

Town of Charlotte Design Review Committee

Site Visit Report for 556 Flat Rock Road

ZBA-18-53-CU

On May 10th Robin Colburn, Robin Pierce, and Aaron Brown met at the subject property with the architect for the project, Tom Koerner. The existing building is on the south west edge of the Point, is a one and a half story camp, sits below the access road, and is screened from the Lake by mature vegetation.

The proposal is to add 396 square feet to the existing structure to create a 'Gathering Room' on the north side of the property. The addition is in keeping with the existing architecture of the property and in line with the Camp aesthetic of Flat Rock Road. All new doors and windows will match the existing openings in terms of size and shape. The addition will be visible from the Lake, but the applicant has proposed planting cedars to mitigate view impacts from the Lake. The design review committee advises requiring this planting.

Robin Coleburn spoke with Koerner about the potential removal of a green ash tree that is growing only a few feet from the proposed addition. The design review committee advises that the Town Tree Warden decide whether that tree should be removed during this building process. The applicant has proposed removing a small maple to make room for the addition as well, which is outlined in the project application.

Koerner said he has spoken with his client, Doug Mariboe, about building a roof to cover the side entry door. This roof, however, would cause the building envelope to exceed the allowed 7% maximum building coverage by a small fraction of one percent. This additional coverage was not included in the proposed building coverage on page 1 of site plan. The roof does appear on page 5 of the site plan. Mr. Koerner stated that he could put a small dormer on the current roof to divert the rain water and this would remove the need to build a roof to cover the entry door.

This is the sort of project proposal that enables existing structures to meet the requirements of today's inhabitants while respecting the history of Thompson's Points historic landscape.