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**CHARLOTTE
PLANNING & ZONING**

Andrea Fossati
5438 Lake Road
Charlotte, VT 05445
saradrea@hotmail.com

Frank Tenny, Chair
Zoning Board of Adjustment
Town of Charlotte
Ferry Road
Charlotte VT 05445

September 4, 2018

Dear Mr. Tenny,

I am writing in reference to the permit requested by John and Alexa Beal for a variance to build a free standing garage at 110 Thorpe Cove Road, within the required 50 foot setback. The shared property line is to the west of our home, directly behind the master bedroom and dining room deck.

In reviewing the application, three potential site options are proposed by the Beals. One of the most valuable features of our home is its location and the privacy we enjoy, buffered by the woods between our home and the Beal's residence. The majority of these woods are on our property, and the woods are maintained to preserve our privacy.

The structure proposed by the Beals is quite large, with a two story height of 22 feet, and width of 36 feet. If the structure is built on our property line (on either site A or B, to the east or southeast of their home- see attached), it has the potential to significantly impact our visual privacy, especially in the fall and winter months.

In fact, we have been informed by our realtor that the privacy and seclusion of our home (including the west side) is an important selling point to our home, and that permitting a building of this size, on our property line, will negatively affect the marketability and value, and ultimately the sale price of our home in the future. We therefore request that a variance not be granted at either of those sites.

The third proposed site (site C, to the south of their home- see attached) is at a distance of approximately 35-40 feet from our property line and may have a less significant impact on our home and privacy. This may be a much more acceptable option from our perspective, provided measures are taken to assure a minimal visual impact on the west side of our home at 5438 Lake Road.

Sincerely,

A handwritten signature in black ink, appearing to read 'A. Fossati', with a horizontal line extending to the right.

Andrea Fossati

CC: Aaron Brown, Zoning Administrator, Town of Charlotte

PROPERTY LINE



EXISTING RESIDENCE

Applicant shows three possible options within setback.

124'-5 1/2"

361'-0"

EXISTING DRIVEWAY

EXISTING ROAD



BEAL RESIDENCE

1"=75'-0"