Town of Charlotte

ESTABLISHED 1762

October 23rd, 2017

Lee Minkler
1158 Roscoe Road
Charlotte, VT 05445

CHARLOTTE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
This 15th day of March A.D. 2018
at 10 o'clock Q minutes A m and
recorded in vol. 232 on page 1258
Attest Town Clerk

Re: Home Occupation II review

Dear Mr. Minkler,

Thank you for allowing me to visit your home occupation on 10/12/2017. At this point in time I will not be able to approve an application for Home Occupation II. On review of your home occupation there are several areas to be addressed.

1) Septic Capacity- The current set up of your septic system is designed for a single family dwelling. The number of non-residential employees you have on site requires a permit amendment for a septic system upgrade. This is required before a zoning permit can be issued. You must contact an engineer or wastewater designer to apply for this amendment on our behalf. A list of designers is included with this letter.

2) One of your outdoor storage units that is 20x30 was constructed without a zoning permit. Obtaining a building permit for this structure if it meets all other requirements will put it in compliance. However, if the building does not meet the 50 ft setback from the property line you will need to move, dismantled or obtain a variance from the Zoning Board of Adjustment to gain compliance.

3) Under Home Occupation II standards:

a. (2) The home occupation shall be carried out within the principal dwelling and/or within an accessory structure to the dwelling as provided for in Section 4.18; the total area used for the home occupation is not to exceed 2,500 square feet.

b. (5) Parking areas shall be located in side or rear yard areas.

The parking for employees is currently at the front of the accessory structure. In addition your current Home Occupation takes up more than 2,500 square feet including the main business building, three outside storage building and the bathroom facilities in the main dwelling. As your Home Occupation is outside the requirements for Home Occupation II, this project may be allowed as a Home Occupation III for which you will need to submit a conditional use application.

4) As your current Home Occupation is out of compliance I am giving you 15 days to contact me with a plan and 30 days to begin to implement a plan for compliance in your current location, or to move to a location that is better suited to your business, or stop operations all together. I am happy to try and assist you with any applications.

Thank you for your attention,

Joe Rheaume
Zoning Administrator