ZONING BOARD OF ADJUSTMENT - APPLICATION

TOWN OF CHARLOTTE
Planning & Zoning
P.O. Box 119
159 Ferry Road
Charlotte, VT 05445
Phone: 802-425-3533
Fax: 802-425-4241
E-Mail: Gloria@townofcharlotte.com

Office Use Only #ZBA-____-____
Date Received:

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.

Hearing Date: _____

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

***APPLICANT/REPRESENTATIVE** (if different from owner)

Name Christopher Gignoux, Preparer
Address 22 North Winooski Ave, Apt 9
Burlington, VT 05401
Phone (802)825-5877

Name Elizabeth Humstone, Owner/Leasee
Address P.O. Box 123
Charlotte, VT 05445
Phone (802)734-7352

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

Map 40 Block 50 Lot 6 Parcel ID # 00024-600 Thompsons Point Lot # 168,169

Property address 600 North Shore Rd.

Zoning District SSHM Lot size 0.68A Lot frontage 214.2 % of Lot coverage (building) 4.58% (overall) 4.58% Building height 25'

Existing front yard setback 57.5' Existing side yard setbacks 1. E-43.5' 2. W-149.5' Existing rear yard setback 44.8' to Shore

This application references Zoning Bylaw section(s) Section 2.7

X 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.

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

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

We request approval of an addition to our camp on Thompson's Point. The existing camp footprint is 870 SF; the proposed camp footprint is 1,225 SF. Total Lot Coverage will increase from 998 SF to 1353 SF (including 2 existing accessory structures). The addition will include a second story. The existing camp will mostly retain one story. No additional increase in occupancy is proposed.

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) _____ Date _____

Information available from Town Lister and Tax Map.

Name: Karl Jenson Address: 81 Kimball Ave Shelburne, VT 05482 Parcel # Map 40 Block 50 Lot 05	Name: Matthew Baker/Corrie Blackenbeckler Address: 514 W. 114th St. Apt 43 New York, NY 10025 Parcel # Map 40 Block 50 Lot 07
Name Address Parcel # Map Block Lot	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		✔	X
2. Names, addresses of the owner(s) of record of adjoining and facing properties; proof of notification		✔	X
3. Project description [maximum one page summary]		✔	X
4. Site location map showing project location in relation to town roads, surface drainage and adjoining and facing parcels		✔	X
5. Legal deeds, decisions, and all recorded plats relative to the property/application		✔	X(Planning/Z)
6. Town data overlay map (provided by the town) with a sketch of the project footprint(s)		✔	X(Planning/Z)
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:		✔	X
a. Date, scale, north arrow, title block, preparer information		✔	X
b. Legal property boundaries		✔	X
c. Zoning district boundaries (inc. designated flood hazard areas)		✔	X
d. Required setbacks and designated building envelope, if any		✔	X
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.		✔	X
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		✔	X
g. Proposed site grading and drainage		✔	X
h. Proposed landscaping, screening, lighting and signage		✔	X
i. Channel, floodway and base elevations			X
8. Photographs of the site		✔	X
9. Preliminary architectural elevations (for new structures, additions)			X
10. Draft legal documents (e.g., proposed easements, improvement or maintenance agreements)		✔	X(Planning/Z)
11. Construction schedule, including the sequence and timing of proposed site development and related improvements		✔	X
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			

Charlotte Zoning Board of Adjustment Conditional Use Application:
Humstone Camp, 600 North Shore Road, Thompson's Point

Project Description:

We propose to increase the size of the existing camp to improve the overall layout, provide better spaces for the two bedrooms, improve storage, provide for a studio for owner and to expand the screened porch. The existing camp footprint will increase from 870 SF to 1225 SF. The coverage of the camp on the lot will increase from 2.94% to 4.14%. There are two additional existing structures on the camp property – a former water pumphouse, now a storage shed, and a former outhouse with porch now the Napshack. The total square footage of all buildings on the lot will rise from 998 SF to 1353 SF or from 3.37% to 4.58%. Interior square footage will increase from 800 SF to 1500 SF. The addition will include 200 SF of screen porch, extension of the existing master bedroom with a larger closet, relocation of 2nd bedroom, creation of a loft/studio and additional storage to support homeowner's full-time occupation of the camp during 6 months of the year. The existing height will be retained in most of the existing camp. The roof to accommodate the addition will rise to 25' in a northwesterly direction. The camp has been designed to minimize visibility from the road and from the Jensen/Baker camp to the east. The camp is perched high on a bluff. Nevertheless, the two stories may be visible from the lake, but there are existing trees and vegetation that will be retained and will minimize the impact. A dark, mossy green similar to the existing paint color on the camp will be used for the exterior. The roof is proposed to be grey galvalume. These colors will minimize the visual impact.

Construction Schedule:

Oct 15-30: Begin construction
- Raise existing structure
- Install new foundation
- Lower onto new foundation
- Framing/enclosure

Nov 30-March 31: Construction will proceed as weather allows
March 31: Finish Carpentry
May 15: Estimated date of completion

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 64Chapter V. Development Review Adopted November 2, 2010 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.

Proposed changes to the building will not result in any significant change of use. No other demands should be made on local community facilities. The number of bedrooms will remain at two and there will still be one bathroom in its current location. Occupancy by owner is typically May 1-October 31, depending on the status of the Thompson's Point Wastewater System.

(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.

Proposed camp addition will be similar in scale and finish to the existing camp and other properties in the surrounding area of North Shore Road of Thompson's Point. Design considerations have been made to limit the affects of construction on the roadside elevation and on the side most visible to neighbors on the east. The camp is not within the Thompson's Point Historic District.

(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.

Proposed changes to the building will not result in any change of use. No additional traffic will be generated on local highways.

(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.

All other municipal bylaws and ordinances in effect have been respected. No additional

water hook-ups or bedrooms have been added to the project in compliance with the strict wastewater regulations in the area and according to the lease with the Town.

(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.

There should be no impact whatsoever in neighboring properties' ability to produce renewable power. This section of Thompson's Point is heavily wooded limiting the potential for solar gain.

(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.

Proposed construction should have limited to no impact on natural, cultural and scenic features, including natural areas, wildlife habitat, productive forests and farmland, surface waters, wetlands, water supplies and aquifers, historic sites, and scenic views or vistas. The project is located within the Shoreland Seasonal Home Management District of the Town Plan where "seasonal housing may be maintained, managed, and altered in accordance with land capability and the scenic and historic character of the shoreline" (Town Plan p. 106). The camp is not located within the Thompson's Point Historic District. The camp is located in a forested area and has no critical wildlife habitat according to the map in the Town Plan. There are no wetlands on site. Because it is a shoreline property, care has been taken to minimize the view of the camp from North Shore Road and the neighboring property to the east and from the lake. Existing vegetation between the lake and the proposed addition will not be disturbed except for two trees that will need to be removed. There are other trees between the addition and the lake that will be retained. The camp owner has taken steps to manage stormwater on the property by the addition of swales between the steep area between the driveway, road and the camp that divert and filter stormwater around and beneath the camp. These swales and the drainage pattern will not be altered by the new construction. Additional perimeter drains will be installed on the southern end of the camp after the camp is raised.

(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.

All local conditional use regulations will be met by the proposed addition. The addition is within the setback areas required for the camp and the height is within the required limit 25' of the allowable 30'. The total building footprint is well within the coverage allowable - 1356 SF or 4.58% lot coverage for all buildings on the lot.

(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 significant noise should be created by the construction of the addition. Construction will take place between mid-October, 2015 and May 15, 2016.

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

No clearly apparent vibration should be created by the construction or use of this structure.

(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 smoke, dust, noxious gases, or other forms of air pollution should result from the construction of this property. All materials sourced will be as environmentally sound as possible.

(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 releases of heat, cold, moisture, mist, fog or condensation should result from the occupation of this dwelling nor affect neighboring dwellings.

(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 electromagnetic disturbances or transmissions originate from this property in its current or proposed state.

(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 additional outdoor lighting will be placed on the site on the roadside. There may be one additional light on the lake side of the camp but it will be designed to minimize light pollution and glare to the neighbors to the east.

(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

No liquid or solid waste will be improperly disposed of on site. Existing materials will be recycled on site wherever possible. Other materials will be removed from the site and disposed of properly or made available for recycling in other projects.

(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 additional or significant danger of fire, safety, explosive, radioactive emission or other hazard will be present on this site.

TABLE 2.7 SHORELAND SEASONAL HOME MANAGEMENT DISTRICT
(F) District Standards:
(1) For the purposes of these regulations, leaseholds shall be considered lots. No further subdivision of leaseholds, other than boundary adjustments that do not result in the creation of additional leaseholds, is allowed.

No further subdivision of lots will take place will proposed alteration to site.

(2) Accessory structures to allowed residential uses within this district are limited to one structure per leasehold (e.g., a utility shed) that does not exceed eight (8) feet in width, 12 feet in length, or 12 feet in height. Accessory dwellings of any type are specifically prohibited in this district.

Two accessory structures exist on site and existed at the time of the leaseholder's purchase of the camp. A 32 SF pump house close to the NE corner of the site near the MWL current exists. A 96 SF NapShack, a former outhouse and porch, exists off of the SE corner of the existing camp structure.

(3) Municipal facilities allowed within this district are limited to municipally owned and/or operated outdoor recreational facilities (parks, beaches, lake access, other outdoor facilities and associated accessory structures), and municipal water and wastewater systems.

(4) In addition to the provisions of Section 3.15, existing native woody vegetation between the shoreline and a structure shall be preserved and maintained. No existing or proposed use or activity shall result in soil erosion or adversely impact designated wildlife habitat areas. All trees on leased lots are owned by the Town, and permission from the Tree Warden shall be required for cutting or pruning within this district. Dead or storm damaged trees shall not be cut unless they are determined by the Tree Warden to be a hazard to structures or to public safety.

One cedar on site, near the existing structure needs to be removed in order to allow for the new structure. A pine nearby also is proposed to be cut. This second tree will be to minimize maintenance on the camp due to its proximity. Both will be used as a source of building materials for the camp if possible. Cutting will meet State Shoreland Vegetation requirements. Specific approval will be needed from the Town Tree Warden for the cutting of trees on site.

(5) Ordinary maintenance and repair of an existing structure which does not alter its footprint, height, appearance or historic character does not require a zoning permit.

Alteration is not part of ordinary maintenance and repair of existing structure.

(6) No construction activity other than routine maintenance shall occur within this district between July 1 and Labor Day.

All construction is planned to take place between October 15, 2015 and May 15, 2016.

(7) The alteration or expansion of an existing principal structure may be approved by the Board of Adjustment subject to conditional use review under Section 5.4, provided that:
(a) the building footprint which is covered by a roof (including covered porches and decks) does not exceed seven percent (7%) of the area of the leasehold it occupies; and

Total SF of <u>existing</u> building footprint (as determined by roof) is made up of 870 SF for <u>existing</u> camp, 96 SF for existing Nap Shack and 32 SF for existing pump house. In total, 998 SF of 29,620 SF lot or 3.37% lot coverage. Total SF of <u>proposed</u> building footprint (as determined by roof) is made up of 1225 SF for <u>proposed</u> camp, 96 SF for existing Nap Shack and 32 SF for existing pump house. In total, 1356 SF of 29,620 SF lot or 4.58% lot coverage.

(b) the alteration or expansion is not for the purpose of increasing occupancy; and

No additional bedrooms or bathrooms have been added to building to increase occupancy.

(c) the applicant can demonstrate that all municipal and state regulations for sewage disposal are met for each structure altered or expanded including, where applicable, the Thompson's Point Wastewater

System Sewer Ordinance.

All wastewater and water facilities will remain in the same use as they are existing. There will be no change in demands on wastewater system.

(8) The alteration, expansion or repair of any structure shall not reduce the structure's existing setback distance from the shoreline (mean high water mark) as of the effective date of these regulations, nor increase the height of the structure so that it exceeds two (2) stories or 30 feet, whichever is less.

While construction will take place on the lakeside of the camp, no construction will occur closer to the MWL.

(9) Demolition and alterations, expansions or repairs that change the appearance, height, footprint or historic character of an existing structure are subject to conditional use under Section 5.4, design review under Subsection (G), and the requirements of Section 3.1. Historic structures damaged beyond repair may be replaced within the same footprint, subject to conditional use review under Sections 5.4, and design review under Subsection (G).

Proposed project is classified as a conditional use and is not a historic structure.

(10) Temporary docks which are wooden or metal, used only for noncommercial purposes, are mounted on piles or floats, and removed at the end of each season do not require a zoning permit if the total (combined) length of all docks under single ownership does not exceed 50 feet (from Mean High Water), and the total (combined) area of all docks, including deck areas, does not exceed 500 square feet. No concrete, masonry, earth or rock fill, sheet piling, bulkheading, cribwork, or similar construction may form any part of the dock. Other types of docks shall be considered shoreline improvements.

Existing temporary dock structure will continued to be used after alternations to the dwelling.

(11) Shoreline improvements are exempted from shoreline setback requirements, but shall be sited and designed to avoid wetlands, designated wildlife habitat, and other sensitive shoreline features; shall minimize surface runoff, channeling and soil erosion; and shall avoid adverse impacts and obstructions to adjoining shoreland areas.

No significant shoreland improvements will be made to the site.

(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.

The proposed alteration and expansion of the dwelling will not differ from the existing size, scale, design, and material palette of the overall historic and aesthetic character of the area along North Shore Road. This section of North Shore Road is not within the Thompsons Point Historic District. Exterior walls will be of wood. A dark, mossy green similar to the existing paint color on the camp will be used for the exterior. The roof is proposed to be grey galvalume. These colors will minimize the visual impact.

(2) Natural features should be identified.

On the site the cliff along the shoreline is the only major natural feature. Efforts have been made to preserve vegetation and prevent erosion on this portion of the site.

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

The current structure is not considered historic.

(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.

Alteration to existing structure will remain consistent with overall historic and aesthetic character of the area. (See above.)

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

No historic structures will be demolished on site.

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: _____ DateReceived: _____ DRC Report: _____ ZBA Hearing: _____

Property owner Elizabeth Humstone(Leasee/Owner) Address: P.O. Box 123 Charlotte, VT Telephone: (802)734-7352	*Applicant's name: Christopher Gignoux Address: 3685 Harbor Rd. Shelburne, VT 05482 Telephone: (802)825-5877 **If applicant and owner are not the same, applicant must attach a letter of authorization from the owner.*
Location of property: 600 North Shore Rd. Tax Map No: Map 40 Block 50 Lot 6 Deed Reference: Volume ____ Page ____ Date ____ Lot size: 0.68A Size determined from? Survey X Deed ___ tax map ___ Is this property on the Historic Register? Yes ___ No X Will this request require the cutting of any trees? Yes X No ___ If yes, describe the type and size of tree(s) and locate them on the plot plan. One Cedar (14" Diameter) One Pine (24" Diameter)	In square feet, what is the building footprint which is covered by a roof (including covered porches and covered decks)? 998 Existing SF Is this request for the demolition or removal of an existing structure? Yes ___ No X Will this alteration or expansion increase the footprint which is covered by a roof? Yes X No ___ If yes, what is the number of square feet in the expansion? 355 SF What will be the total square feet of the building footprint covered by a roof after the expansion?(or demolition) 1353 total square feet What is the total amount of square feet not covered by a roof? 22 SF
List the total number of the existing rooms and their use. 2 Bedrooms, Kitchen/Living/Dining, 1 Bathrooom, Screen Porch (5 Seperate Rms)	Give the building footprint as a percent of lot size: (Maximum allowed is 7%) Existing 3.37% Proposed 4.58% Building height: existing 13.8 feet proposed 25 feet
List the total number of proposed rooms and their use. 2 (Bedroom moved replaced by storage and closet, and Studio/Loft Space. Screen Porch will be reconfigured on first floor.	Will the alteration or expansion be for the purpose of increasing occupancy of the structure? Yes ___ No X Explain: No additional Bedrooms are planned Will there be any change in the plumbing? Yes X No ___ Explain: Kitchen Sink will be moved to opposite wall

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
X drawings of existing floor plan showing use of each room
X 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
X elevations for new alterations or expansion
___ specifications of the materials to be used
X photographs of the property showing existing structures
X any other supporting information that will help the Design Review Committee understand the project

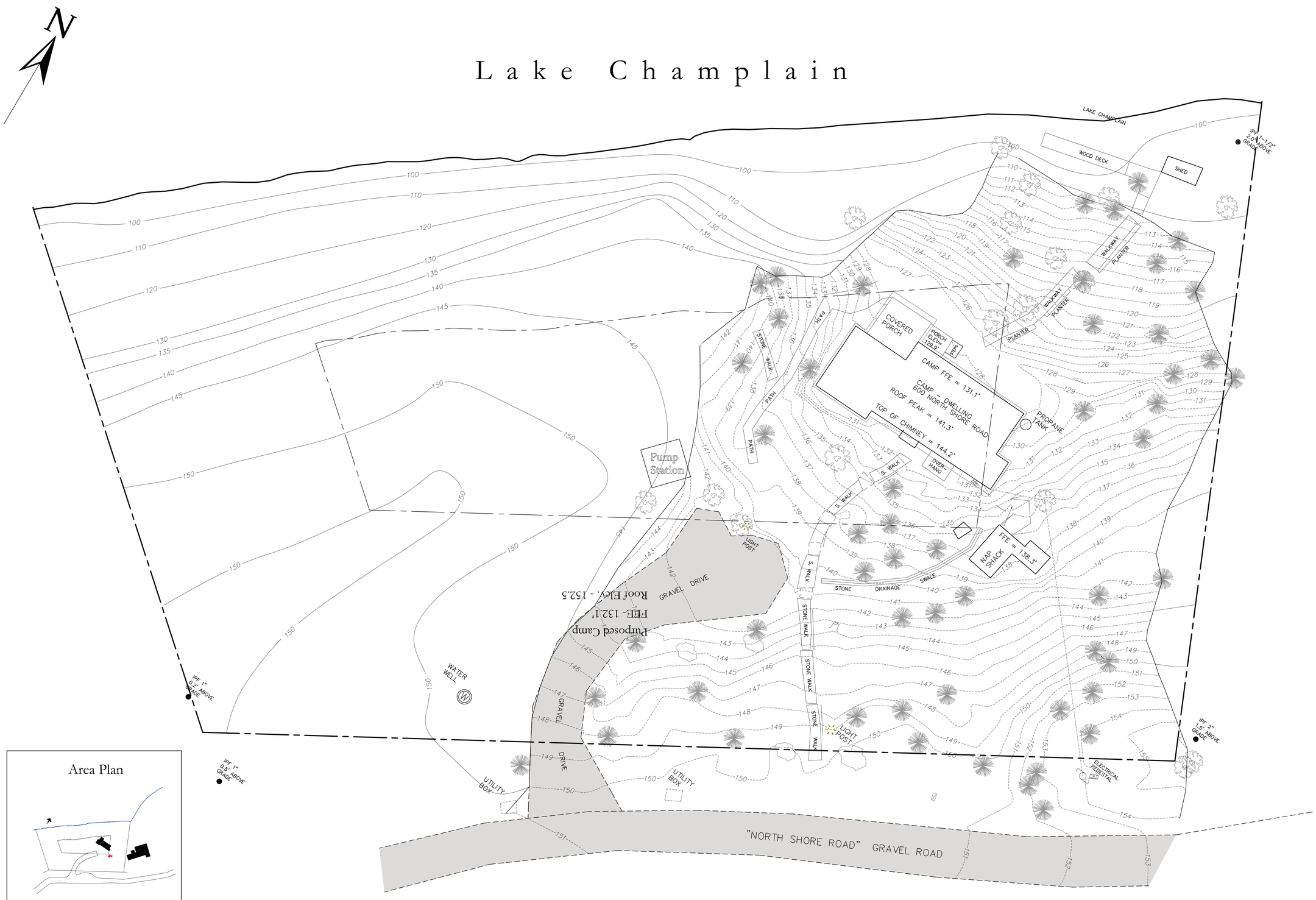
The application shall not be deemed complete until all of the applicable materials above have been submitted.

CERTIFICATION

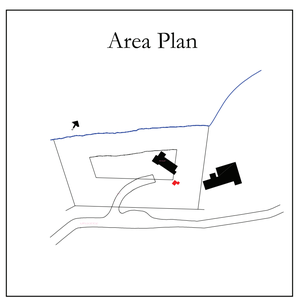
I certify that the information on this application, and all accompanying material, is accurate and complete to the best of my knowledge and belief.

Signature of Applicant _____ Date _____

f:\drcform



Area Plan



Camp Singrock

Humstone Residence

Charlotte, VT

0' 25' 50'

Scale 1/8" = 1'

1' Contour Data from Jason PDatillo
No. 711 Licensed Land Surveyor
rest of the site from Warren A. Robenstien,
No 048 Licensed Land Surveyor

Design:
Christopher Gignoux
802-825-5877
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Drawings:
Stuart Hamilton
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Humstone Camp
Charlotte, VT

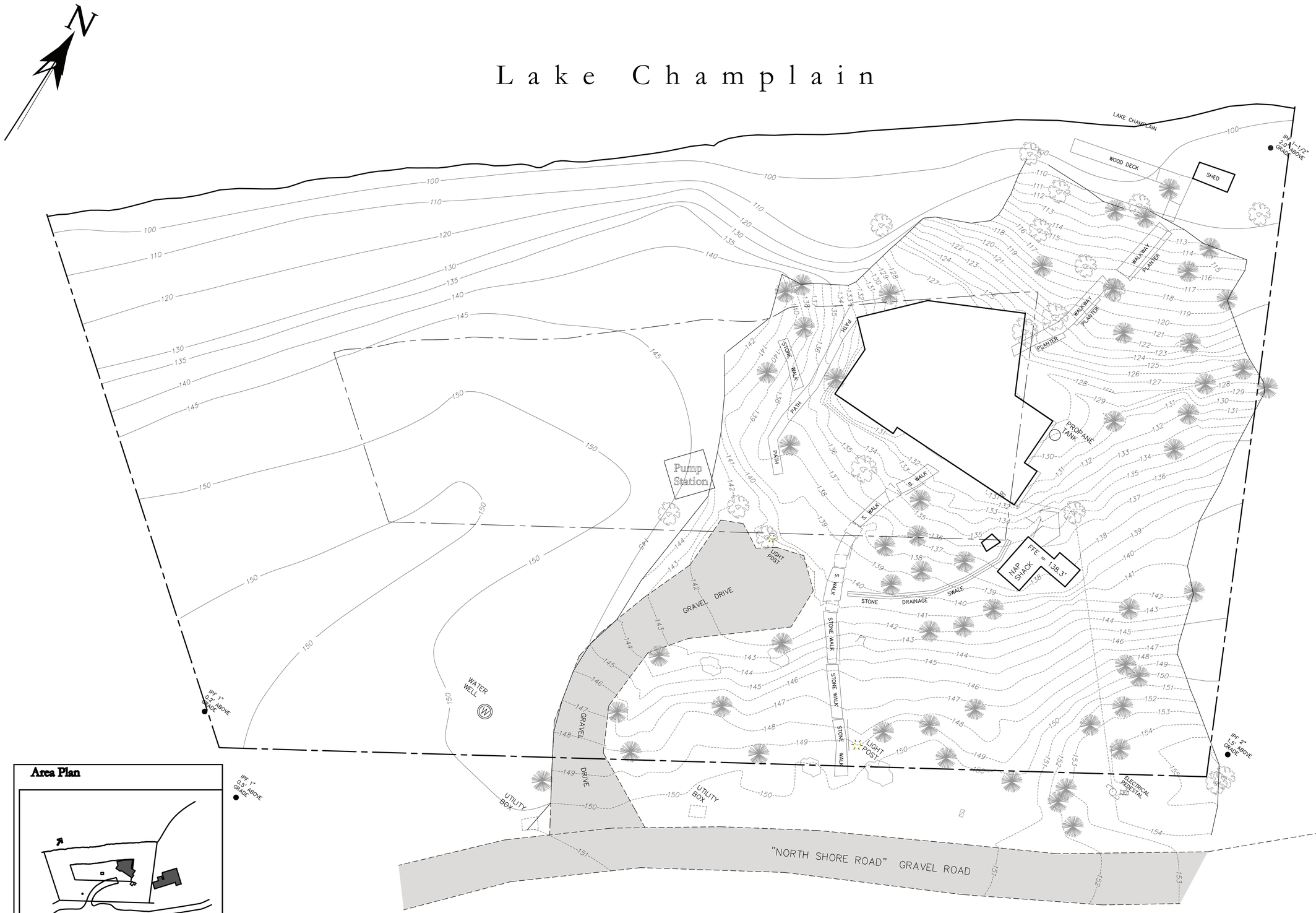
Revision:

Date: 06/01/2015

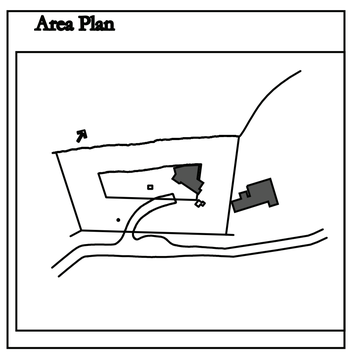
Scale: 1/4"=1'-0"

Site Plan
Existing

1



Area Plan



Camp Singrock

Humstone Residence

Charlotte, VT

0' 25' 50'

Scale 1/8" = 1'

1' Contour Data from Jason PDatillo
No. 711 Licensed Land Surveyor
rest of the site from Warren A. Robenstien,
No 048 Licensed Land Surveyor

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Site Plan Proposed

1