

ZONING BOARD OF ADJUSTMENT - APPLICATION

TOWN OF CHARLOTTE

Office Use Only #ZBA-17-23-CU

Planning & Zoning

Date Received:

P.O. Box 119

159 Ferry Road

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.

Charlotte, VT 05445

Phone: 802-425-3533

Fax: 802-425-4241

E-Mail: Gloria@townofcharlotte.com

Hearing Date: \_\_\_\_\_

Receipt # 17-23 Application Fee \$500 [checked] Appeal Fee \$500 \_\_\_\_\_ Telecommunications Facilities Fee \$2,000 \_\_\_\_\_

\*APPLICANT/REPRESENTATIVE (if different from owner) -

Name SWEENEY DESIGN/BUILD, LLC Name SHAWN SWEENEY

Address 5061 SHELBURNE RD Address

SHELBURNE, VT 05482

Phone (802) 985-1070 Phone

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

Map 2 Block 1 Lot 27 Parcel ID # 00100-0754 Thompsons Point Lot # \_\_\_\_\_

Property address 754 ETHAN ALLEN HIGHWAY

Zoning District RURAL ZONE RT. 7 Lot size 20.04 Lot frontage 358 % of Lot coverage (building) \_\_\_\_\_ (overall) \_\_\_\_\_ Building height 29'

Existing front yard setback \_\_\_\_\_ Existing side yard setbacks 1. \_\_\_\_\_ 2. \_\_\_\_\_ Existing rear yard setback \_\_\_\_\_

This application references Zoning Bylaw section(s) 2.9G,

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: [checked] Variance: \_\_\_\_\_ Thompson's Point Seasonal Dist: \_\_\_\_\_ Appeal: \_\_\_\_\_ Other: describe) \_\_\_\_\_

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

BUILDING REPLACEMENT HOME IN SCENIC ZONE.

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) [Signature] Date 2/23/17

## 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 46<sup>th</sup> 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.

THE NEW HOME, BEING PLACED ON THE SAME GENERAL LOCATION OF THE EXISTING HOME, SHOULD BE A NET

NEUTRAL USER OF ELECTRICITY; OTHER TOWN RESOURCES. CAR TRAFFIC WILL INCREASE DURING CONSTRUCTION, BUT WILL GO BACK TO

(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.

WE HAVE PURPOSELY KEPT THE ~~MAX~~ OVERALL HEIGHT OF THE HOME TO 27' 11 9/16" (28') WELL UNDER THE 35'

ALLOWED WITH THE GOAL OF NOT CHANGING THE OVERALL VISUAL IMPACT TO THE RT. 7 SCENIC CORRIDOR. WE HAVE

(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.

AS PREVIOUSLY STATED, DURING CONSTRUCTION, TRAFFIC WILL INCREASE SLIGHTLY, BUT WILL RETURN TO NORMAL USE WHEN PROJECT IS COMPLETED - APPROX. 10-12 MONTHS.

1) CONTINUED -

TO EXISTING USE OF A NORMAL FAMILY RESIDENCE. NO  
DRIVEWAY WORK NEAR RT. 7 IS PART OF THIS PROJECT.

- 2) ALSO DESIGNED A "VERMONT STYLE CRAFTSMAN" VEHICULAR  
THAT FITS IN WELL WITH THE LOCAL ARCHITECTURAL STYLE.  
THE HOME WILL HAVE A SLATE GREY STANDING SEAM  
ROOF, CYPRESS GREEN (SAGE) SIDING COLOR, WHITE TRIM  
ACCENTS, OIL RUBBED BRONZE WINDOWS AND A "PACIFIC"  
(GREY/BLUE) STONE ACCENT ON COLUMN BASES AND AWLINGS  
FRONT LOWER PORTION WALL.

- (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.

BEING A SINGLE FAMILY HOUSE, WE WILL NOT CHANGE THE CURRENT WASTEWATER OR WATER USAGE.

- (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.

SITING THE HOME IN THE CURRENT GENERAL AREA, EXISTING RENEWABLE RESOURCES SHOULD NOT BE EFFECTED.

(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 HOUSES EXISTING DESIGN WILL BE CHANGED BUT THE NEW DESIGN WILL FIT MORE EASILY INTO VERMONT VERMONTIAN ARCHITECTURE.

- (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.

~~SITING~~  
WE HAVE SITED THE HOME TO CONFORM TO ITS EXISTING PLACEMENT WHICH WILL NOT CHANGE EXISTING SETBACKS AND BUFFERS.

- (3) **Performance Standards.** The Board shall consider whether the proposed development will meet applicable performance standards under Section 3.12, 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.

THE HOME WILL BE BUILT IN ACCORDANCE WITH VERMONT ENERGY STAR STANDARDS.

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;

WE WILL BE USING NORMAL BUILDING TOOLS, CRANES, SAWS, PNEUMATIC HAMMERS, ALL OF WHICH FALL BELOW THE 70 DECIBEL SOUND LEVELS.

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

IN USING THE EXISTING OPENING FOR THE NEW HOME, NO BLASTING WILL BE REQUIRED IN THE BUILDING OF THE HOME AND NONE DIRECTLY IN THE INSTALLATION OF THE FOUNDATION

- (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;

A SMALL AMOUNT OF SAWDUST IS CREATED IN BUILDING A HOME. WE WILL NOT BE USING ANY MATERIALS IN BUILDING THE HOME THAT PRODUCE NOXIOUS GASES.

- (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;

THE HOME BUILDING PROCESS DOES NOT HAVE OR PRODUCE ANY MEASURABLE AMOUNTS OF THE ABOVE STATED CONDITIONS.

- (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).

OTHER THAN NORMAL CELL PHONE AND RADIO TRANSMISSIONS, THE BUILDING OF THE HOME WILL NOT EFFECT LICENSES OR REGULATIONS WITH THE FCC.

- (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;

THE WORKING HOURS IN BUILDING THE HOME ARE BETWEEN 7AM - 5PM MONDAY THRU FRIDAY. NATURAL LIGHT WILL BE USED IN THE HOMES BUILDING PROCESS.

- (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

A PORT-O-POTTY WILL BE LOCATED AT THE SITE THROUGHOUT THE BUILD FOR HUMAN WASTE. GARTHIER TRUCKING WILL BE SUPPLYING DUMPSTERS FOR REFUSE CREATED THROUGH THE BUILDING PROCESS →

- (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.

WE WILL NOT CREATE "BYW" PILES DURING CONSTRUCTION OF HOME. NO EXPLOSIVES OR RADIOACTIVE DEVICES ARE EMPLOYED DURING THE CONSTRUCTION OF THE HOME.

### #7 CONTINUED:

- ALSO, IN AN ATTEMPT TO BE IN ACCORDANCE WE STATE REQUIREMENTS, THERE WILL BE A "CANDIDIAN" ONLY DUMPSTER FOR RECYCLING AND A "CLEAN" WOOD ONLY DUMPSTER FOR PROCESSING AT THE McNEIL GENERATING PLANT IN BURLINGTON.