

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

RECEIVED

MAY 11 2018

CHARLOTTE  
 PLANNING & ZONING

## Planning & Zoning Permit Application

Use for ALL Planning & Zoning Permit Applications. See relevant Checklist and Questionnaire for specific requirements.

Project Location: 6317 Spear St. Date: 1/1

Property Owner: John & Lisa Hauenstein Applicant: John Hauenstein

Postal Address: 6300 Spear St.

Postal Address: 6300 Spear St.

City, ST, Zip: Charlotte, Vt.

City, ST, Zip: Charlotte, Vt 05445

Phone #: 802 734 - 2012

Phone #: (802) 734 - 2012

E-mail: earlypres@gmail.com

E-mail: earlypres@gmail.com

Signature: John Hauenstein

Signature: John Hauenstein

I am the owner and certify all information on this form and additional forms are correct to the best of my ability. I Duly authorize the applicant (if needed) to act on my behalf for all matters pertaining to the permit process.

If authorized I certify all information on this form and additional forms are correct to the best of my ability.

Existing use of property: Barn storage + work shop  
 Proposed use of property: Duplex

Description of Proposed Project: Convert the carriage barn section of the barn into a duplex (one - top floor; second - lower floor)

### Specific Property Information

District: Rural Map: 10 Block: 01 Lot: 10b Parcel ID: 00002-6300 Lot Size: 16.96 Acres

- Within 30 days of submission, the permit application shall be reviewed for completeness, and if complete, will be processed administratively or referred to the proper Board for review.
- Decisions are subject to an appeal period. (15 days for administrative; 30 days for Board Decisions)
- If you require assistance completing this or other forms, visit or call the Planning & Zoning office.

Office Use Only: Date Received: 05/11/18

Type: Basic  Conditional Use  Variance  Appeal  Site Plan  Sketch Plan  Boundary

Check #: \_\_\_\_\_ Amount Paid: \_\_\_\_\_ Permit # \_\_\_\_\_ Hearing Date: 1/1

Warning: Date Published 1/1 Date Sent 1/1 (Applicant, Neighbors)

Staff Report: 1/1 Date Hearing Closed: 1/1 45 Day Deadline: 1/1

Ver



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### Conditional Use Review Questionnaire

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

Property Owner: John & Lisa Hauerstein Project Location: 6317 Spear St. Permit #: \_\_\_\_\_

1. Effect on community facilities and services that will result from the proposed development?

The duplex will add at most 8 persons to the community and at most 4 kids to the school system.

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?)

The conversion of the barn to a duplex will only improve the look of the property since new windows, outlandways, siding, paint, roofing, landscaping, etc. will be enacted & constructed.

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.)

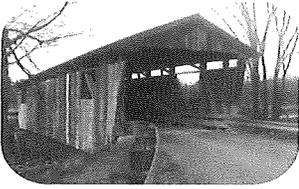
At most 4 autos will be parked inside the large barn & the site distance onto Spear St. Extension is more than adequate based on required site distances. This will not add significantly to the travel on Spear St.

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?

Yes, all of the above. Water and waste water permit already obtained & approved. Road site distances are more than adequate.

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, in addition solar roof mounted arrays will be installed to operate the heat pumps that will be the heat & air conditioning energy requirements for the building.



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## Performance Standards Questionnaire

Use for all Zoning Permit Applications

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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; No
- (2) clearly apparent vibration which, when transmitted through the ground, is discernable at property lines without the aid of instruments; No
- (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
- (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
- (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
- (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
- (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
- (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