

MEMO

To Members of the Zoning Board of Adjustment
From David Winters McMath, Thompson's Point Leaseholder
Re Zoning Board Application for Alterations/Improvements at 241 North Shore Road
Date September 14, 2018

I have been making incremental repairs to my camp at 241 North Shore Road for about 12 years. Unfortunately, the building has been compromised since the time of its original construction by being built below grade in some places and by the very shallow pitch of the roof. It also has the distinction of being an aesthetically sub-par design compared with many other camps on Thompson's Point.

I'm applying for a zoning permit to correct original design and construction shortcomings as well as to reach a higher standard for the building aesthetics.

The only out-of-the-ordinary challenge that I see with my application and the review process is finding an answer to this question:

Does the combination of Lot 153 size (0.27 acres) plus the "small lot on east side of road" (referenced in the Lease) equal a large enough area to meet the requirement for the total footprint of the proposed improvement to not exceed 7% of the total combined lots?

Existing Footprint:	903.37 sq. ft.	
Proposed footprint:	928.00 sq. ft.	
Net Increase:	24.63 sq ft.	
Lot size required to meet 7% requirement for Proposed Footprint:		13,257.14 sq. ft.
Lot 153 size:		11,761.20 sq. ft.
Net Difference:		1,495.94 sq. ft.

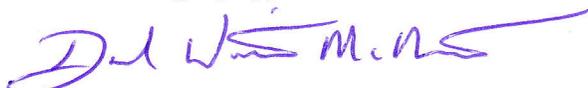
Is the "small lot on the east side of the road" at least 50 ft. by 30 ft. to therefore meet the requirement?

This lot is not identified in the 1932 Town Survey and there appears to be no reference to its actual dimensions in Town records. There is an old hand drawn sketch on file that identifies the original driveway and other landmarks, but it is not dated or signed and contains no specific measurements or setbacks.

I have attached the following documents to my Zoning Board Application:

1. Plot Plan for Lot 153 and 'small lot located on east side of road with camp' (referenced in Lease).
2. Existing Floor Plan
3. Overlay of Existing and Proposed Building Footprints
4. Proposed Floor Plan
5. Proposed Elevations: North, West, South and East
6. Median Grade Elevations for Existing Structure and Proposed Alterations
7. Copy of Lease page 1 to reference "small lot on east side of road".
8. Photos of Existing Structure
9. Description of Building Materials for Design Review Committee

Thank you for considering my application,



MEMO

To Members of the District Design Review Committee
From David Winters McMath, Thompson's Point Leaseholder
Re Zoning Board Application for Alterations/Improvements at 241 North Shore Road
Date September 14, 2018

Thank you for reviewing the site plan drawings, elevations and other documents that I have submitted with my Zoning Board application for proposed building alterations and improvements at the camp on Northshore Road.

Description of Building Materials for Proposed Improvements

1. The exterior siding will be red cedar clapboard.
2. The roof will be better-than-average quality asphalt shingles.
3. The building foundation will be perimeter frost walls with a poured concrete slab for the 16' x 36' section (kitchen and bedrooms) and perimeter frost walls with crawl space access to service plumbing for the 16'x16' section (living room).
4. The windows and doors will be better-than-average quality.
5. The framing materials will be primarily locally-sourced rough-sawn lumber.
6. The building sheathing and interior walls will be locally-sourced 1inch pine or hemlock.
7. Paint color for the exterior siding and trim will be chosen from one of the well-liked options visible on other Thompson's Point camps: white, dark green, soft yellow, dark red or deep brown.
8. There are plans to reconstruct the fieldstone fireplace as soon as funds are available. The original fireplace must be dismantled and repositioned to raise the building sufficiently above grade to prevent long term water damage and prevent rot to the floor timbers.

Roof Plan

In an effort to not generate any more paper than necessary for this application, I believe that the requested Roof Plan is already incorporated into the elevation drawings.

The roof extends out 12" from the exterior walls on all sides of the kitchen/bathroom/bedrooms section and on the gable end of the living room section. The roof extends out 18" from the exterior walls on the drip-edge portions of the living room section.

APPLICATION FOR REVIEW
SHORELAND SEASONAL HOME MANAGEMENT DISTRICT

TOWN OF CHARLOTTE PLANNING & ZONING
P.O.BOX119
CHARLOTTE, VERMONT 05445-0119
Phone 802-425-3533

FOR OFFICE USE ONLY:
Application No: _____ Date Received: _____
DRC Report: _____ ZBA Hearing: _____

Property Owner: **David Winters McMath**
Address: **3161 Baldwin Road, Hinesburg, Vermont 05461**
Telephone: **802-310-2994**

Applicant's name: **Same as owner**
Address: _____
Telephone: _____

Location of property: **241 Northshore Road**
Tax Map No: Map _____ Block _____ Lot _____

**If applicant and owner are not the same, applicant must attach a letter of authorization from the owner.*

Insquare feet, what is the building footprint which is covered by a roof (including covered porches and covered decks):
903.37 sq. ft.

Deed Reference: Volume _____ Page _____ Date _____
Lot size: **0.27 acres + small lot east side** From: **Lease & Tax map**

Is this request for the demolition or removal of an existing structure?
Yes

Will this alteration or expansion increase the footprint which is covered by a roof?
Yes

Is this property on the Historic Register? **No**

If yes, what is the number of square feet in the expansion? **24.63 ft**

Will this request require the cutting of any trees? **Yes**

What will be the total square feet of the building footprint covered by a roof after the expansion (or demolition) **928 sq. ft.**

Describe the type and size of tree(s) and locate them on the plot plan.

What is the total amount of square feet not covered by a roof? **23 sq. ft. (steps and chimney)**

maple 7" d / maple 11" d / white cedar 13.5 d / red cedar 12" d
Trees noted represent safety hazard due to very shallow roots with rock ledge at ground level and recent falling of 2 similar trees nearby.

List the total number of the existing rooms and their use:
1 kitchen + 1 living room + 3 bedrooms + 1 bathroom = 6

Give the building footprint as a percent of lot size:
(Maximum allowed is 7%)
Percentage is not clear because lot size of "small lot east side" referenced in lease lacks details. Building has always been located on east side lot.

Existing *** See Attached Page** Proposed *** See Attached Page**

Building height Existing **11'4"** Proposed **19'9"**

List the total number of proposed rooms and their use:
Same as above plus one 1/2 bath = 7 rooms total

Will the alteration or expansion be for the purpose of increasing occupancy of the structure? **No**

Explain: **Purpose is to increase roof pitch, raise structure above grade and correct original design flaws.**

Will there be any change in the plumbing?
Yes, an additional 1/2 bath is added.

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
- ___ drawings of existing floor plan showing use of each room
- ___ 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 watermark)
- ___ 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
- ___ elevations for new alterations or expansion
- ___ specifications of the materials to be used
- ___ photographs of the property showing existing structures
- ___ 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 David Winters McMath Date 09-14-18

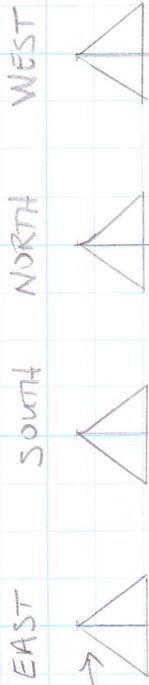
SEPTEMBER 14, 2018

SCALE 1/4" = 1 FT

ELEVATIONS FOR 241 NORTHSORE ROAD

MEASUREMENTS FROM MEDIAN GRADE FOR EACH ELEVATION VIEW

EXISTING BUILDING



ROOF PEAK

ROOF PEAK TO BOTTOM OF FLOOR JOISTS

11'4"

11'4"

11'4"

11'4"

11'4"

11'4"

11'4"

11'4"

11'4"

11'4"

ELEVATION TOTALS

11'4"

11'4"

12'4"

13'4"

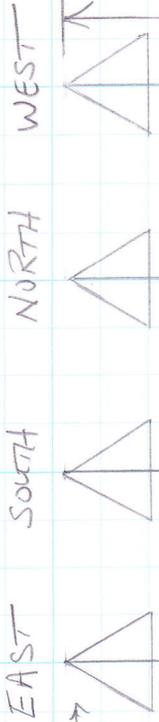
EAST

SOUTH

NORTH

WEST

PROPOSED ALTERATION



ROOF PEAK

ROOF PEAK TO BOTTOM OF FLOOR JOISTS

19'0"

PROPOSED ALTERATION RAISED 9"

9"

2'0"

2'0"

2'0"

2'0"

2'0"

2'0"

2'0"

2'0"

2'0"

2'0"

2'0"

2'0"

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

EXISTING GRADE

19'9"

19'9"

20'9"

21'9"

EAST

SOUTH

NORTH

WEST

TOWN OF CHARLOTTE THOMPSON'S POINT LEASE

THIS LEASE AGREEMENT made this 26th day of October, 2000 by and between the **TOWN OF CHARLOTTE** (hereinafter referred to as the "Lessor") and DAVID WINTERS McMATH and PATRICIA J. WATSON (hereinafter referred to as "Lessee").

In consideration of the mutual covenants and agreements herein contained, Lessor does lease to Lessee Lot(s) No(s) 153 & sm. lot on e/s road as depicted on a plan entitled "Thompson's Point Survey Map" dated February, 1932, by H.M. McIntosh, which map is on file in the Charlotte Town Clerk's office.

1. TERM. This Lease shall commence on the 1st day of January, 2000 and shall continue for a term of twenty (20) years. This lease shall end the last day of December, 2019, unless sooner terminated as herein provided.

2. RENTAL

a. Lessee shall pay Lessor an annual rental based on the following formula : (Annual Combined Tax Rate for Town and School District x 105%) x (Fair Market Value of leased Premises as determined in accordance with subsection (b)).

b. The "fair market value" of the leased premises as of January 1, 1998 for purposes of computing the annual rental is \$59,200. This fair market value may be redetermined by Lessor during the term of this lease. Such redetermination shall not occur more frequently than every fifth year. Provided Lessor shall determine the fair market value of the leased premises on the basis of accepted appraisal practices, Lessee shall have no right to challenge any redetermination under this lease.

c. The Annual Combined Tax Rate for the Town and School District used to establish annual rental shall be the annual combined tax rate established for the fiscal year (July 1 through June 30) that ends during the year for which the rent is due. (Example : For the lease year that runs from January 1, 1997 through December 31, 1997, the annual combined tax rate shall be the rate established for the fiscal year that runs from July 1, 1996 through June 30, 1997.)

d. Lessor shall notify Lessee of the annual rent due under this lease on or before February 1st of each year and Lessee shall pay such rent to the Charlotte Town Clerk on or before March 1st. If rent is not paid on or before March 1st, interest at a rate of 1 1/2% per month (18% per annum) shall be paid in addition to the rent.

3. USE

a. Lessee shall use and occupy the leased premises for seasonal residential purposes only during the period of April (+/-) 15th through November (+/-) 15th each year. Lessee shall not