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CHARLOTTE  
PLANNING & ZONING

APPLICATION FOR REVIEW FOR THE  
SHORELAND SEASONAL HOME MANAGEMENT DISTRICT

TOWN OF CHARLOTTE PLANNING & ZONING P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119 Phone 802-425-3533		<b>FOR OFFICE USE ONLY:</b> Application No: _____ Date Received: _____ DRC Report: _____ ZBA Hearing: _____	
Property owner: <u>Christopher Rutter</u> Address: <u>P.O. Box 3186</u> <u>Midland Tx, 79702</u> Telephone: <u>432-683-1824</u>		*Applicant's name: <u>Jeffrey Bradley</u> Address: <u>2038 Lake Rd</u> <u>Charlotte, VT 05445</u> Telephone: <u>802 425 3024</u> <i>*If applicant and owner are not the same, applicant must attach a letter of authorization from the owner.</i>	
Location of property: <u>488 Flatrock Rd</u> Tax Map No: Map <u>42</u> Block <u>50</u> Lot <u>58</u> Deed Reference: Volume _____ Page _____ Date _____ Lot size: <u>21</u> Size determined from? Survey <input type="checkbox"/> Deed <input type="checkbox"/> tax map <input checked="" type="checkbox"/> Is this property on the Historic Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will this request require the cutting of any trees? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, describe the type and size of tree(s) and locate them on the plot plan.		In square feet, what is the building footprint which is covered by a roof (including covered porches and covered decks)? <u>1456</u> Is this request for the demolition or removal of an existing structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will this alteration or expansion increase the footprint which is covered by a roof? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what is the number of square feet in the expansion? <u>No</u> What will be the total square feet of the building footprint covered by a roof after the expansion?(or demolition) <u>1456</u> total square feet What is the total amount of square feet not covered by a roof? <u>7,700</u>	
List the total number of the existing rooms and their use. <u>7 rooms (4 bed / 1 1/2 baths)</u> <u>Living Room Kitchen</u>		Give the building footprint as a percent of lot size: (Maximum allowed is 7%) Existing <u>15%</u> Proposed <u>15%</u> Building height: existing <u>20'</u> feet proposed <u>18</u> feet	
List the total number of proposed rooms and their use. <u>Same number of rooms</u>		Will the alteration or expansion be for the purpose of increasing occupancy of the structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Explain: Will there be any change in the plumbing? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Explain:	

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 water mark)
  - \_\_\_ 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.

Jeffrey Bradley 9/8/14  
 Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_  
 Address \_\_\_\_\_

(G) **District Design Review Standards.** Before granting conditional use approval for any alteration, expansion, demolition, or removal of any portion of any principal structure in this district, the Board of Adjustment shall seek the recommendations of the Design Review Committee, based on information found in the Historic Sites and Structures Survey for the Town of Charlotte, prepared by the Vermont Division for Historic Preservation, and the report titled "A Natural and Cultural Resource Inventory and Planning Recommendations for Thompson's Point, Charlotte, Vermont" (September 1990, as may be amended). Copies of both reports are available for review at the Planning and Zoning Office. In addition, the Committee's recommendation to the Board shall include its findings with regard to the following design review criteria:

- (1) The size, scale, style, design and materials of any structural alteration, expansion or replacement are consistent and harmonious with existing structures, and with the overall historic and aesthetic character of the area.

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- (2) Natural features should be identified.

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- (3) Alterations or additions to an historic structure shall preserve the historic appearance of the structure and not alter the structure's historic integrity.

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- (4) Alterations to existing structures and new structures within the district shall be compatible with the visual elements of surrounding historic structures and the overall historic and aesthetic character of the area.

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- (5) The demolition of structures of historic significance shall be discouraged.

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N/A

# Christopher Rutter

P.O. Box 3186

Phone 432-683-1824

Midland, Texas 79702

Fax 432-683-1732

August 20, 2014

To whom it may concern

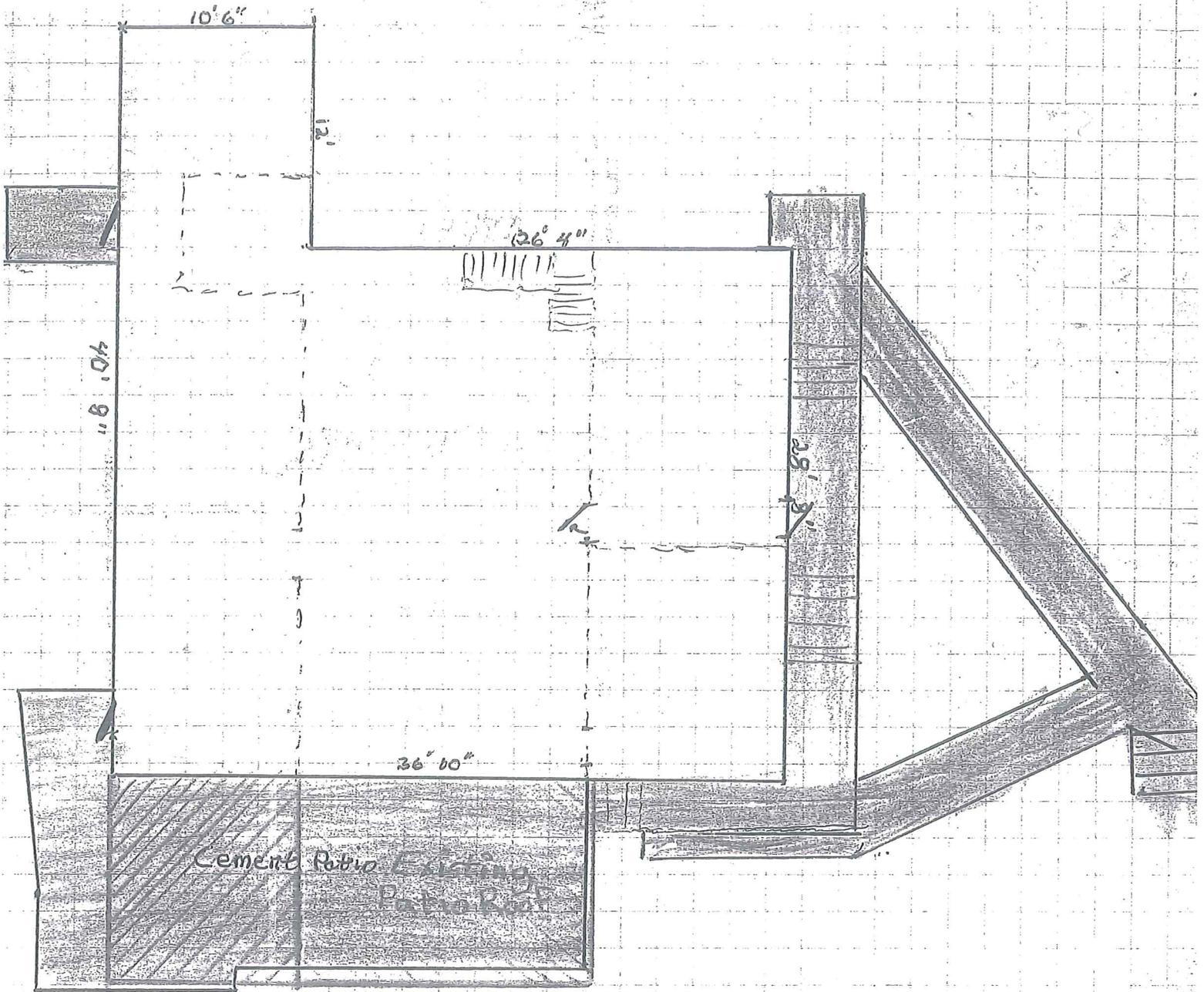
Please accept this letter as my written authorization to appoint Jeffery Bradley to represent me in the matter of remodeling my house located at 488 Flatrock Rd. Charlotte, Vermont 05445. I hereby give him authority to represent me for permits, hearings, etc.

Very Truly Yours,

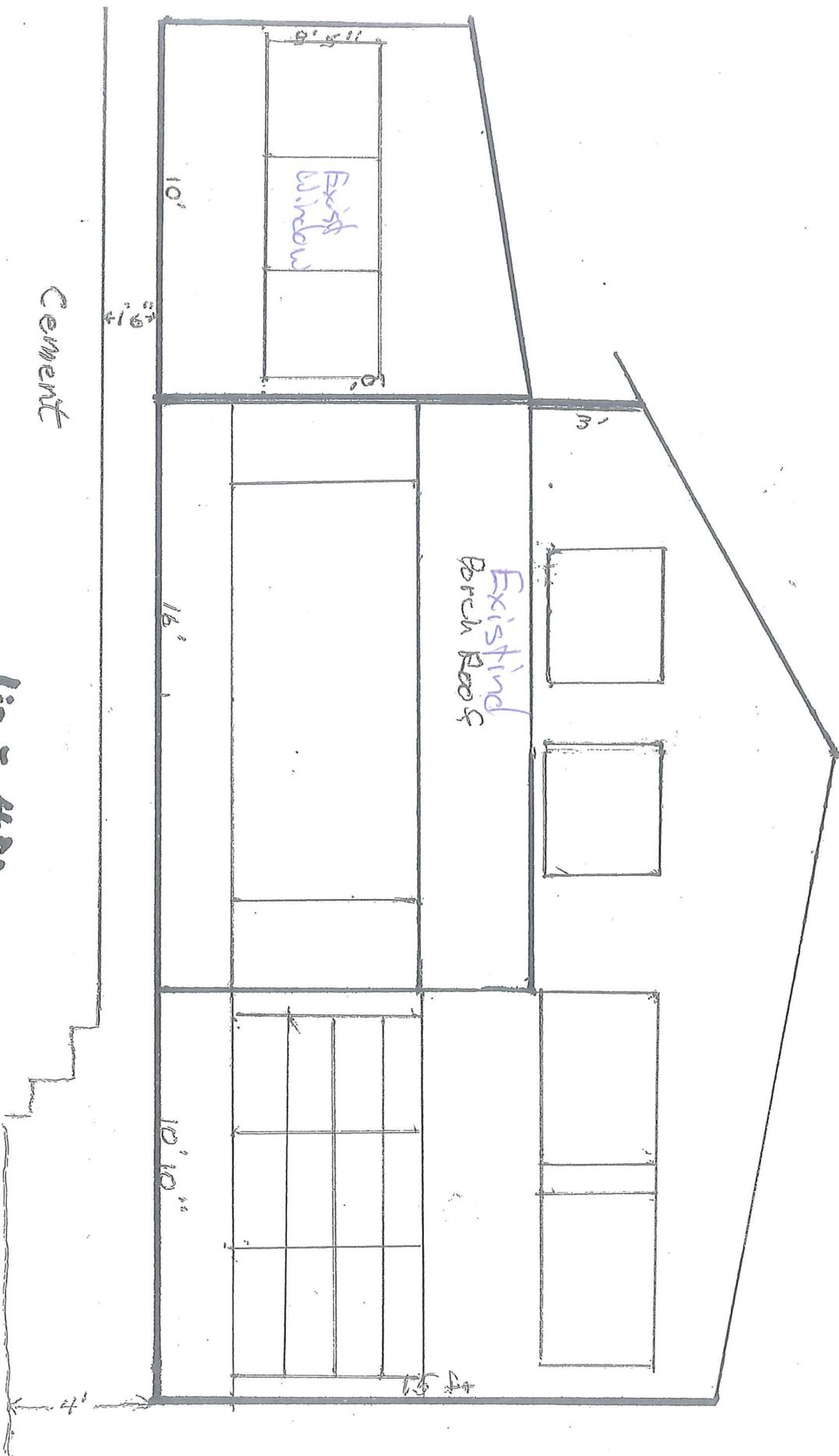


Christopher Rutter

# Rutter Camp Plan View

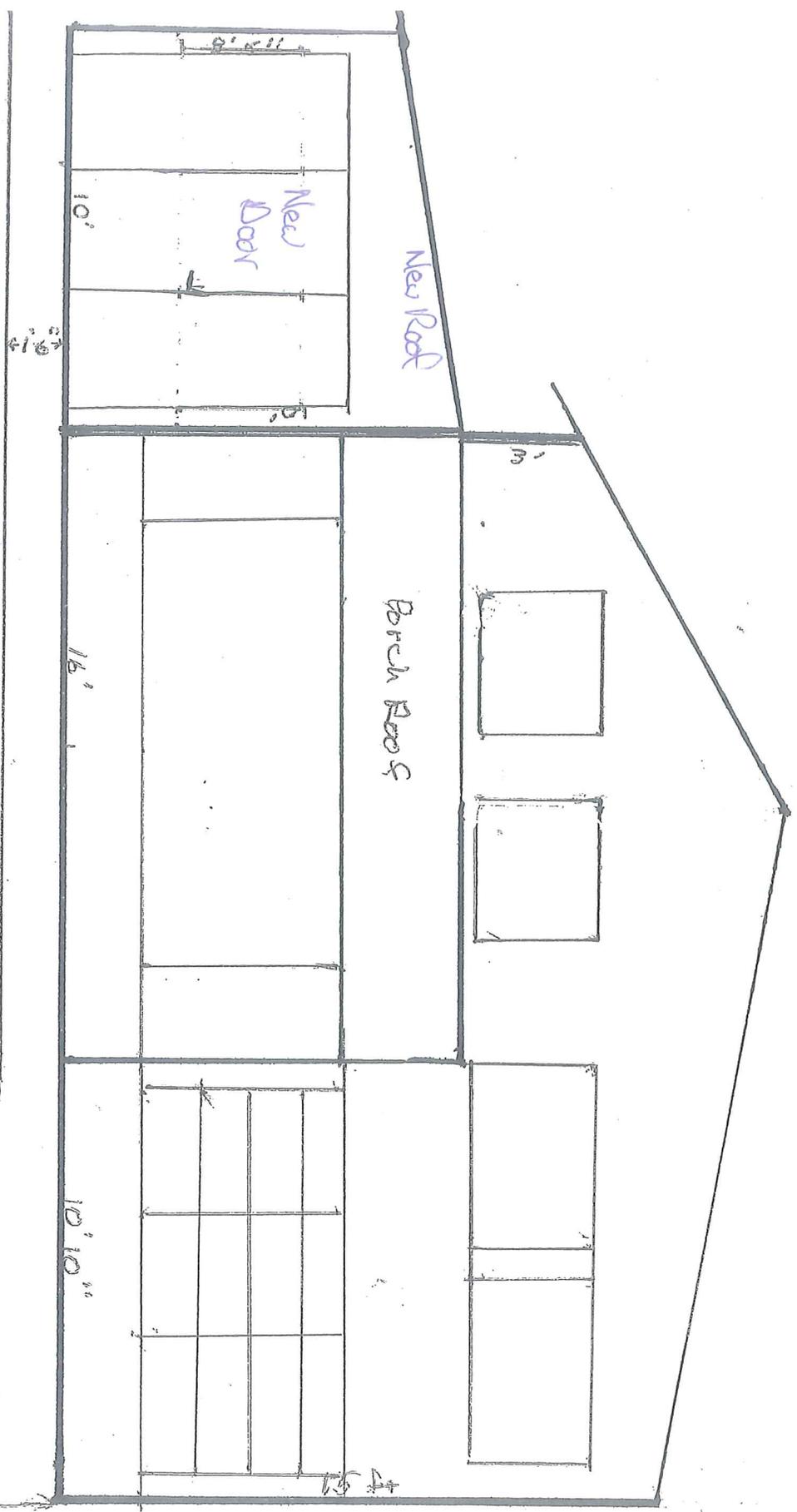


Existing  
Lake View Side



lin = 4ft

Proposed  
Lake View Side





CHARLOTTE

474

488

516

508

Post

Kitchen

Remove Wall

Living Room

Remove - Replace w. Door - Window

Remove Step

New Terrace Door

Post

New Roof

Existing Roof

New Deck Over Concrete (exist)

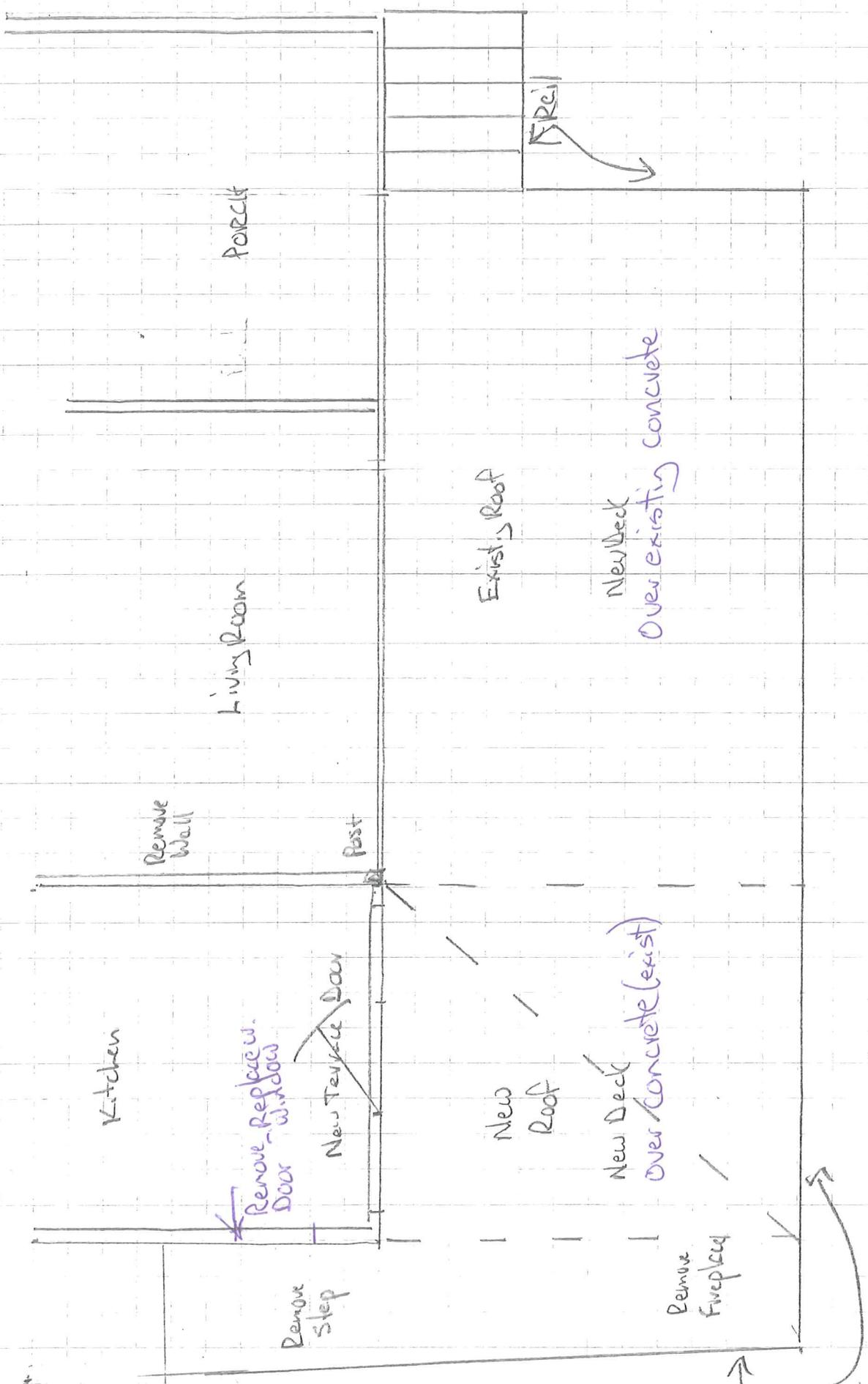
New Deck Over existing concrete

Remove Fireplaces

FRail

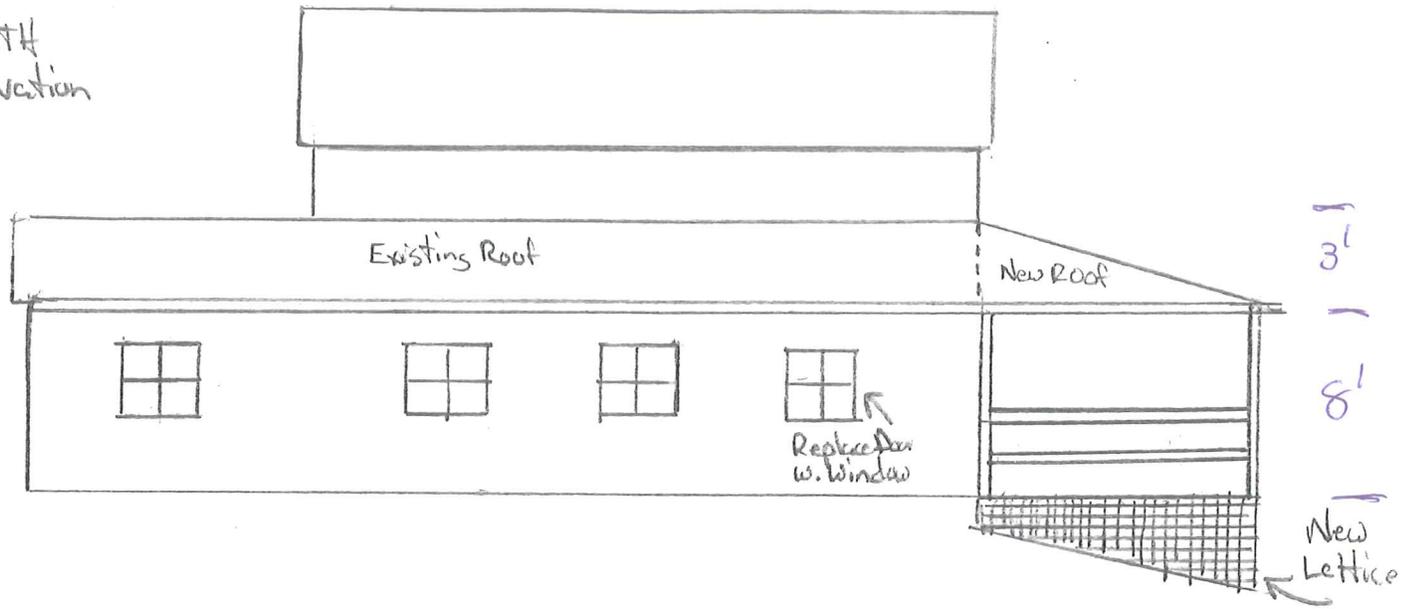
Re. / D. lathica

RUTTER CAMP



Rutter Camp 488 Flat Rock Rd

NORTH  
Elevation



WEST  
Elevation



## Britney Tenney

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**From:** jeffreybradley@gmavt.net on behalf of Jeffrey Bradley <jeffreybradley@madrivert.com>  
**Sent:** Monday, September 08, 2014 11:28 AM  
**To:** Britney Tenney  
**Subject:** Re: FW:

Hi Britney,

I measured the existing setbacks as best I could and here they are.

Front (road side) 51'  
Side (north) 16'  
Side (south) 35'  
Back (lake side) 19'

Let me know if you need anything else.  
Jeff



Jeffrey Bradley  
2038 Lake Rd  
Charlotte, VT 05445  
Ph - 802-425-3024  
Cell - 802-343-1851  
[www.jbconstructionvt.com](http://www.jbconstructionvt.com)

On Fri, Sep 5, 2014 at 5:19 PM, Britney Tenney <[BTenney@townofcharlotte.com](mailto:BTenney@townofcharlotte.com)> wrote:  
Hello Jeff,

I spoke with the Design Review Committee and have decided that you will need to submit a design review application. The plans have already been submitted, so you only need to fill out the two short pages attached. There is no additional fee. The Zoning Board has actually settled on October 8th for their hearing date. I will send along an agenda with the times for that meeting next week. I will speak with Robin Colburn and get a day time for the design review site visit once I receive the application.

Let me know if you have any questions. I'm in the office M-F, 9am -5pm. The Design Review Application is attached.

Thanks!  
Britney Tenney  
425-3533 ext 207