

Charlotte Planning & Zoning

PO Box 119 / 159 Ferry Road
Charlotte, VT. 05445
Phone (802)425-3533
Fax: (802)425-4241

Planning & Zoning Permit Application

Use for ALL Planning & Zoning Permit Applications. See relevant Checklist and Questionnaire for specific requirements.

Project Location: 86 FERRY Rd Date: / /

Property Owner: Green Street Properties LLC
Postal Address: 86 Lake St
City, ST, Zip: Burlington VT 05401
Phone #: 802-999-7411
E-mail: YANG@LAKEPOINTVT.COM
Signature: [Signature]

Applicant: Stone's Throw Pizza
Postal Address: 1123 Main St
City, ST, Zip: Fairfax VT 05454
Phone #: 802-734-6991
E-mail: tyler@stonesthrowpizzavt.com
Signature: [Signature]

I am the owner and certify all information on this form and additional forms are correct to the best of my ability. I Duly authorize the applicant (if needed) to act on my behalf for all matters pertaining to the permit process.

If authorized I certify all information on this form and additional forms are correct to the best of my ability.

Existing use of property: vacant. Previously Little Garden Market
Proposed use of property: Take out pizza + retail

Description of Proposed Project: Change use for new tenant from take out food/retail use to the same use with new owners/business tenant

Specific Property Information

District: _____ Map: 05 Block: 01 Lot: 44 Parcel ID: 00061-0086 Lot Size: 0.8 acre

- Within 30 days of submission, the permit application shall be reviewed for completeness, and if complete, will be processed administratively or referred to the proper Board for review.
- Decisions are subject to an appeal period. (15 days for administrative; 30 days for Board Decisions)
- If you require assistance completing this or other forms, visit or call the Planning & Zoning office.

Office Use Only: Date Received: / /

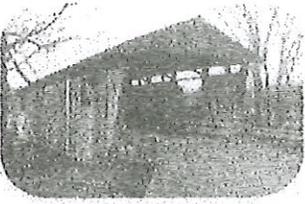
Type: Basic Conditional Use Variance Appeal Site Plan Sketch Plan Boundary

Check #: _____ Amount Paid: _____ Permit # _____ Hearing Date: / /

Warning: Date Published / / Date Sent / / (Applicant, Neighbors)

Staff Report: / / Date Hearing Closed: / / 45 Day Deadline: / /

Ver



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Zoning Board of Adjustment Application Checklist

Use for all Zoning Permit Applications **Requiring** Zoning Board Approval

Property Owner: Green St Properties Project Location: 86 Ferry Rd Permit #: _____

Your application to be considered complete only if the following information is provided:

- A completed application form, signed by the property owner.
- Complete List of abutters sheet, including addressed and stamped envelopes for each.
- A statement describing the existing and intended use of the land and structures and/or any proposed structural changes.
- Photos of the subject property showing the location of the project.
- Preliminary architectural elevations (for new structures, additions and adaptive reuse)
- Two copies of a sketch plan, "11" x 17", drawn to scale, that accurately depicts the following as required by the Zoning Administrator:
 - the dimensions of the lot, including existing property boundaries;
 - any approved building envelope;
 - the location, footprint, and height of existing and proposed structures and additions;
 - the location and dimensions of existing and proposed accesses (curb cuts), driveways and ^{[[1]]}parking areas;
 - the location of existing and proposed easements, rights-of-way and utilities;
 - setbacks from property boundaries, road rights-of-way, surface waters, and wetlands;
 - the location of the special flood hazard area boundaries.
 - the location of existing and proposed water and wastewater systems; and
 - such other information as may be needed to determine compliance with these regulations

The application for a zoning permit shall also include, as applicable, the following submissions:

A copy of the approved subdivision plat; relevant Planning Commission and Board of Adjustment decisions; and ~~deeds~~, and relevant easements, covenants or restrictions;

Your application may require one or more of the following

- | | |
|--|---|
| <input type="checkbox"/> Conditional Use Questionnaire | <input type="checkbox"/> Variance Questionnaire |
| <input type="checkbox"/> Appeal Questionnaire | <input type="checkbox"/> Performance Standards Questionnaire |
| <input type="checkbox"/> Adaptive Reuse Questionnaire | <input type="checkbox"/> Lakeshore Buffer Questionnaire |
| <input type="checkbox"/> Shoreland Questionnaire | <input type="checkbox"/> Route 7 Scenic Overlay Questionnaire |
| <input type="checkbox"/> Home Occupation Questionnaire | <input type="checkbox"/> Telecommunication Questionnaire |
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Other: _____ |

6/5/20

To: Charlotte Planning & Zoning

From: Green Street Properties, LLC, 86 Ferry Rd, Charlotte, VT

Re: Zoning Permit Application for new take-out restaurant at 86 Ferry Road in Charlotte, VT

USE:

The 86 Ferry Road property was operated by the previous owners as a bookstore and café, then for many years up until 2019 it was a take-out food and beverage country store, known as the Little Garden Market. The applicant, Stone's Throw Pizza, is hoping to use the building for a comparable use, as a take-out food and beverage shop. No table service is proposed.

TRAFFIC:

The business is expected to generate a similar number of trips as Little Garden Market did previously. It is estimated to process 40-80 orders daily which will generate approximately that many trips.

BUILDING CHANGES:

No exterior changes to the existing structure are proposed. One vent hood will be installed for heat capture (no open flame, no smoke), and an approximately 20-inch diameter circular exhaust vent will be visible on the outside wall of the building (extending from the western exterior building wall, photo attached). Interior will get a fresh coat of paint and new flooring.

SIGN:

Tenants would like to use existing sign posts and lighting for their business sign. Photo of proposed business sign attached.

ABOUT STONE'S THROW PIZZA:

Stone's Throw Pizza was formed by two Vermont natives, Tyler Stratton and Silas Pollitt. After leaving their roots 15 years ago, the two best friends went off to pursue extremely different paths. Years were spent moving around the country from Maine, Massachusetts, Texas, when finally they both found themselves wanting to return home. They had both been together for the start-up of a Maine-based pizza restaurant, which has now grown to have 13 different locations across New England. Silas went off to Texas where he continued his career at the Whole Foods flagship store in Austin. Tyler went on to own two pizza restaurants in Boston and Cambridge in 2014, where he met his wife Allison, who also is a co-owner. Tyler and Allison now have a 3-year-old kiddo and Silas is the proud owner of one large Melvin cat. Stone's Throw Pizza is a complete labor of love. It went from just an idea, to a dream, to not just one, but two locations in Vermont (Fairfax and Richmond). It could not have been done without the help of all of our friends and family and we could not be more grateful for the support from the community. We are happy to call our businesses "home" and our employees "family".

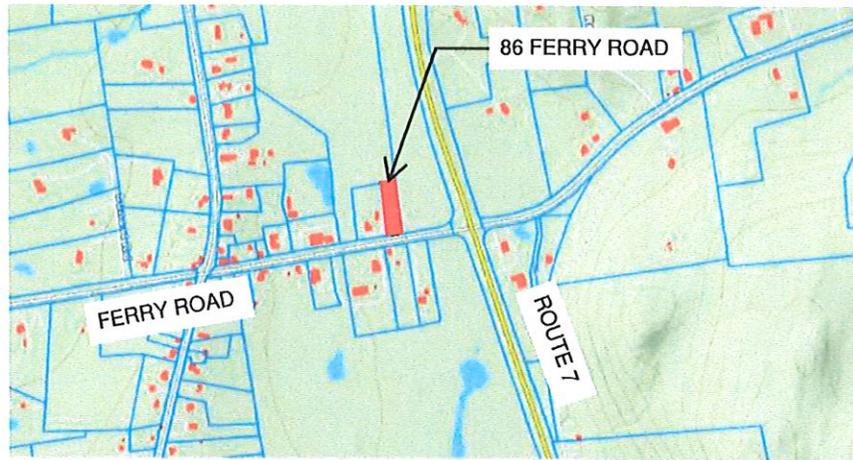


Stone's Throw Pizza - proposed signage

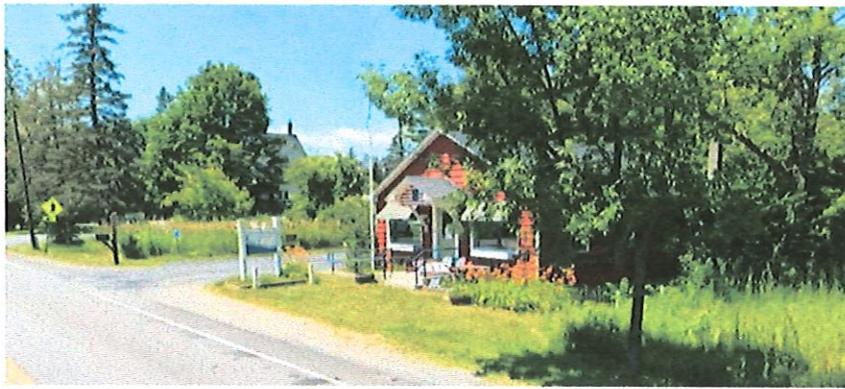


Stone's Throw Pizza - proposed exhaust vent

86 FERRY ROAD - PHOTOS AND LOCATION MAP



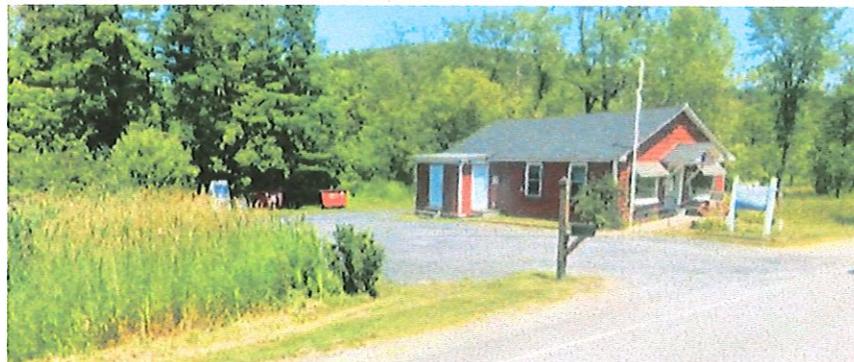
LOCATION MAP



VIEW TO NORTHWEST



VIEW TO NORTH



VIEW TO NORTHEAST

