

**APPLICATION FOR REVIEW FOR THE
SHORELAND SEASONAL HOME MANAGEMENT DISTRICT**

<p>TOWN OF CHARLOTTE PLANNING & ZONING P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119 Phone 802-425-3533</p>	<p>FOR OFFICE USE ONLY: Application No: _____ Date Received: _____ DRC Report: _____ ZBA Hearing: _____</p>
<p>Property owner: <u>William F. Thompson</u> <u>Sandra K. Thompson</u></p> <p>Address: <u>P.O. Box 28121</u> <u>Panama City, FL 32411</u></p> <p>Telephone: <u>(850) 890-1544</u> <u>(850) 303-1825</u></p>	<p>*Applicant's name: <u>Same as owner</u></p> <p>Address: _____</p> <p>Telephone: _____</p> <p><i>*If applicant and owner are not the same, applicant must attach a letter of authorization from the owner.</i></p>
<p>Location of property: <u>599 Flat Rock Rd</u></p> <p>Tax Map No: Map <u>42</u> Block <u>50</u> Lot <u>105</u></p> <p>Deed Reference: Volume _____ Page _____ Date _____</p> <p>Lot size: <u>34 acres</u> Size determined from? Survey <input checked="" type="checkbox"/> Deed <input type="checkbox"/> tax map <input checked="" type="checkbox"/></p> <p>Is this property on the Historic Register? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Will this request require the cutting of any trees? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, describe the type and size of tree(s) and locate them on the plot plan.</p>	<p>In square feet, what is the building footprint which is covered by a roof (including covered porches and covered decks)? <u>1551</u></p> <p>Is this request for the demolition or removal of an existing structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Will this alteration or expansion increase the footprint which is covered by a roof? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, what is the number of square feet in the expansion? <u>None</u></p> <p>What will be the total square feet of the building footprint covered by a roof after the expansion?(or demolition) <u>1551</u> total square feet</p> <p>What is the total amount of square feet not covered by a roof? <u>None</u></p>
<p>List the total number of the existing rooms and their use. <u>4 Bedrooms, screened back porch</u> <u>Kitchen, Bathroom</u> <u>Living Room</u> <u>no other purpose porch</u></p>	<p>Give the building footprint as a percent of lot size: (Maximum allowed is 7%) Existing <u>8%</u> Proposed <u>Same</u></p> <p>Building height: existing <u>12'</u> feet proposed <u>See diagram</u> feet</p>
<p>List the total number of proposed rooms and their use. <u>4 Bedrooms, Kitchen,</u> <u>Living area, Bath,</u> <u>music room (part of back porch),</u> <u>small "office", loft</u></p>	<p>Will the alteration or expansion be for the purpose of increasing occupancy of the structure? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>Explain: _____</p> <p>Will there be any change in the plumbing? Yes <input type="checkbox"/> No <input type="checkbox"/></p> <p>Explain: <u>Unknown</u></p>

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.

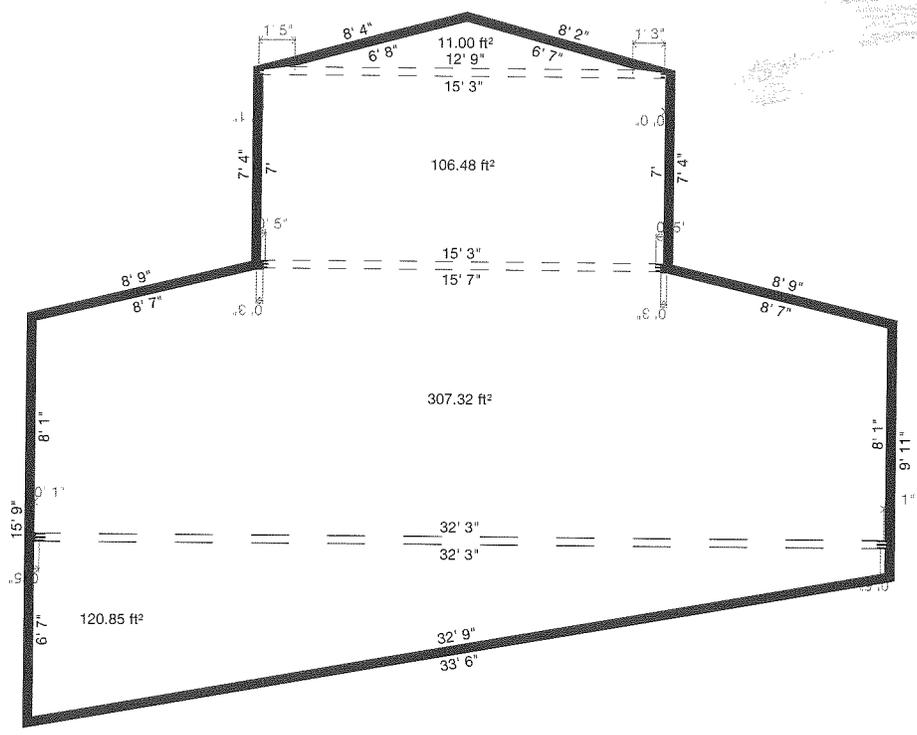
CERTIFICATION
I certify that the information on this application, and all accompanying material, is accurate and complete to the best of my knowledge and belief.

William F. Thompson Sandra K. Thompson

Signature of Applicant _____ Date _____

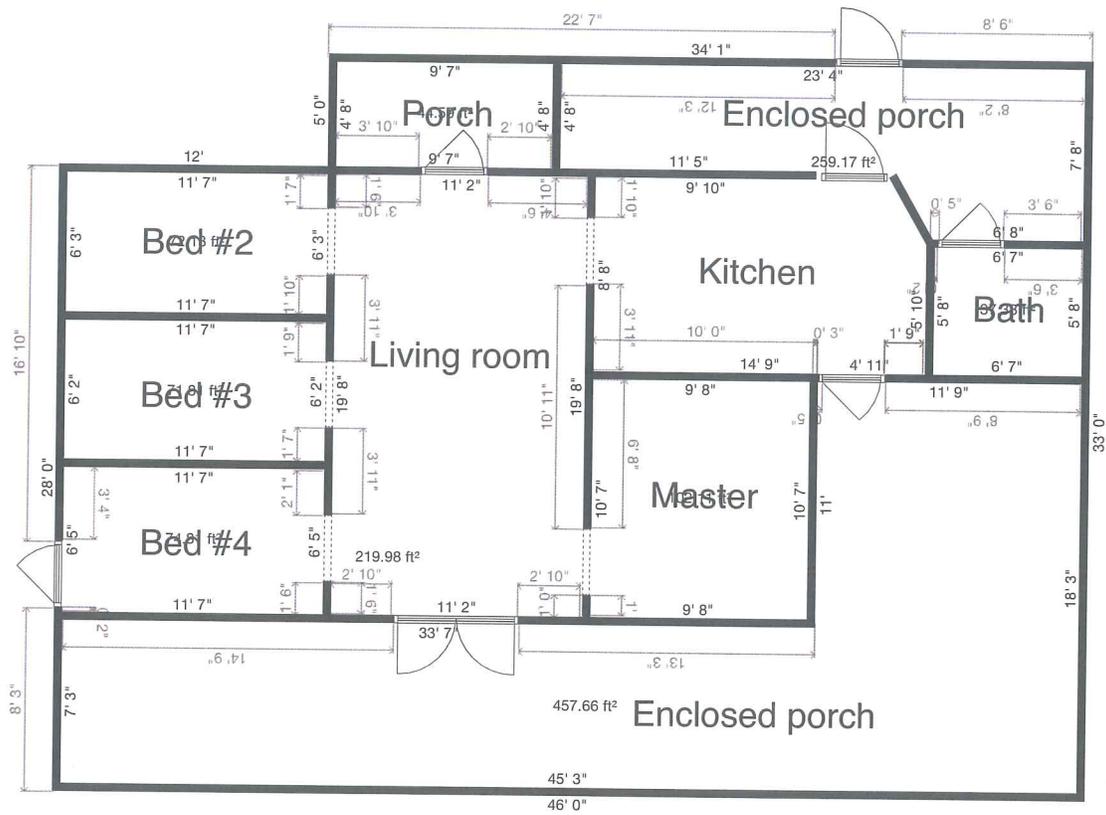
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JUL 25 2014
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598 east elevation - w/ proposed Left Dimensions



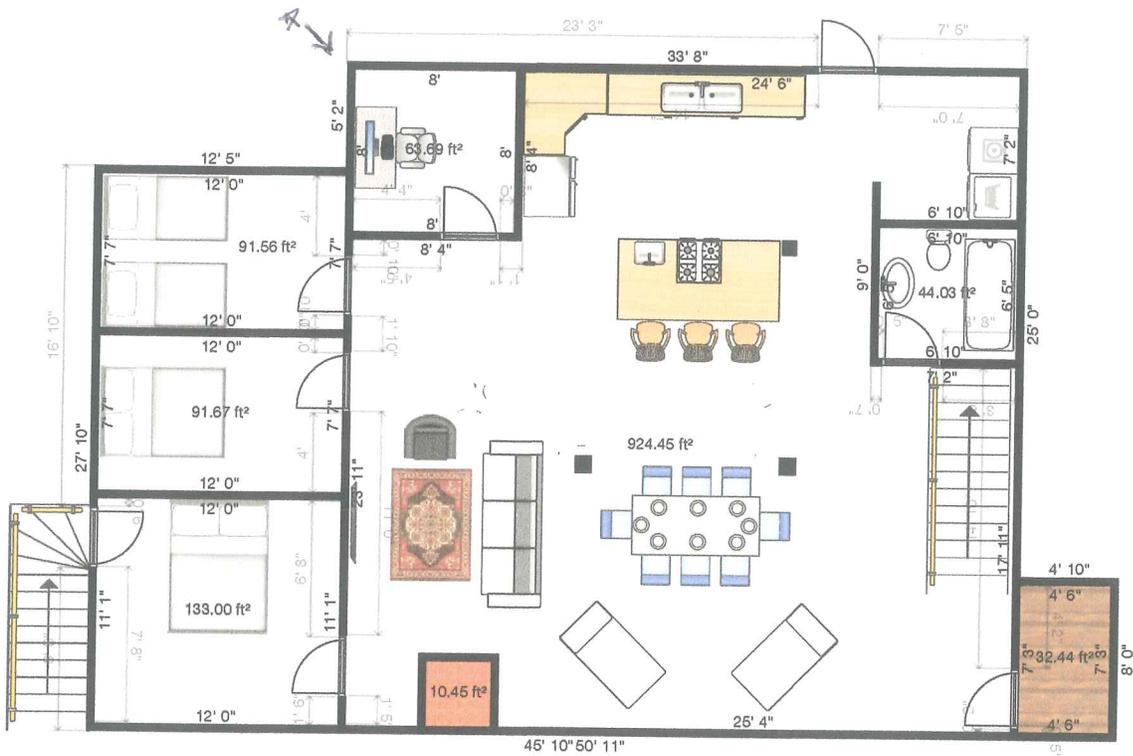
Floor 1

598 Flat Rock current



Floor 1

598 Flat Rock Final proposed floor plan



Floor 1

(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.

Roof, siding, windows (roof) - asphalt
shingle; siding - wood & shingles; replacing
and changing screen to windows & old windows

- (2) Natural features should be identified.

No remarkable features

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

Not altering historic character

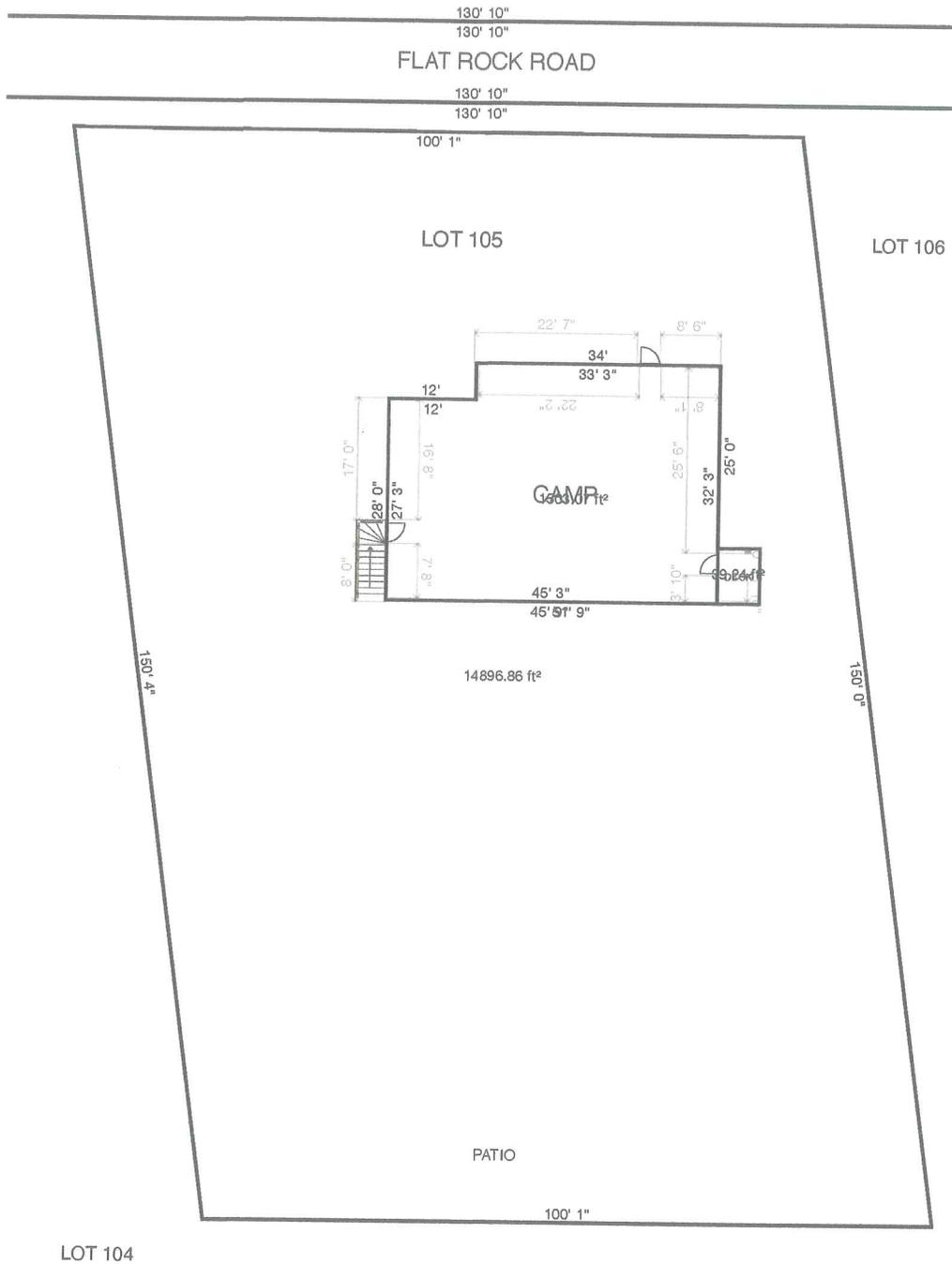
- (4) Alterations to existing structures and new structures within the district shall be compatible with the visual elements of surrounding historic structures and the overall historic and aesthetic character of the area.

Will not alter the character
of the neighborhood. Will be an improvement!

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

No demolition, changing roof

598 Flat Rock Lot map

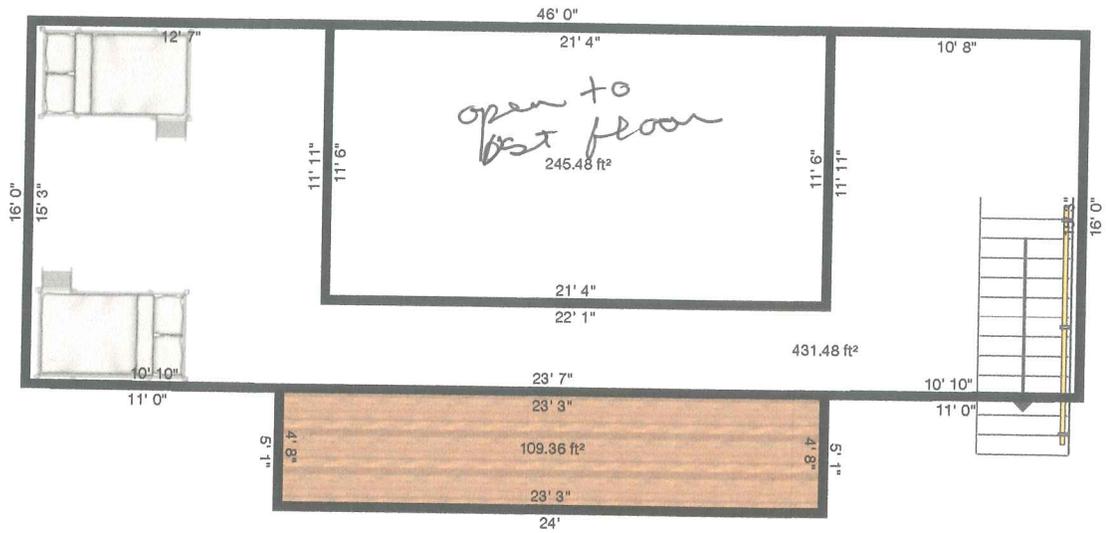


Current
Floor 1

598 Flat Rock Final

Proposed Floor Plan

Loft



Proposed deck

Floor 2



West view of camp



Back porch with door into camp, road view. Back screened in porch.



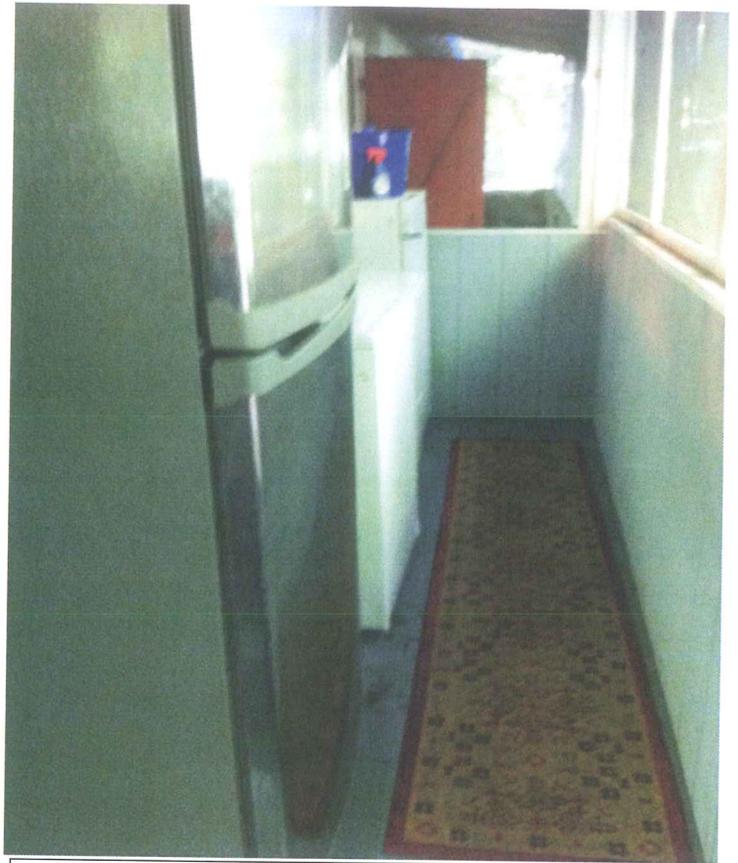
East side of camp. There used to be a door here with stairs to outside.



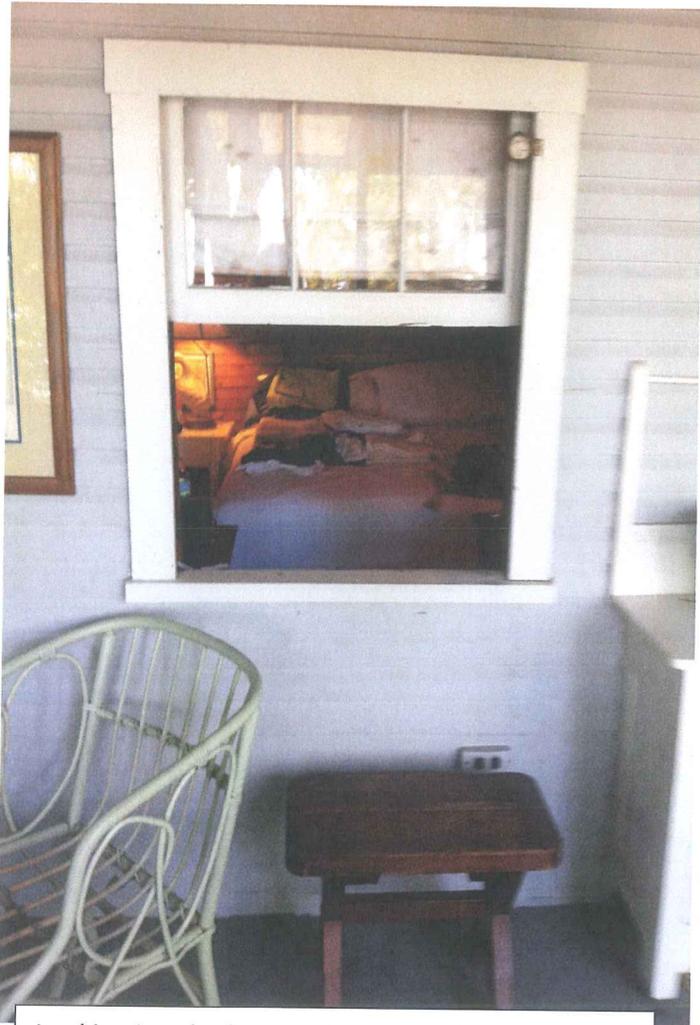
View from the lake side of the camp. Can see screened porch with many awful windows.



Small covered porch to become a small office space.



Screen in porch facing the road.



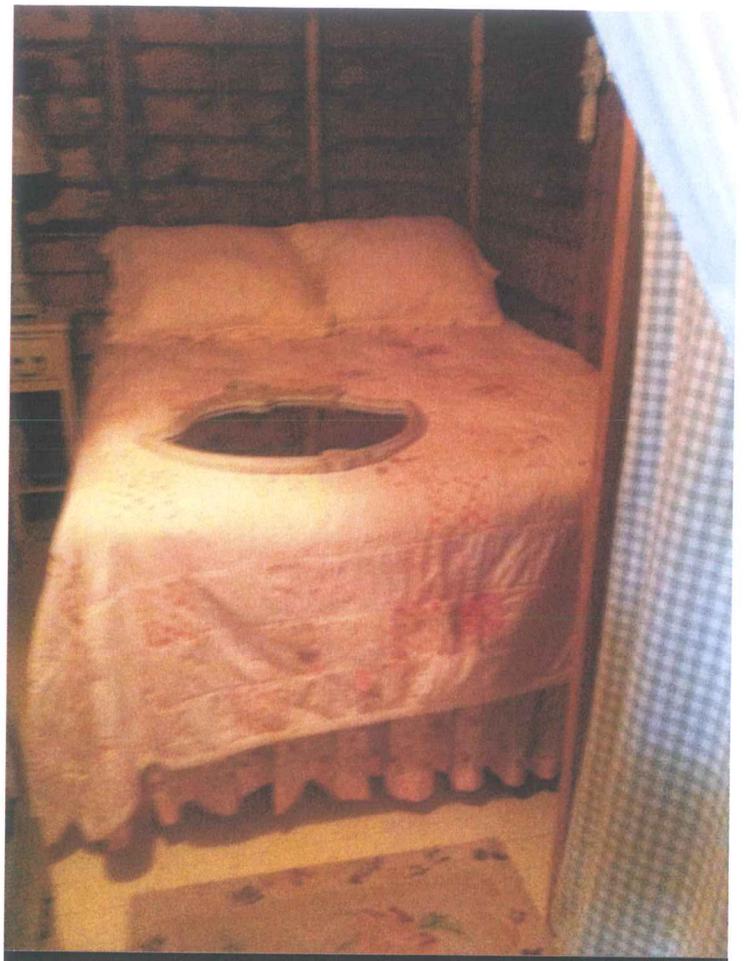
Looking into bedroom 1 in center of camp from porch.



Screened in eating porch. View from west to east of porch.



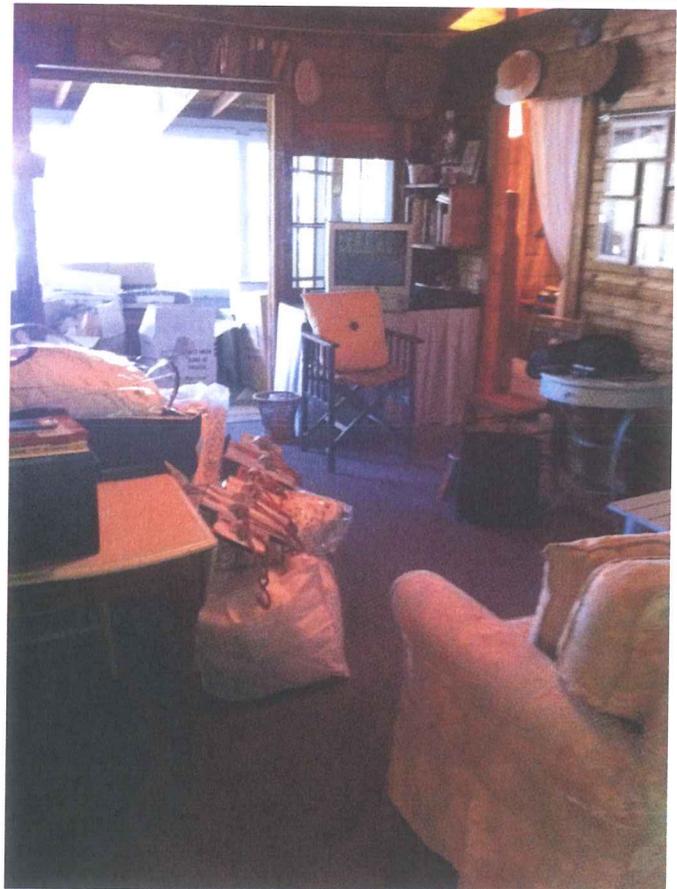
French doors from living area to porch.



Bedroom 3. Middle bedroom of the three on one side



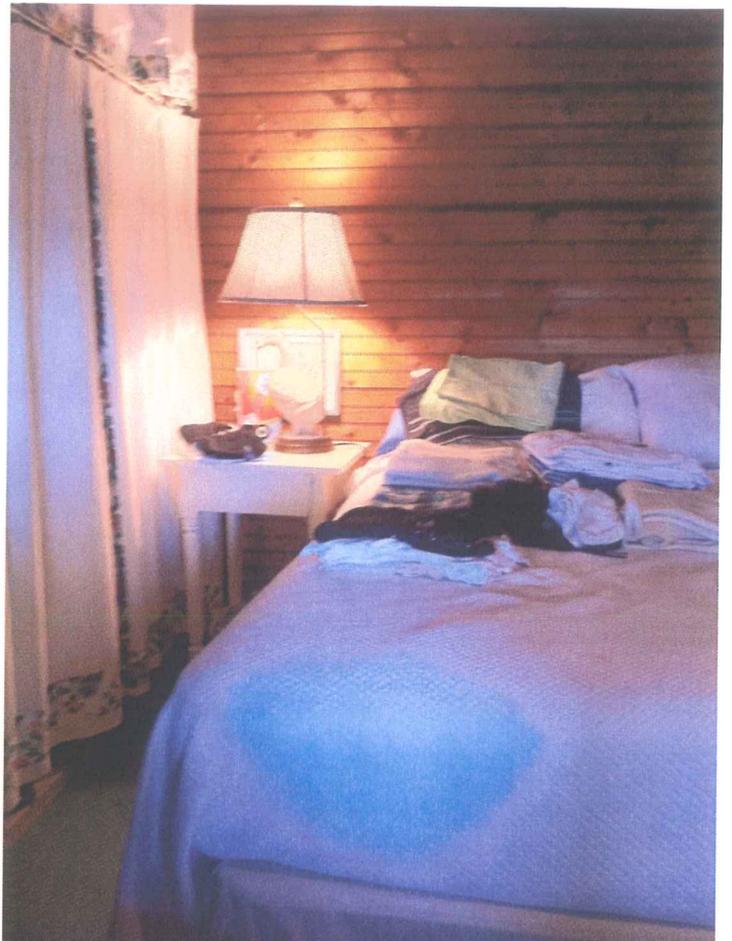
Bedroom 2. Closet on Left.



Living Space



Kitchen. Still has linoleum tile from the 1950s.



Another picture of bedroom 1, central bedroom. Closet doors were cheap wooden sliders. They got so worn over the years that we replaced them

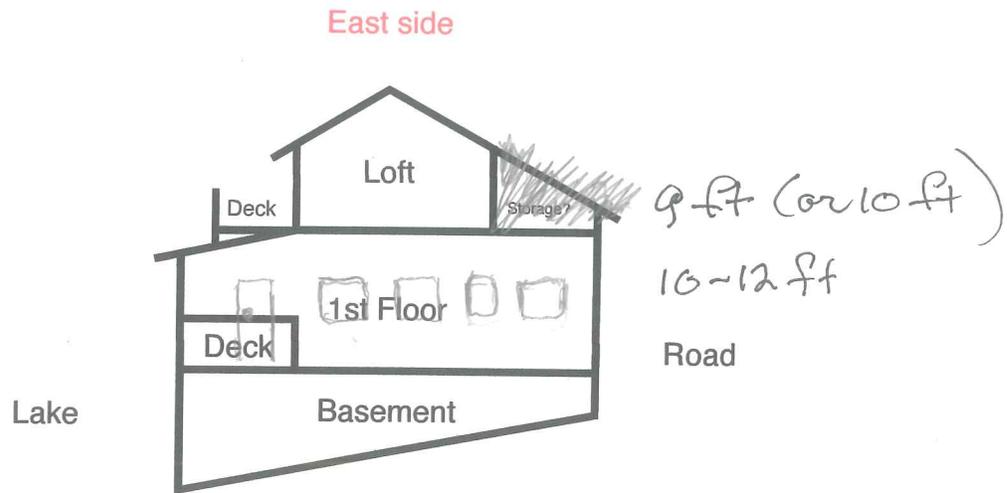


Screen porch, eastside. Looking east down screened porch. This part of porch is sort of unused.



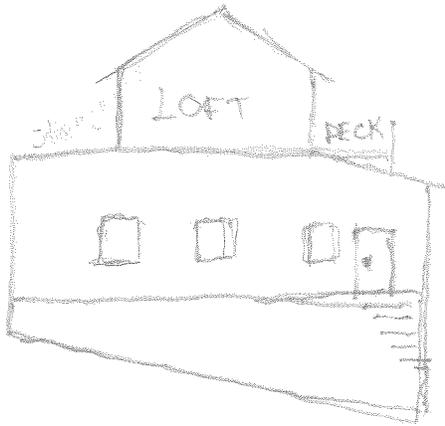
Bunks on Westside of the porch.

Flat rock side view

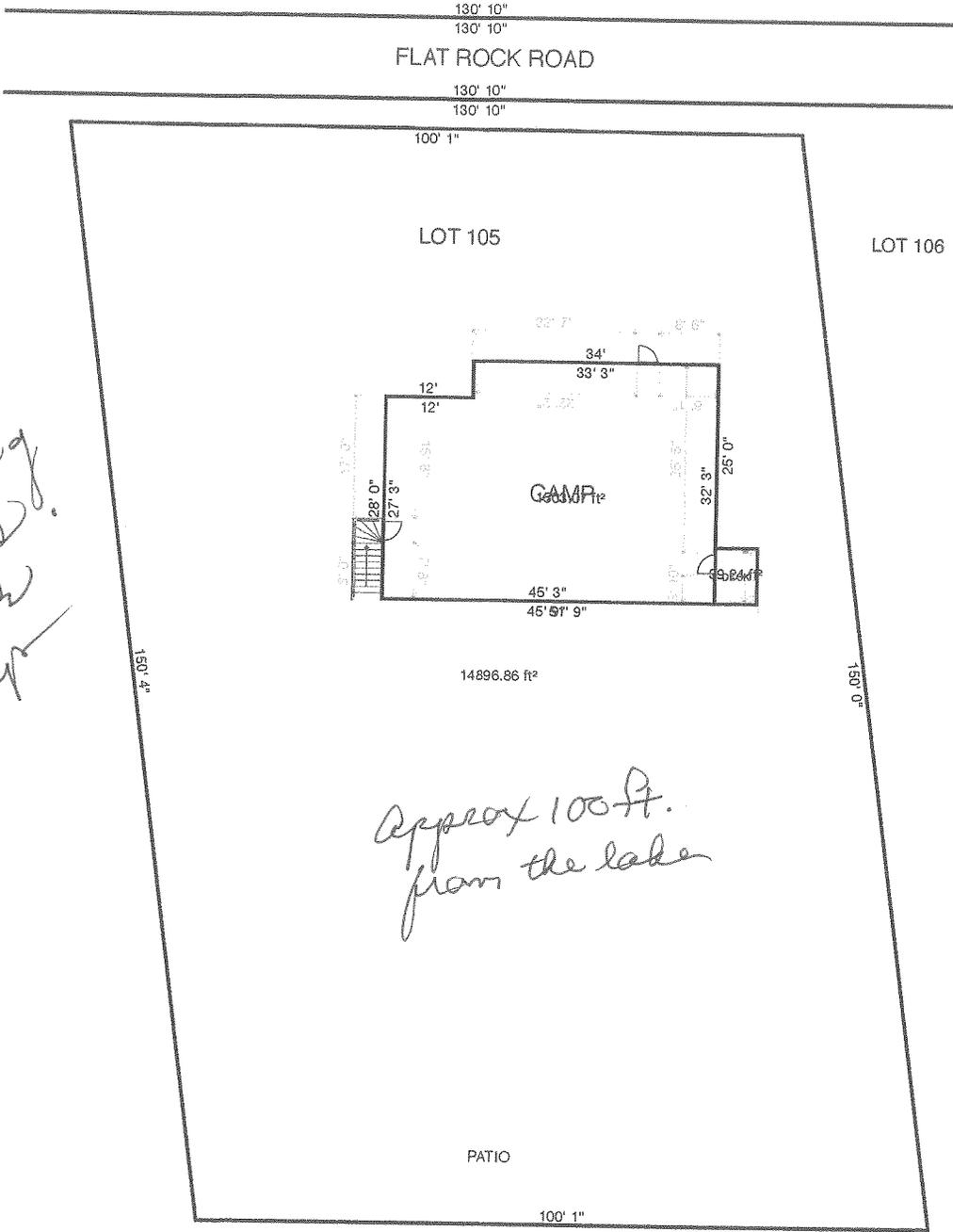


Floor 1

West Side



Parking area
598 Flat Rock Lot map



*NO parking
on camp!
Park across
from camp*

*Approx 100 ft.
from the lake*

PATIO

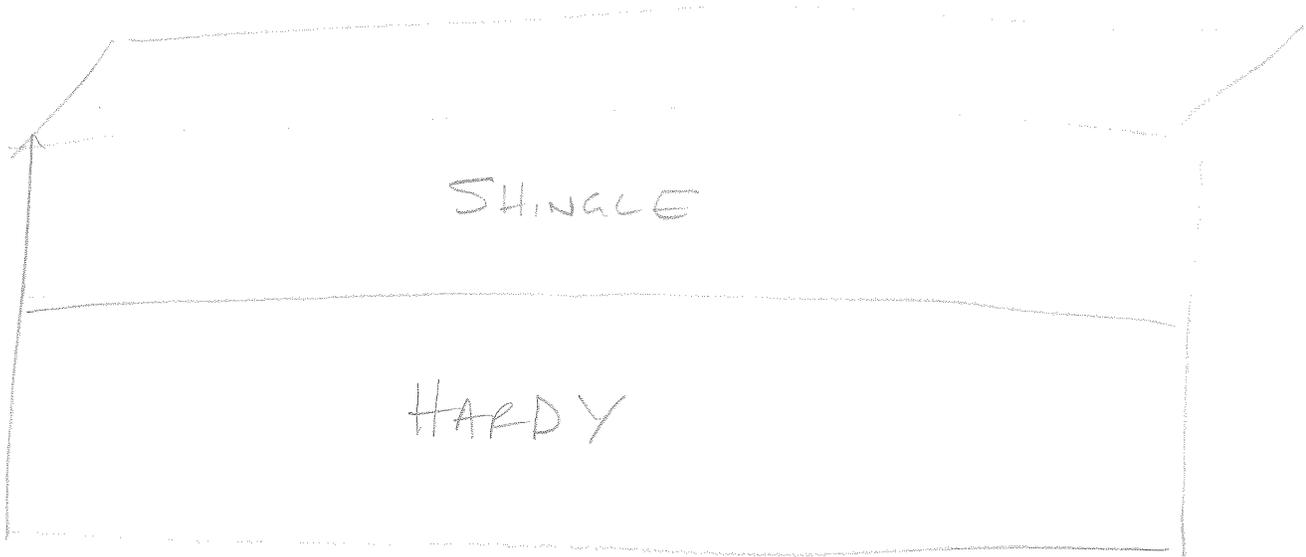
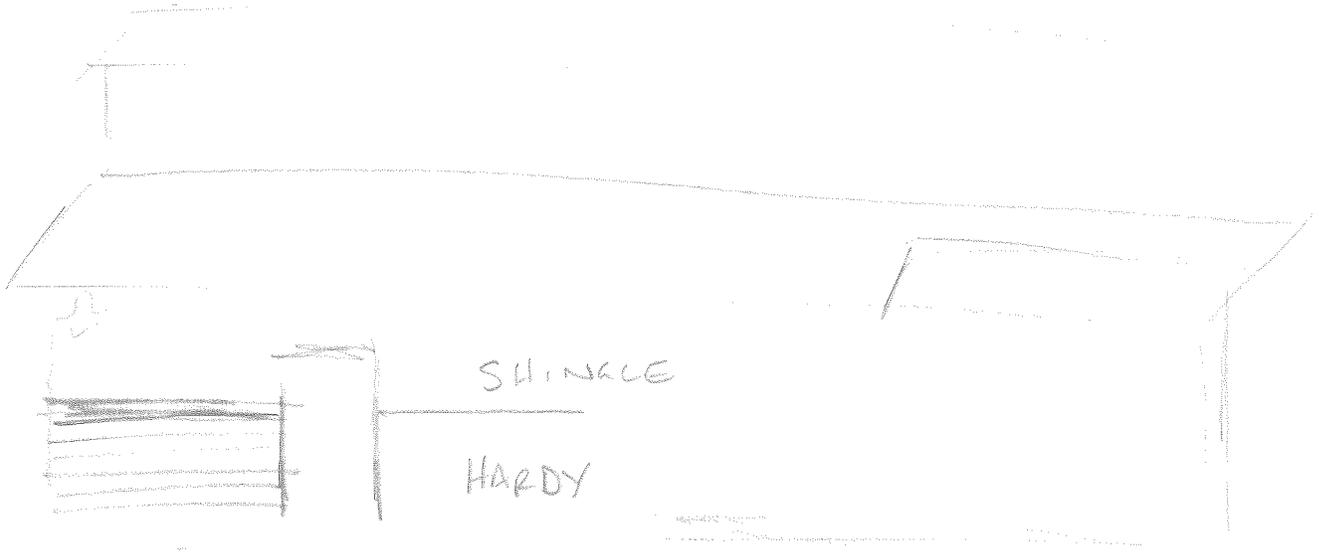
100' 1"

LOT 104

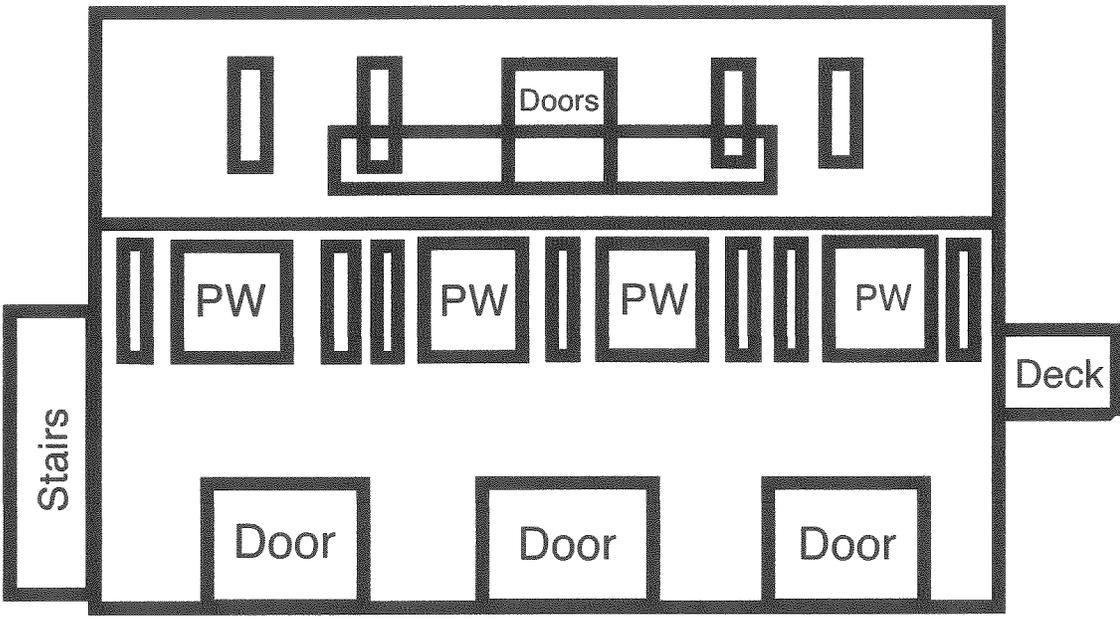
Lake

Floor 1

- * SHAKE / SHINGLE
- BOARD AND BATTEN
- STONE VENEER
- * ENGINEERED WOOD
 - HARDY BOARD
 - COLORS?



SOUTH/WALK VIEW
Flat Rock ~~north~~ (road view)

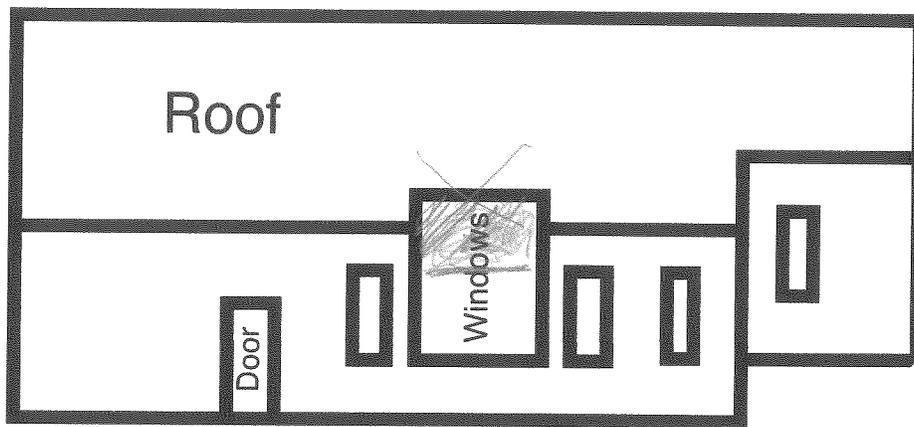


May reduce to 2 doors?

Floor 2

Flat Rock-North (road view)

Very rough view from street



Floor 1

Britney Tenney

From: buckthompson02@comcast.net
Sent: Tuesday, August 05, 2014 8:39 PM
To: Britney Tenney
Subject: Re: Design Review Application -598 Flatrock Road-Thompson

Design Review Board (via Town of Charlotte/Britney),

We spoke with both Dick Greene and Brad Sweet over the past two days. As it stands, Brad will take the lead and Dick will assist as necessary. Brad will be the "rep" after we have left on about 19 August, and until we return next June. Obviously, since I will be retiring and we will be returning to the camp in June 2015 with the intention of remaining here in Charlotte through the end of September, we would like the process to get started as soon as possible so the builder and his subs can finish the renovation by the time we get here.....

I don't have exact dimensions for the loft, except that it will run the entire length of the camp (east to west) and will be centered over the existing structure's depth (lake to road) - approximately half the depth of the existing camp. The lakeside windows in the loft will be the same type and dimensions as lakefront windows in the entry level. The builder will determine the exact location of the loft ridge line and support columns. The existing camp roof is 14 feet from ground level at its highest point, so the peak of the loft will be about 22 or 23 feet above the ground, if we assume an 8 foot wall height in the loft.

The loft will be added primarily for storage purposes and a kids bedroom/play area. The balcony off the loft will give us an improved vantage point from which to look out over the lake. Neither the loft nor its balcony will extend outside the footprint of the existing camp. Since we are reducing the number of bedrooms on the entry level, we will make part of the loft into a sleeping area for the grand kids. The number of people in residence has steadily decreased over the years and is now down to two (2), plus occasional visitors. Electrical and plumbing will both be replaced/updated; use of both has decreased.

The exterior of the camp will be part shingle and part horizontal siding, with asphalt shingles on the roof of both the camp and loft roofs. We have not yet decided on the color(s) for the exterior, but they will be "natural" and present no contrast with the surrounding vegetation, preferably low/"no" maintenance materials of the pre-stained variety - no paint, no bright colors.

Added Note: This camp was built by my grandfather between 1923 and 1925, and has remained in the immediate family and largely as originally constructed since that time. The porch on the East and South sides was enclosed with windows across the entire front of camp in about 1955. This is my 71st year here, and I remember no other changes in my lifetime. We now find ourselves with a 90-year old structure and a blue tarp roof. Renovation is a necessity. The scope of this particular request is felt to be well within the bounds of the Town's future plan for Thompson's Point.

Please, if there are specific questions, contact us prior to the 19th of August. Contact Info: Buck and Sandy Thompson, 598 Flat Rock Rd; (802) 425-6415; (850) 303-1825; (850) 628-6958; (850) 890-1544; buckthompson02@comcast.net; sandythompson10@comcast.net.