2 story
69 camps. The largest 2 story camp was the 2,079 square foot Bruitt camp and the 1,700
70 square foot Fallon camp, which were both approved by the DRC, said Ms. Humstone.

71

72 Mr. Fisher noted that the 3 member DRC view points changed as the members changed.
73 Ms. Humstone replied that points to a lack of standards.

74

75 ZBA QUESTIONS/COMMENTS

76 Mr. Swayze asked if Ms. Humstone had submitted photographs to the DRC. Ms.
77 Humstone said that at the last ZBA hearing the ZBA said that she didn't need to.

78

79 Mr. Swayze asked if the DRC point of reference was on North Shore Road, or on the
80 greater Thompson's Point. Ms. Humstone replied that her focus was North Shore Road.
81 Flat Rock and North Shore roads were not included in the state historic district, said Ms.
82 Humstone.

83

84 There was discussion regarding the proposed camp elevations showing a re-drawing of
85 the proposed camp with a green siding color.

86

87 Ms. Humstone said that there were a variety of camp shapes and roof slopes, some camps
88 were more exposed to the road and some had shallow pitched roofs. Regarding the DRC
89 'adornment' comment, most camps on North Shore Road are simple, some have trim
90 around windows, and some were 'unadorned'. She proposed to leave existing shutters on
91 the road side, said Ms. Humstone.

92

93 Ms. Humstone explained that Greg Smith, arborist, could save the pine tree. The roof
94 edge would be 12” from the tree, which would have a 6” sway. The contractor would
95 protect the pine tree roots when installing the sono-tubes. Greg would cable the maple
96 tree to save it, said Ms. Humstone.

97
98 Ms. Humstone said that there were 3 camps of ‘modern’ design. For example, the Fallon
99 camp was an “A” frame style. All the camps were wood construction, varied roof lines,
100 and many camps had additions with ‘shed’ type roofs. There was no common pattern for
101 windows except to take advantage of the lake views. Regarding the DRC comments
102 related to her windows, Ms. Humstone said that her glass doors would be ‘garage-type’
103 interior doors not visible from the lake.

104
105 Mr. Tenney said that the angle of the proposed camp was an oddity. Most of the camps
106 with additions had a rectangular footprint. Ms. Humstone reiterated that the Fallon camp
107 was an “A” frame. Her camp footprint was limited due to zoning, which did not allow for
108 a square addition, said Ms. Humstone.

109
110 Mr. Swayze asked if there had been any changes to the proposed design since the July 8th
111 meeting. Were the new drawings how the camp would actually look, asked Mr. Swayze.
112 Ms. Humstone replied that the design had not changed.

113
114 Exhibits B-L were accepted and entered into the record:
115 **Exhibit B – letter of support from Matthew Baker at 650 North Shore Road, dated**
116 **July 8, 2015.**

117 **Exhibit C- cover letter by Elizabeth Humstone, dated July 24, 2015.**

118 **Exhibit D – North Shore Road camp data**

119 **Exhibit E – proposed camp elevations with clapboard siding.**

120 **Exhibit F – proposed camp from the Lake View.**

121 **Exhibit G – e-mail from Elizabeth Humstone to Mark Dillenbeck, dated July 24,**
122 **2015.**

123 **Exhibit H – comments from Chester Liebs, regarding Mary Humstone**
124 **Historical Report.**

125 **Exhibit I – Mary Humstone’s historical analysis of architecture on North Shore**
126 **Road.**

127 **Exhibit J – photographs taken from the lake of camps on North Shore Road.**

128 **Exhibit K – photographs of camps long North Shore Road**

129 **Exhibit L – State Shoreland Permit approval.**

130
131 **Exhibit M – photograph of the proposed camp from the road view was accepted and**
132 **marked as Exhibit M.**

133

134 Mr. Tenney asked if there was any further information. Ms. Humstone said that she
135 preferred the proposed design. There was an alternate proposal that had a minor change
136 to the upper windows to allow for more space and siding between the windows, said Ms.
137 Humstone.

138

139 **Exhibit N – a color drawing of an alternate window design on the lake side was**
140 **accepted and marked as Exhibit N.**

141

142 There were no further questions.

143

144 Mr. Baker, neighbor, stated that the Baker family supported the proposed camp design as
145 elegant and appropriate. The Humstone's camp was the least visible from the road. Ms.
146 Humstone shared the plans with him early in the year. The Humstone's put reflection and
147 careful thought into the design. The design was not out of sync with the neighborhood,
148 showed ethos and a place of history, said Mr. Baker.

149

150 **MOTION by Mr. Tenney, seconded by Mr. Fisher, to close PC-15-03, Conditional**
151 **Use Review for a proposed alteration/expansion of an existing camp located at 600**
152 **North Shore Road.**

153 **VOTE: 3 ayes, 1 absent (Mr. Zucker); 1 seat vacant; motion carried.**

154

155 **DELIBERATIONS**

156 The ZBA members entered Deliberative Session at 8:06 p.m.

157

158 **ADJOURNMENT**

159 The ZBA meeting was adjourned at p.m.

160

161 Minutes respectfully submitted, Kathlyn Furr, Recording Secretary.

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