

Town of Charlotte Staff Report

ZONING BOARD OF ADJUSTMENT: **Conditional Use Review** / scheduled for 4 May 2016 at 7:30 pm

General Information	
Applicant:	Jeffrey and Linda Hanson
Application No.: 16-48-CU	Parcel ID: 00176-2644
Status of Applicant: representative	Landowner: Jeffrey and Linda Hanson
Location:	2644 Guinea Rd.
Requested Action:	Conditional Use Approval
Purpose:	Rebuild the existing garage on the property, increasing the size of the structure by 720 ft ² .
Existing Zoning:	Rural
Size:	3.93 acres
Existing Land Use:	
Surrounding Land Use and Zoning:	North – 0.91 acre; Rural (single-family dwelling) South & West – 8.64 acre; Rural (undeveloped forest) East – 2.07 acre; Rural (single-family dwelling) – 85.0 acre; Rural (single-family dwelling)
Recent Permitting History:	N/A
Applicable Regulations:	Charlotte Land Use Regulations, 2016

Land Use Regulations

Section 4.18 Accessory Structure (Page 64)	An accessory structure with a footprint larger than 2,000 square feet or with a building height greater than 25 feet requires a conditional use permit in accordance with Section 5.4 .
Section 3.1 Repair of Damaged Structures; Demotion (Page 22)	Accessory Structure. Immediately following demolition, all materials shall be disposed of according to solid waste district standards.
Table 2.5 Rural District (RUR) - (Page 12)	<ul style="list-style-type: none"> “Distance and area dimensions of the proposed building envelope should be indicated, and the distances between the building envelope and the two nearest lot lines should be indicated.”
<ul style="list-style-type: none"> (E) Dimensional Standards <p>“Distance and area dimensions of the proposed building envelope should be indicated, and the distances between the building envelope and the two nearest lot lines should be indicated.” <i>(added by applicant):</i></p>	<p><u>Minimum Side/Rear/Front Setback: 50'</u>: The proposed structure would conform to current land use regulations for; 114' frontage/road setback, 316' rear setback to the south (parcel ID 00244-0380 - <i>no address</i>), 183' side setback of 183' from the adjacent lot to the west (2616 Guinea Road).</p> <p>However, the side setback from the adjacent lot to the east (2714 Guinea Road) is unclear. Where the submitted engineer's plan indicates a 66' setback under the "Dimensional Requirements", the plan states that it is <i>"not to be used for property conveyance"</i>. Using tax map information, Planning & Zoning staff ascertained that the current structure has a side/setback of ~60' (<i>see map in staff report attachment</i>). Furthermore, the application's "Building Elevations" document indicates the garage will be extended 20' from the location of the current side setback towards the parcel boundary, which changes the distance to a (possible) 40' nonconforming setback. This question may call for ground-checking.</p> <p><u>Maximum Height 35' (Section 3.5):</u> The existing height is 39' in height. The height for the proposed structure is stated within the</p>

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application to 20'.

Maximum Building Coverage: 20%: The existing building lot is stated as having 2.9% coverage. The proposed building coverage (including the proposed garage expansion) was calculated at 3.1%, adding negligible area to the current footprint.

Maximum Lot Coverage: 30%: The square footage of the house, proposed garage, and driveway/parking area combined is approximately 15,084 square feet. $15,084 / 171,190.8 = 8.8\%$ total lot coverage.

Recommendations:

The proposed building envelope may conform to current land use regulations after considering the eastern side setback for the structure.

Demolition and replacement of the current structure would resolve some issues, such as age-related deterioration, as well as rodent and insect infestation issues. The new structure is intended for vehicle storage on the ground level, and will be reduced in height about 9' (with the number of stories reduced from two to one story).

Public Notice: Public notice was achieved by publishing a notice of hearing on the [Town's website and meeting calendar](#) under the 4 May 2016 meeting of the Zoning Board of Adjustment.

Prepared By: Daryl Benoit, Town Planner / Zoning Board of Adjustment Clerk

Attachments: None as application materials previously provided to PC members

Documents to be provided at the meeting: same



Charlotte Map Viewer

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Town of Charlotte CCRPC



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