

ZONING BOARD OF ADJUSTMENT - APPLICATION

TOWN OF CHARLOTTE

Planning & Zoning
P.O. Box 119
159 Ferry Road
Charlotte, VT 05445
Phone: 802-425-3533

Office Use Only #ZBA-17-138

Date Received:

RECEIVED

SEP 20 2017

CHARLOTTE
PLANNING & ZONING

Note: Decisions of the Zoning Board of Adjustment may be appealed to the Vermont Environmental Court within 30 days of the date of the Board's written decision. Zoning Permits will not be issued so as to become effective prior to the end of that appeal period.

E-Mail: Gloria@townofcharlotte.com

Hearing Date:

Receipt # _____ Application Fee \$500 _____ Appeal Fee \$500²⁵⁰ _____ Telecommunications Facilities Fee \$2,000 _____

*APPLICANT/REPRESENTATIVE (if different from owner)

Name Jackson JW and Lydia M Clemmons Trust Name _____

Address 2158 Greenbush Road Address _____

Charlotte, Vermont 05445 _____

Phone 802-999-3137 or 802-310-0097 Phone _____

*Representative must submit a letter from the owner of the property authorizing him/her to represent them for permits, hearings, etc.

Map 4 Block 2 Lot 11 Parcel ID #00004-2158 Thompsons Point Lot # _____

Property address 2158 Greenbush Rd _____

Zoning District Rural Lot size 13855 Lot frontage _____ % of Lot coverage (building) _____ (overall) _____ Building height _____

Existing front yard setback _____ Existing side yard setbacks 1. _____ 2. _____ Existing rear yard setback _____

This application references Zoning Bylaw section(s) 5.4 Conditional Use _____

Plot Plan (a plot plan must be submitted showing the lot, existing structures and setbacks, easements, right-of-ways on or abutting the lot, septic primary and replacement areas, well, streams and any other information significant to this application) Submittals no larger than 11" x 17". All measurements must be accurate.

Use attached sheet to list all abutting property owners. Include those across any street, private road or right-of-way.

Applicant will be required to notify adjoining property owners, by certified mail or certificate of service, after a hearing date has been set.

Submit (1) original and (5) copies of complete application.

Application is for: (please check all that apply)

Conditional Use: Variance: _____ Thompson's Point Seasonal Dist: _____ Appeal: _____ Other: describe) _____

Describe your request: (When appropriate, make reference to attached documents, letters, photographs, etc.)

We request permission to build an extension onto our home to provide a downstairs bedroom with elder-care fittings. Our upstairs bedroom will be converted to storage space.

APPLICATION MUST BE RECEIVED AT LEAST 23 DAYS PRIOR TO THE HEARING DATE. BE SURE TO COMPLETE ALL SECTIONS OF THE NECESSARY FORMS AND ATTACHMENTS. ONLY COMPLETE APPLICATIONS WILL BE ACCEPTED.

Signature of applicant(s) Lydia M. Clemmons, Jackson J Clemmons Date 9/20/17

Information available from Tax Maps <i>Include all names of owners</i>	
Name <u>Jackson and Lydia M Clemmons</u> Address <u>Trust</u> <u>2158 Greenbush Road</u> Parcel ID # <u>Charlotte, Vermont 05444</u> Map _____ Block _____ Lot _____	Name _____ Address _____ Parcel ID # _____ Map _____ Block _____ Lot _____
Name _____ Address _____ Parcel ID # _____ Map _____ Block _____ Lot _____	Name _____ Address _____ Parcel ID # _____ Map _____ Block _____ Lot _____
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Section 5.4 Conditional Use Review

(A) **Applicability.** Any use or structure requiring conditional use approval shall not be issued a zoning permit by the Zoning Administrator until the Board of Adjustment grants such approval in accordance with the Act [§4414(3)], and the following standards and procedures.

(B) **Review Process.** Upon determination that an application is complete, a public hearing will be warned in accordance with Section 9.9(C). In accordance with the Act [§4464(b)] and Section 9.9(E), the Board shall act to approve, approve with conditions, or disapprove on each matter of an application for conditional use review; and shall issue a written decision within 45 days of the date of the final public hearing to include findings, conditions of approval, and provisions for appeal to Environmental Court. Failure to act within the 45 day period shall be deemed approval, effective on the 46th day.

(C) **General Standards.** In accordance with the Act [§4414(3)], the Board shall determine that the proposed conditional use shall not result in an undue adverse effect on any of the following:

- (1) **The capacity of existing or planned community facilities and services.** The Board shall consider the demand for community facilities and services that will result from the proposed development in relation to the existing and planned capacity of such services and facilities, and the adopted municipal capital budget and program currently in effect. The Board may request information or testimony from appropriate local officials to help evaluate potential project impacts on existing and proposed community facilities and services. Conditions may be imposed regarding the provision of services and facilities, and/or the timing and phasing of development in relation to anticipated municipal capital expenditures or improvements, to minimize any adverse impacts to community facilities and services.

This is not applicable as we are requesting an extension to our home for a private bedroom on the ground floor.

- (2) **Character of the area affected.** The Board shall consider the design, location, scale, and intensity of the proposed development in relation to the character of adjoining and other properties likely to be affected by the proposed use. Conditions may be imposed as appropriate to ensure that the proposed development is compatible with the character of the area, as defined by zoning district purpose statements, and specifically stated policies and standards of the municipal plan. Conditions may be imposed as necessary to eliminate or mitigate adverse impacts, including but not limited to conditions on the design, scale, intensity or operation of the proposed use.

The extension will be in keeping with our historic house, with little change to the original structures. Our house is located in the middle of 3 different structures - all on our property and deed (2190, 2158 and 2122 Greenbush Rd)

- (3) **Traffic on roads and highways in the vicinity.** The Board shall consider the potential impact of traffic generated by the proposed development on the capacity, safety, efficiency, and maintenance of roads, highways, intersections, and bridges in the vicinity. A traffic impact assessment may be required. Conditions may be imposed as necessary to ensure that a proposed development will not result in unsafe conditions for pedestrians or motorists, including but not limited to physical improvements on or off site, or the use of accepted traffic management strategies.

There will be no impact on traffic in the vicinity as this extension is solely for a private bedroom, appropriate for aging homeowners, and enabling them to avoid the use of stairs in order to go to bed at night.

- (4) **Bylaws in effect.** The Board shall determine whether the proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances. The Board shall not approve a proposed development that does not meet the requirements of other bylaws and ordinances in effect at the time of application.

The original house has 4 bedrooms. With the proposed extension, we will relocate one of the 4 bedroom spaces to downstairs. The old space will be converted to office and storage space, so that there will be no change in the number of bedrooms.

- (5) **The use of renewable energy resources.** The Board will consider whether the proposed development will interfere with the sustainable use of renewable energy resources by either diminishing their future availability on the subject parcel, or by interfering with neighboring property owners' access to such resources (e.g., for solar or wind power). Conditions may be imposed as appropriate to ensure access to and the long-term availability of renewable energy resources.

The bedroom extension does not interfere with renewable energy resources.

(D) **Specific Review Standards.** In addition to general standards under subsection 5.4(C), the Board may also consider the following and impose conditions as appropriate to reduce or mitigate the adverse impacts of a proposed development:

- (1) **Conformance with the Town Plan.** Whether applications conform to policies and objectives of the *Charlotte Town Plan*, and do not adversely affect significant natural, cultural or scenic features identified in the town plan, including natural areas, wildlife habitat, productive forests and farmland, surface waters, wetlands, water supplies and aquifers, historic sites, and scenic views or vistas in the vicinity of the proposed development.

The proposed bedroom extension does not adversely affect natural, cultural or scenic features. Indeed, it adds value in that it will enable Jack and Lynn Clonions to remain in their home and in the Charlotte community they love.

- (2) **Additional Restrictions.** All conditional uses shall comply with the dimensional, density, siting and associated standards for the district(s) in which the use or development is located, including overlay districts, however the Board may require increased setbacks and buffers, or reduced lot coverage or densities of development to avoid or mitigate adverse impacts to adjoining properties or significant natural, cultural or scenic features in the vicinity of the site.

The proposed extension will be designed to fit the features and character of the existing residence.

- (3) **Performance Standards.** The Board shall consider whether the proposed development will meet applicable performance standards under Section 3.1~~2~~, and may impose conditions on the installation, operation, storage or maintenance of devices or materials necessary to meet these standards. In determining appropriate performance standards, the Board may consult with state officials, and consider accepted industry standards. In addition, the Board may limit hours of operation so that the use shall be consistent with the character of the area. Evening or night operations shall be permitted only if noise levels, lighting and traffic will not unreasonably interfere with surrounding uses.

Section 3.12

Performance Standards

(A) The following performance standards must be met and maintained for uses in all districts, except for agriculture and forestry, as measured at the property line. In determining compliance, the burden of proof shall fall on the applicant. The Town or a complainant shall be required to provide reasonable proof if challenging compliance after a permit has been issued. The Planning Commission or Board of Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance. No use, under normal conditions, shall 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;

As this extension is for sleeping quarters, there will be no noise in excess of 70 decibels and no increase in noise levels at the home.

- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments;

Same as above - the proposed extension is solely for sleeping quarters plus a downstairs bathroom to enable an aging couple to live safely in their home without needing to use the stairs.

- (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 smoke, dust, noxious gases or other forms of air pollution constituting a nuisance or threat to neighbors or to public health, safety or welfare, or damage are involved in this extension.

- (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;

Same as above - there will be no releases of heat, cold, moisture, mist, fog, condensation or related issues that would be detrimental to neighbors, the public or the community.

- (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).

Same as above - no electromagnetic disturbances
or electronic transmissions or signals are involved

- (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 glare, lumen, light or reflection would result
from this extension.

- (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 liquid or solid waste or refuse that would
not be disposed of by the existing septic
system.

- (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.

None of the above-cited hazards are
involved or would result from the
proposed extension.