

RECEIVED

OCT 19 2018

CHARLOTTE  
PLANNING & ZONING

Troy A. Davis  
26 Spear St.  
Charlotte VT 05445

Dear Charlotte Zoning Administration,

My interest in submitting this zoning application and conditional use approval is to add on to the current old farmhouse residence at 26 Spear street. This will be for my families personal use and will not be rented out or flipped. I am submitting the zoning application for the following:

- A two story addition where a roughly 15' x 15' porch currently exists. Tied into the original house and into a back wing. This is less than a 50' setback from Peeper Pond Ln.
- A second floor on a back wing of the main house and that would be tied into the two story addition. This is less than a 50' setback from Peeper pond ln.
- A small mud room built into the front porch of the back wing.
- To rebuild an old farming barn on the back half of the property and accessible off of Peeper pond rd. This would require cleaning up the current old broken barn foundation. The new rebuilt barn would have a similar footprint as the old torn down barn but would now be used for storage of my high end roofing business. Storage only and inside the barn only. I would like to build a small apartment above the barn for possible future use for immediate family only. This would never be rented out nor do I even have real plans for it at this time. And of course within the septic allowances.
- To rebuild the current shed/garage on the same footprint but about 7' taller. This would be used as a one car garage. This is less than a 50' setback from the Shelburne Town line.

My interest in rebuilding and adding on is to make the property a viable homestead for my family and business only. No strange activities or changes would be allowed on this property. All changes, additions and building will be designed by an architect and kept within modern farmhouse limits so as to compliment the historical beauty of old Charlotte.

Thank you for your consideration.

Sincerely,

Troy A. Davis  
802-999-4285

10/11/18

Fee paid \$ 500

**ZONING PERMIT APPLICATION**

Permit # 18-190-ZBA

Recording paid \$ \_\_\_\_\_ Town of Charlotte, P.O. Box 119, Charlotte, VT 05445-0119

Owner(s) Troy Davis Phone (h) 802-999-4285

Application # \_\_\_\_\_

Address 26 Spear St. Charlotte VT 05446

Email BLACKROCKSLATE@gmail.com

Applicant Troy Davis Phone (h) 802-999-4285

Address 26 Spear St. Charlotte VT 05446

Email BLACKROCKSLATE@gmail.com

Note: An applicant who is acting as agent for the owner must submit a letter of authorization from the owner.

For office use only

Property address 26 Spear St. Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

Parcel ID # \_\_\_\_\_ Zoning district \_\_\_\_\_ Acres 2.58

Any conditions (subdivision, site plan, covenant, or conditional use approval) that apply to this property? Yes \_\_\_ No \_\_\_

Summarize those conditions: UNAWARE OF ANY

Describe below the improvements to be made and their intended use: 1) Rebuild existing Garage/Shop. Reuse as Garage 2) Rebuild new BARN/SHOP where old foundation is currently 3) Build new 2nd floor on wing.

Details provided on Attachments # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ # \_\_\_\_\_ dated \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

No. of sq. ft. added to building footprint 225 No. of sq. ft. of usable space added within building footprint 1077

No. of bedrooms 3 baths 3 before construction. No. of bedrooms 4 baths 4 after construction.

\*Attach to this sheet 1) a plot plan, 2) a floor plan, and 3) elevation drawings, drawn to scale, with North →, showing:

\*Plan size submissions to be 8 1/2 X 11 or 11 X 17

- Road frontage and rear width and side lines
- All existing and proposed building footprints
- Building envelope, when applicable
- Setback distances to front, rear, & side property lines
- Building dimensions, including heights
- Utilities, easements, and right-of-ways
- Water well(s) and septic system(s)
- Bodies of water, including unnamed streams

Note: An adequate sewage disposal system must be designed by a registered civil engineer or site technician B after the performance of appropriate soil tests. Separate forms are available for required information and must be attached to this application when applicable.

Applicants planning new or improved driveway connections must obtain Select Board's written approval before this application will be deemed complete. Approval shall be in the form of an Access Permit.

This permit is subject to appeal of the Zoning Administrator's decision by an interested party within fifteen (15) days of the date of issue and shall NOT become effective UNTIL the appeal period has expired or, if appealed, until final adjudication of said appeal.

Zoning bylaws violations are subject to penalties of \$100 for each day a violation is continued. This permit expires two (2) years from the date of issue. Any substantial change in the use or development covered by this permit shall require an amendment or new permit.

I/we will adhere to the zoning and sewage regulations of the Town of Charlotte. I/we agree to not use these improvements until a certificate of occupancy has been issued. I/we agree to allow authorized Town officials access to the property to verify compliance with the terms and conditions of this permit, upon reasonable notice.

I/we acknowledge that my/our project may require a construction permit from the Vermont Department of Labor and Industry, and other State permits. I/we agree to contact the Department of Labor and Industry and the Regional Environmental Office to obtain any required permits prior to any work being done.

Signature(s) of applicants \_\_\_\_\_ Date 10/11/18

For use by Zoning Administrator/Sewage Officer

Date application received 10/12/18 Date permit issued \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ Date permit effective \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Permit # \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ Certificate of Occupancy required? Yes  No

Application Approved \_\_\_\_\_ Denied \_\_\_\_\_

Signature of Zoning Administrator/Sewage Officer \_\_\_\_\_

Project will require new septic system Yes \_\_\_ No \_\_\_ or will increase flow to existing septic system: Yes \_\_\_ No \_\_\_

Project will require a new road cut or improved driveway connection: Yes \_\_\_ No \_\_\_ Access Permit # \_\_\_\_\_

Application denied pending conditional use approval  variance required \_\_\_\_\_, or other reason \_\_\_\_\_

Zoning Board of Adjustment action: \_\_\_\_\_ Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

225 on main house. Footprint of Garage AND BARN to be the same or smaller

(to main house)



## Charlotte Planning & Zoning

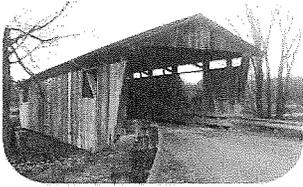
PO Box 119 / 159 Ferry Road  
Charlotte, VT. 05445  
Phone (802)425-3533  
Fax: (802)425-4241

### Conditional Use Review Questionnaire

Use for all Zoning Permit Applications **Requiring** Zoning Board Conditional Use Approval

Property Owner: Troy Davis Project Location: 20 Spear St Permit #: \_\_\_\_\_

1. Effect on community facilities and services that will result from the proposed development?  
I can see no significant impact on community facilities and services other than what is normal from any dwelling in the area.
2. Character of the area affected. (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?)  
Character and design of proposed building will be right in line with historical Charlotte and aesthetically pleasing.
3. Traffic on roads and highways in the vicinity. (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.)  
No significant additional impact.
4. Bylaws in effect. Does proposed development conform to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances?  
To the best of my knowledge, yes
5. The use of renewable energy resources. Will the proposed development 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)  
No, all proposed additions are connected or have been connected to structures currently existing and will not affect renewable energy resources.



# Charlotte Planning & Zoning

PO Box 119 / 159 Ferry Road  
Charlotte, VT. 05445  
Phone (802)425-3533  
Fax: (802)425-4241

## Performance Standards Questionnaire

Use for all Zoning Permit Applications

Property Owner: Troy Davis Project Location: 26 Spear St. Permit #: \_\_\_\_\_

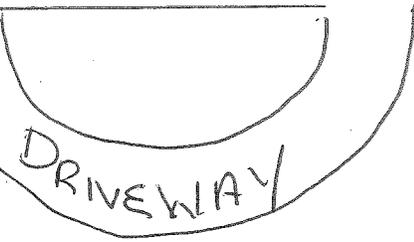
The Zoning Board Adjustment may require periodic reporting as a permit condition to confirm ongoing compliance.

### Will the proposed development cause or result in:

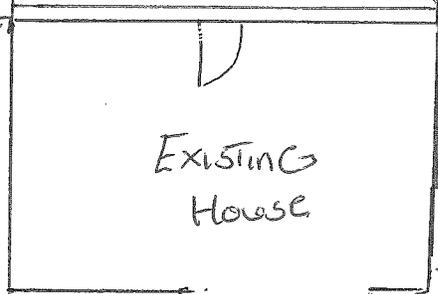
- (1) noise in excess of 70 decibels, or which otherwise represents a significant increase in noise levels in the vicinity of the use so as to be incompatible with the surrounding area; or within the Commercial/ Light Industrial District, noise in excess of 75 decibels; There will be no notable noise in excess of 70 decibels. Nor any unusual noise incompatible with area.
- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments; Nothing present to cause apparent vibrations
- (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; There will be no smoke, dust, noxious gases or any air pollution unusual to the area.
- (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; No releases of heat, cold or moisture, mist, fog or condensation whatsoever.
- (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). No electromagnetic disturbances or electronic transmission or signals present.
- (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 except what is common to the area with normal household lighting.
- (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 There will be no liquid, solid waste, or refuse present to impose any dangers.
- (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. No significant safety hazards that are above what is common to the area.

180 feet of SPEAR ST. ROAD FRONTAGE (10/11/18)

#26 SPEAR ST.



Troy A. DAVIS (W)



80' Setback to centerline

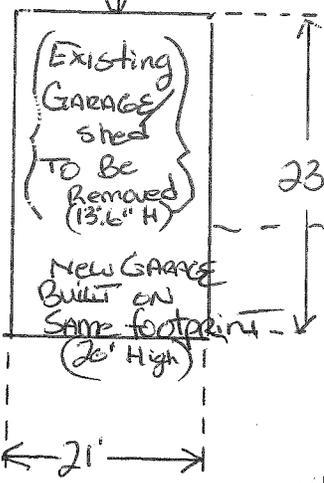
EXISTING DECKS

EXISTING HOUSE

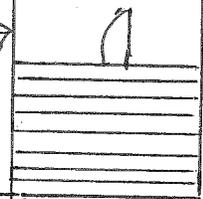
-27'-

-29'-

NEW MUDROOM ON PORCH



Existing House Wing



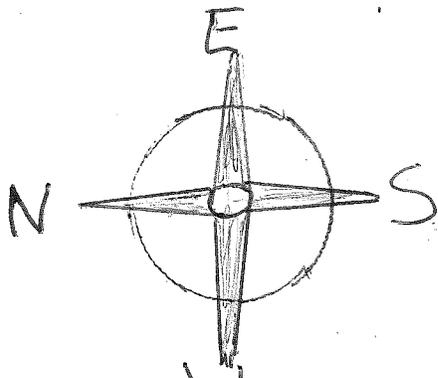
13'

EXISTING DECKS

15'

NEW 2 STORY ADDITION BUILT WHERE DECK CURRENTLY SITS (Roughly 27' High)

ADD Second STORY TO Wings (Roughly 27' High)



120'

60'

(OLD BARN FOUNDATION) TO Be Removed

New BARN/SHOP TO Be built 35' x 60'

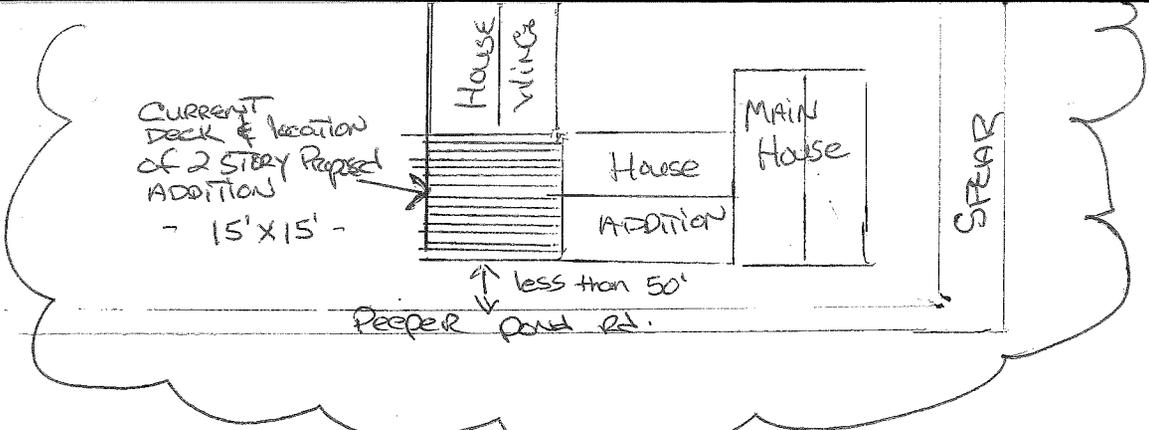
50' Setback From PEPPER pond RD.

SHELburne TOWN LINE

600' of Road frontage -> PEPPER PN LN.

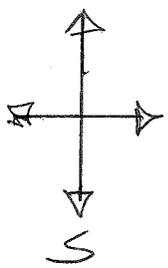
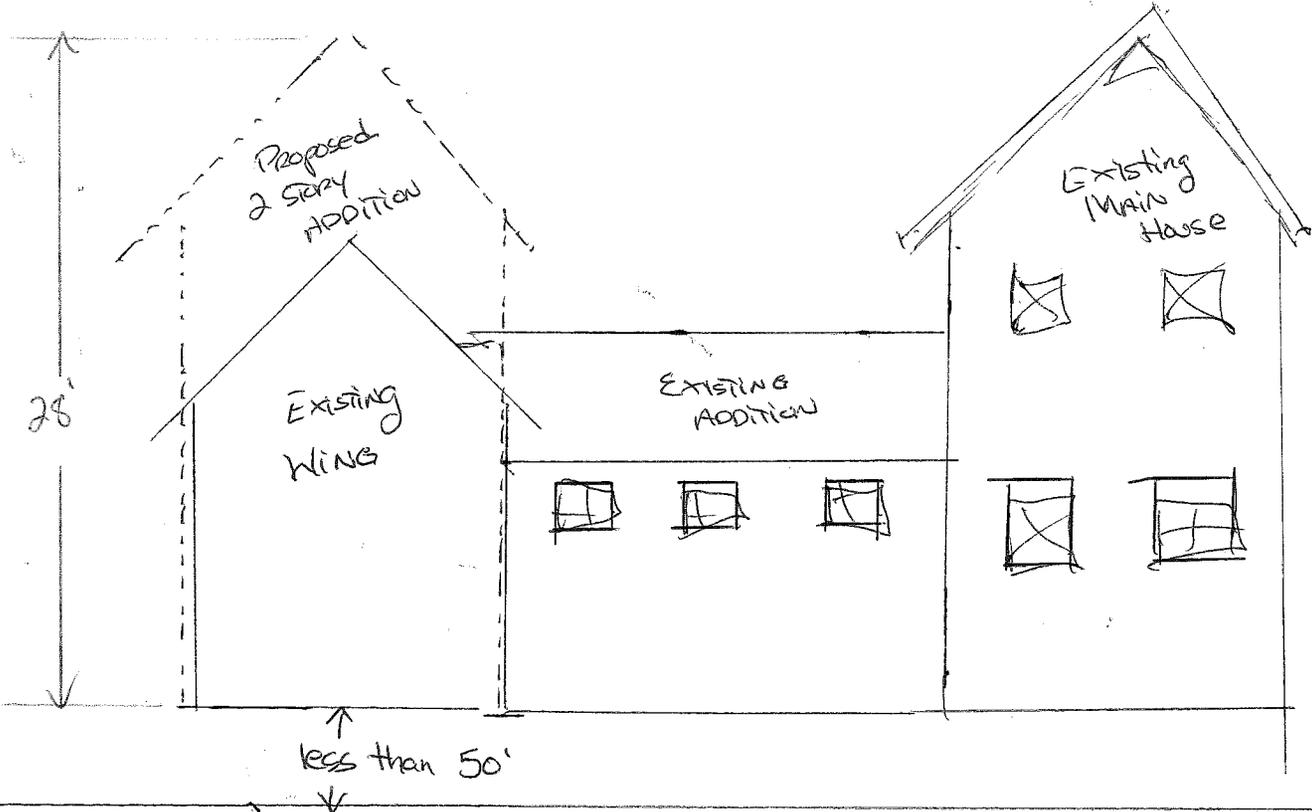
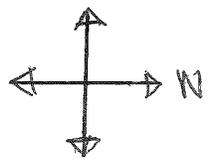
80' Setback to centerline  
Newer MOUND System  
40' plus feet to mound

Proposal #1



Troy DAVIS  
26 Spear St  
Charlotte VT

- NOTES:
- Applying for Conditional use approval to build a 15' X 15' 2 story addition where Deck currently sits
  - New 2 story addition to be 15' X 15' X 28' high.

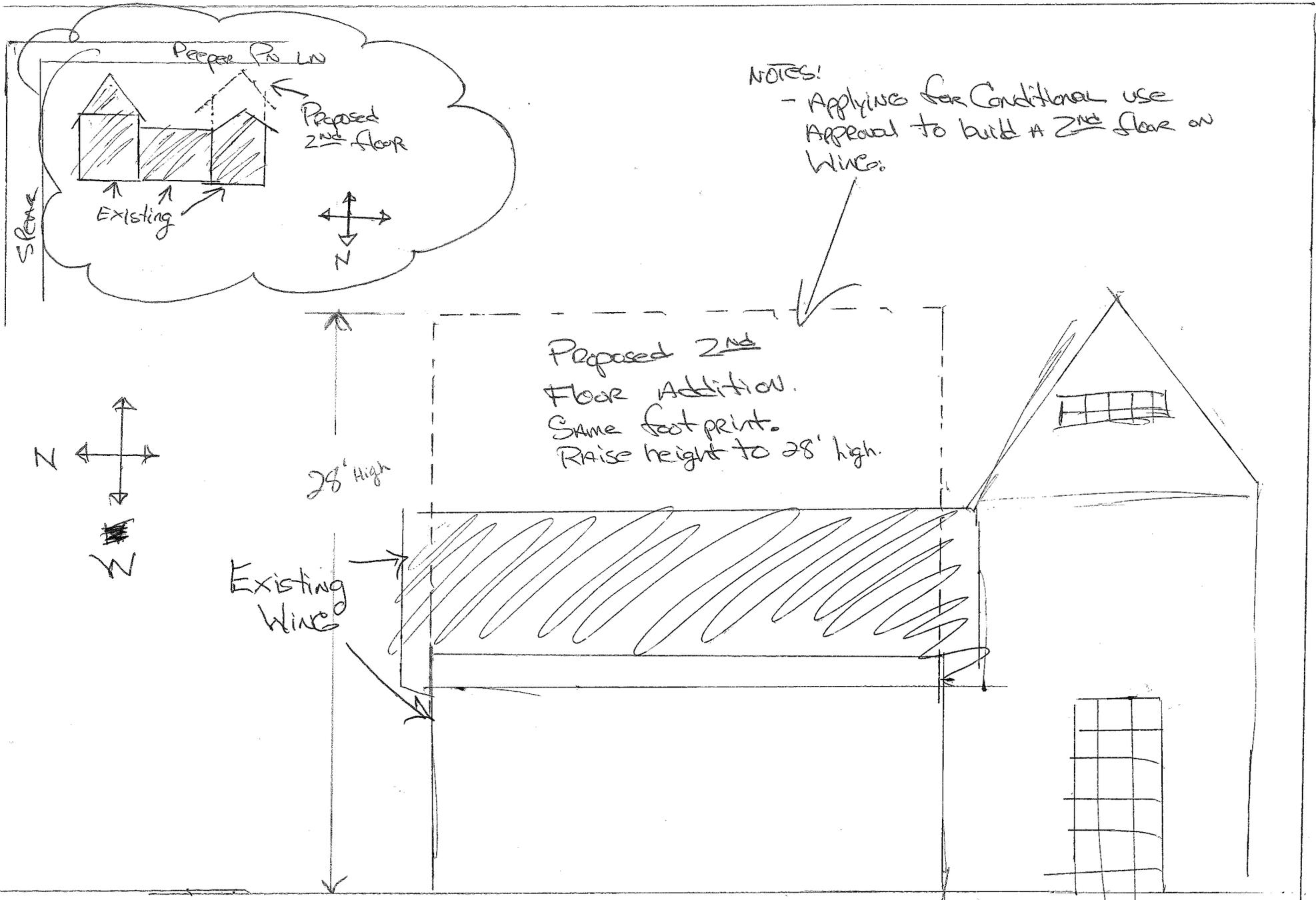


26 SPEAR ST.

PEEPER POND RD.

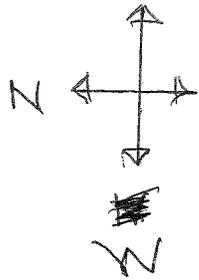
# Proposal # 2

## SPEAR ST.



### NOTES!

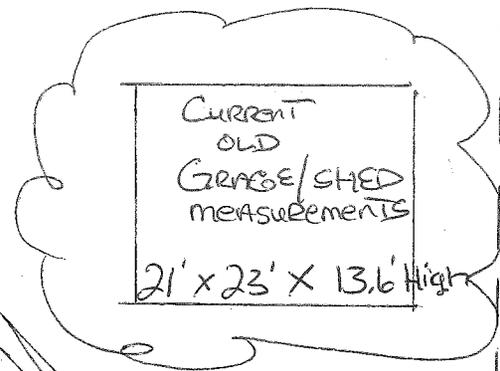
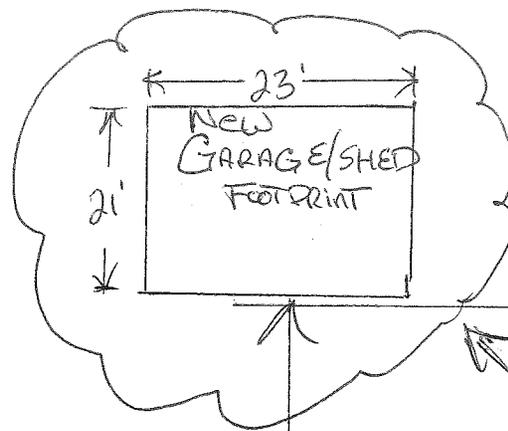
- Applying for Conditional use Approval to build a 2nd floor on Wine.



Tray Davis  
26 Spear St.  
Chapel Hill - (82) 999-4285

# Proposal # 3

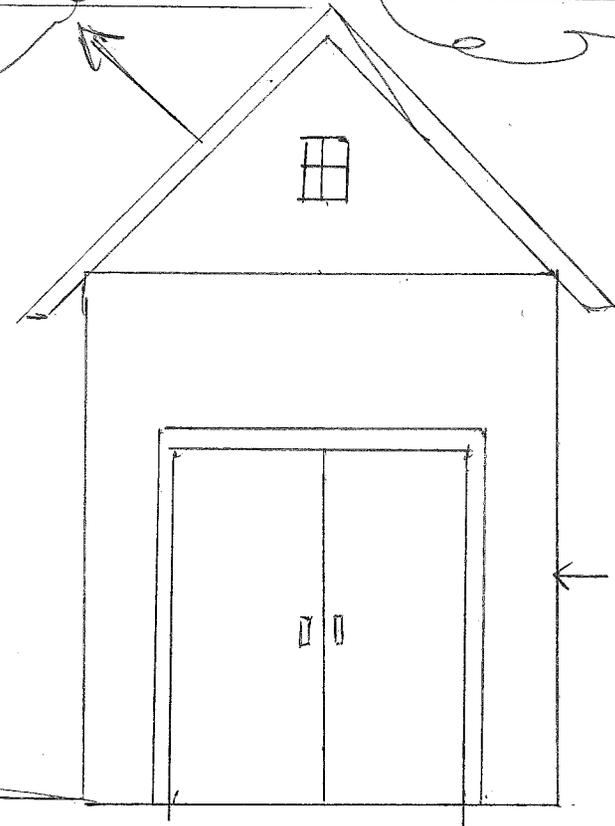
EXISTING  
MAIN  
House



## NOTES:

- Applying for conditional use approval to raise height of shed/garage from 13.6' to 23'.
- Distance from existing house and Shelburne/Charlotte town line will not change. Height only.

23'



less than 30 Feet

SHelburne/CHARLOTTE town line

