



Charlotte Planning & Zoning

PO Box 119 / 159 Ferry Road

Charlotte, VT. 05445

Phone (802)425-3533

Fax: (802)425-4241

RECEIVED

AUG 08 2018

CHARLOTTE
PLANNING & ZONING

Planning & Zoning Permit Application

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

Project Location: 110 Thorpe Cove Rd.

Date: 7/27/18

Property Owner: John & Sharon Beal

Applicant: John + Alex Beal

Postal Address: 282 Thorpe Cove Rd

Postal Address: 110 Thorpe Cove Rd

City, ST, Zip: Charlotte, VT 05445

City, ST, Zip: Charlotte, VT 05445

Phone #: 802 238 5703

Phone #: 802.598.1168

E-mail: JohnWBeal@gmail.com

E-mail: Johnabeal@gmail.com

Signature: John Beal

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: Single family home

Proposed use of property: Single family home

Description of Proposed Project: Build detached garage in 50-ft Setback.

Specific Property Information

District: Rural Map: 8 Block: 01 Lot: 26-1W Parcel ID: 65-0110 Lot Size: 5.25

- 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: 08/10/18

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

Check #: 408 Amount Paid: \$500 Permit # _____ Hearing Date: / /

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

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

Ver



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Variance Questionnaire

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

Property Owner: Beal Project Location: 110 Thayer Cove Rd Permit #: _____

The Board may grant a variance, and render a decision in favor of the appellant, only if all the following facts are found, and the findings are specified in its written decision:

1. Is there unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the property, and that unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located?

Yes. Home is in corner of lot w/ significant grade in other buildable locations. It is not possible to build w/out being in setback.

2. Because of these physical circumstances and conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning regulation and that the authorization of a variance is necessary to enable the reasonable use of the property.

Yes.

3. The unnecessary hardship has not been created by the appellant.

No.

4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.

No.

5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan.

Yes.



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Performance Standards Questionnaire

Use for all Zoning Permit Applications

Property Owner: BEAL Project Location: 110 Thorpe Cove Permit #: _____

The Zoning Board Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance.

Will the proposed development 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
- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments; NO
- (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
- (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
- (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
- (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
- (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
- (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



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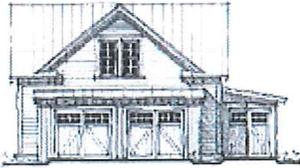
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Accessory Structure Questionnaire

Use for all Zoning Permit Applications Involving Accessory Structures. (Section 4.18)

Property Owner: John & Sharon Beal Project Location: 110 Thorpe Cove Rd Permit #: _____

1. The Principle Structure on the lot is Single Family Home
2. The Principle Use of the lot is Household
3. What is the height of the proposed accessory structure? 22 ft
4. What is the footprint of the proposed accessory structure? 36 wide x 28 deep
5. How many floors are in the proposed structure? 2
6. Is the use of the proposed structure Residential or Commercial? Residential
7. If the use of the proposed structure is commercial, what specifically is the commercial use?
N/A
8. Is the proposed structure clearly and customarily related to the principle structure on the lot?
Yes
9. Is the proposed structure clearly and customarily related to the principle use of the lot?
Yes
10. Is the use of the proposed structure customarily related to the principle use of the lot? _____
Yes, detached 2 car garage
11. Is the use of the proposed structure subordinate to the principle use of the lot? _____
Yes
12. Does the proposed structure have connections to permitted drinking and waste water disposal systems. ?
No
13. What are the locations, sizes and uses of the other structures on the lot?
Main House, 1,416 sf, single family home
14. Are the structures described in Question 13 permitted? If so please describe the permit for each structure.
Yes, permitted as a single family home



[Click Here to Mirror Reverse Image](#)
COOLhouseplans.com Plan ID: [chp-29758](#)
Order Code: C101

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 You can **ORDER** this house plan now using our website or call **1-800-482-0464**. In Canada, call 1-800-361-7526.

Pull down the "File Menu" then click on the "Print" option or [Click Here To Print This Page](#).

Garage Plan Specifications

Width of House: 36 feet

Depth of House: 28 feet

Total Living Area: 0 sq. ft.

Does not include Garage, Covered
 Porch, Deck, Patio, Storage square
 footage, Etc.

Garage Size: 2 Car

**Foundation Type(s) available
 for this plan: Slab**

Roof Peak: 22 feet
 from Front Door Floor Level

Pricing Information

1 Set of Blueprints: \$250.00

3 Sets of Blueprints: \$300.00

5 Sets of Blueprints: \$350.00

8 Sets of Blueprints: \$450.00

Reproducible Set: \$550.00

PDF File: \$450.00

A Materials List is **NOT** available for this particular COOL House Plan.

Readable Reverse: \$50.00
 extra per order

All sets will be Readable Reverse copies. Turn around time is usually 3 to 5 business days. Not Available for Review Sets.

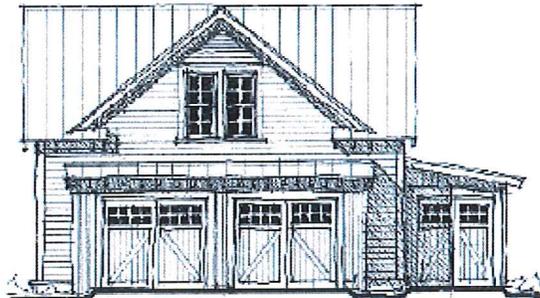
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Additional Sets: \$25.00

Specifications/Pricing for COOLhouseplans.com Plan ID: [chp-29758](#), Order Code: C101

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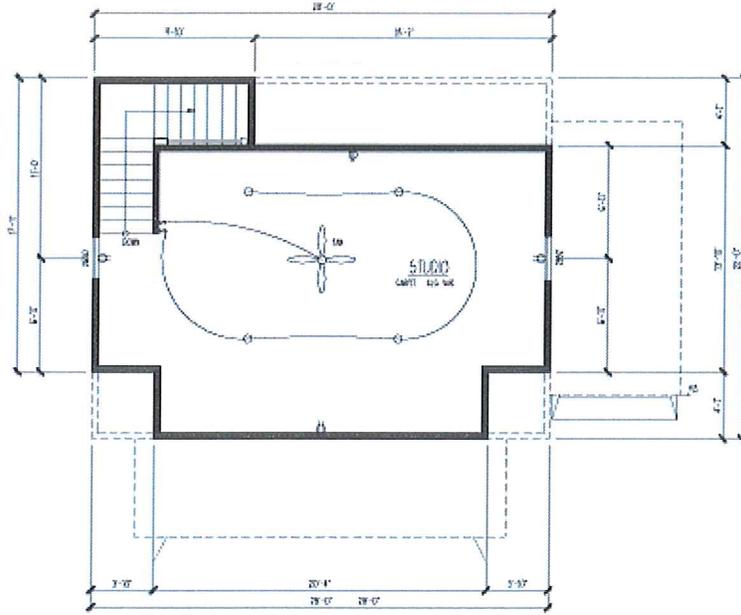
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Elevation

Plan ID: [chp-29758](#), Order Code: C101

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SECOND FLOOR PLAN

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

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Second Floor Plan
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