

Charlotte Planning & Zoning

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

Planning & Zoning Permit Application

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

Project Location: 95 Jolly Club Rd Charlotte Date: 9/11/19

Property Owner: J. Dean Clewley
Liesl Schulte
Postal Address: 24 Centre Street
City, ST, Zip: Dover MA 02030
Phone #: 303-621-4012
E-mail: lies69@msn.com
Signature: _____

Applicant: Jeff Small
Postal Address: P.O. Box 336
City, ST, Zip: Charlotte VT 05445
Phone #: 802-238-5566
E-mail: WIND12@gmail.com
Signature: J Small

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: Summer home
Proposed use of property: Same

Description of Proposed Project: Renovation of Rotted Lake Side porch including
SCREENS, Adding a 10' x 16'10" Deck in place of one that use to exist.
Adding 2nd Floor Bath over Flat Roof Entry way

Specific Property Information

District: Shore land Map: 37 Block: 50 Lot: 14 Parcel ID: 00052-0095 Lot Size: _____

- 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: 9/11/19

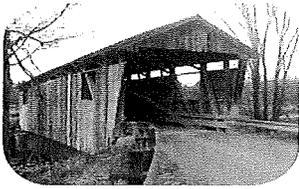
Type: Basic Conditional Use Variance Appeal Site Plan Sketch Plan Boundary

Check #: 611 Amount Paid: \$500.00 Permit # 19-162-CU Hearing Date: / /

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

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

Ver



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Conditional Use Review Questionnaire

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

Property Owner: J. Dean Clewley Project Location: 95 Jolly Club Rd Permit #: _____
LIESI SCHULTZ

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

None

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?)

Municipal Renovation will not change the character of the area

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 change

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

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 interference



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Performance Standards Attachment

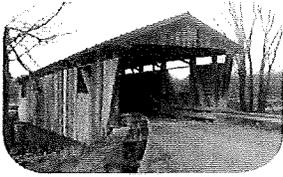
Use this for ALL zoning applications requiring (Section 3.12) Zoning Board approval.

Property Owner Name: J. Dean Clewley Liest Schulte

Project Location Address: 95 Jolly Club Rd

In order for your application to be considered complete, the following information must be provided:

1. Will your proposed development create a significant increase in noise levels?
No
2. Will your proposed development create vibrations which would be apparent to the surrounding area?
No
3. Will your proposed development create dust, noxious gas, or other forms of air pollution?
No
4. Will your proposed development cause releases of heat, cold, moisture, mist, fog, or condensation that would be detrimental to neighboring properties?
No
5. Will your proposed development create electromagnetic or electronic transmissions or signals which may interfere with or be detrimental to the community?
No
6. Will your proposed development create glare, lumen, light, or reflection that could detrimental to other property owners, motor vehicle operators, or public health, safety, and welfare?
No
7. Will your proposed development create liquid or solid waste or refuse which cannot be disposed of by available methods, or which pollutes surface, ground waters, or which otherwise may detrimental to public health, safety and welfare?
No
8. Will your proposed development create undue fire, safety, explosive radioactive emission or other hazards which could endanger the public, public facilities, or neighboring properties?
No



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Specific Conditional Use Review Standards

Use for all Zoning Permit Applications **Requiring** Zoning Board Conditional Use Approval (Section 5.4 (D))

Property Owner: _____ Project Location: _____ Permit #: _____

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 **Chapter V. Development Review Adopted March 1, 2016 Page 72 Charlotte Land Use Regulations** identified in the town plan, including natural areas, wildlife habitat, productive forest and farmland, surface waters, wetlands, water supplies and aquifers, historic sites, and scenic views or vistas in the vicinity of the proposed development.
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.
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.

Fee paid \$ _____ ZONING PERMIT APPLICATION Permit # _____

Town of Charlotte, P.O. Box 119, Charlotte, VT 05445-0119

Owner(s) John D. Clewley or ^{J. Deaw Clewley} Phone (h) _____ Application # _____
Liesl Schultze Phone (w) 301-621-4012

Address _____

Applicant Jeff Small J.C. Small & Co. LLC Phone (h) 802-239-5566
Phone (w) Same

Address P.O. Box 336 Charlotte VT 05445

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

Application Type

Property address 95 Jolly Club Rd Map 37 Block 50 Lot 14 Basic Conditional Use Variance

Parcel ID # 0052-0075 Zoning district Shoreland Acres _____ For office use only

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

Summarize those conditions: Conditional use, Shoreland district Setback

Describe below the improvements to be made and their intended use: (1) Addition of a deck

10 x 16'10" In place where one use to be but 5' Approx. Set back
Further from Lakeshore. (2) Adding a bath over Flat Roof Entry Area (3) Adding
Full Dormer 2nd Floor Lakeside North facing

Details provided on Attachments # 1 # A2 # A3 # A1 # _____ # _____ dated _____ / _____ / _____

No. of sq. ft. added to building footprint 168 sq ft No. of sq. ft. of usable space added within building footprint 72 Sq. Ft.

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

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.

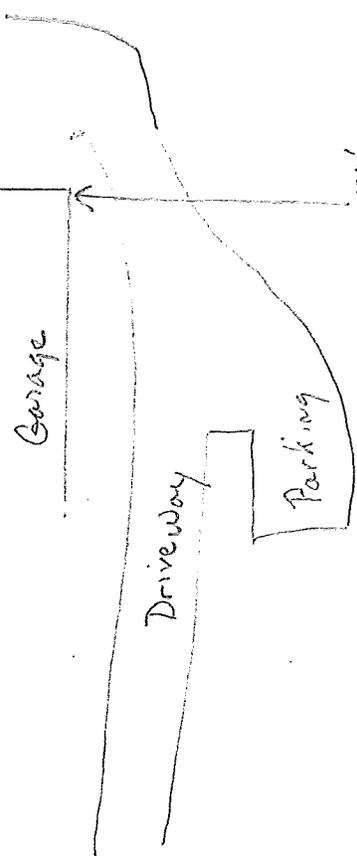
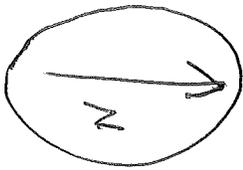
I/we will adhere to the zoning and sewage regulations of the Town of Charlotte. I/we agree not to use these improvements until a certificate of occupancy has been issued. A building energy standards form may be required. I/we agree to allow Town officials access to the property to verify compliance with 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.

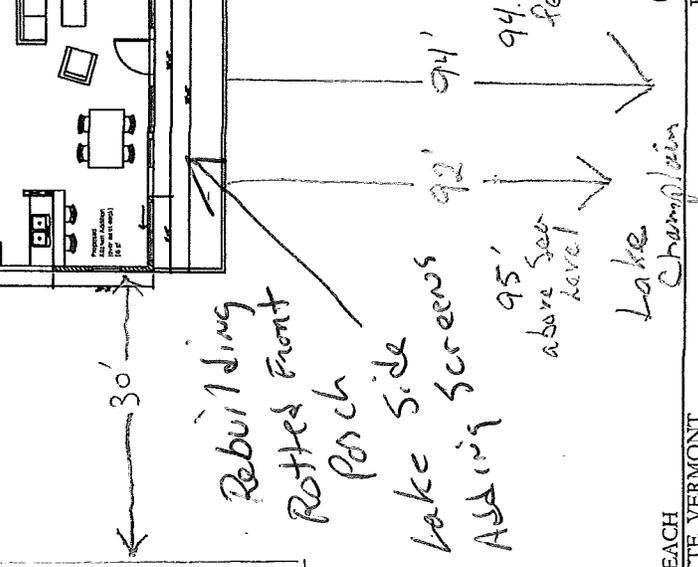
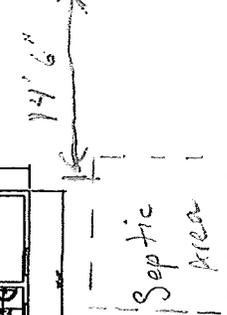
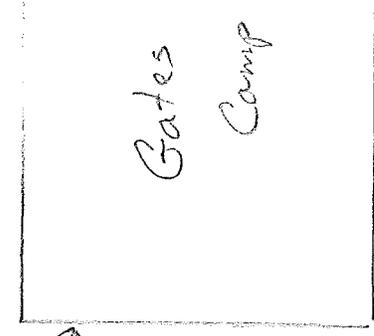
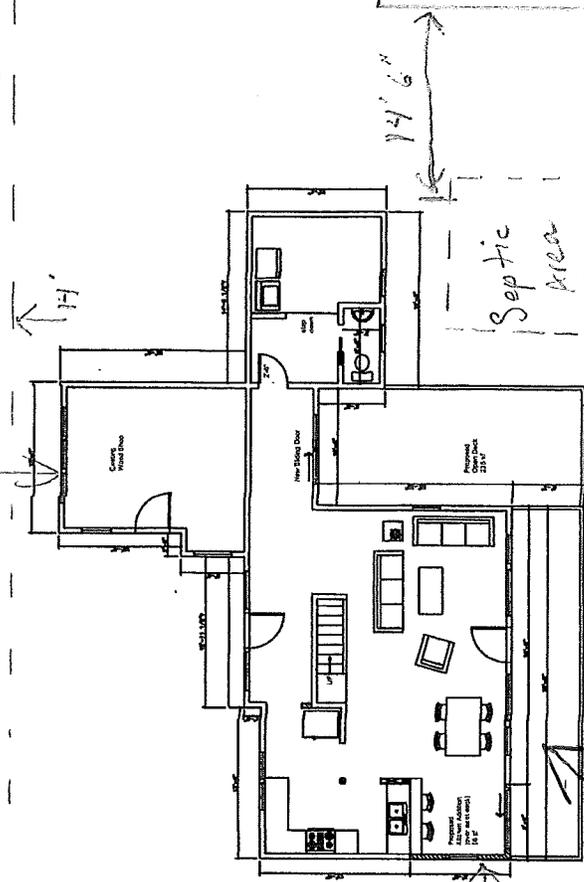
Signature(s) of applicants J Small Date 9/11/19

For use by Zoning Administrator/Sewage Officer

Date application received ___ / ___ / ___ Date permit issued ___ / ___ / ___ Date permit effective ___ / ___ / ___
Certificate of Occupancy required? Yes ___ No ___ Application Approved ___ Denied ___
Estimated Project Completion Date ___ / ___ / ___ Building Energy Standards required? Yes ___ No ___



Underground CB H₂O Line



Camp
Municipal
Tribal

CLEWLY CAMP

PROPOSED FLOOR PLAN

Lake Champlain

CEDAR BEACH
CHARLOTTE, VERMONT
SCALE: 1/16" = 1'-0"

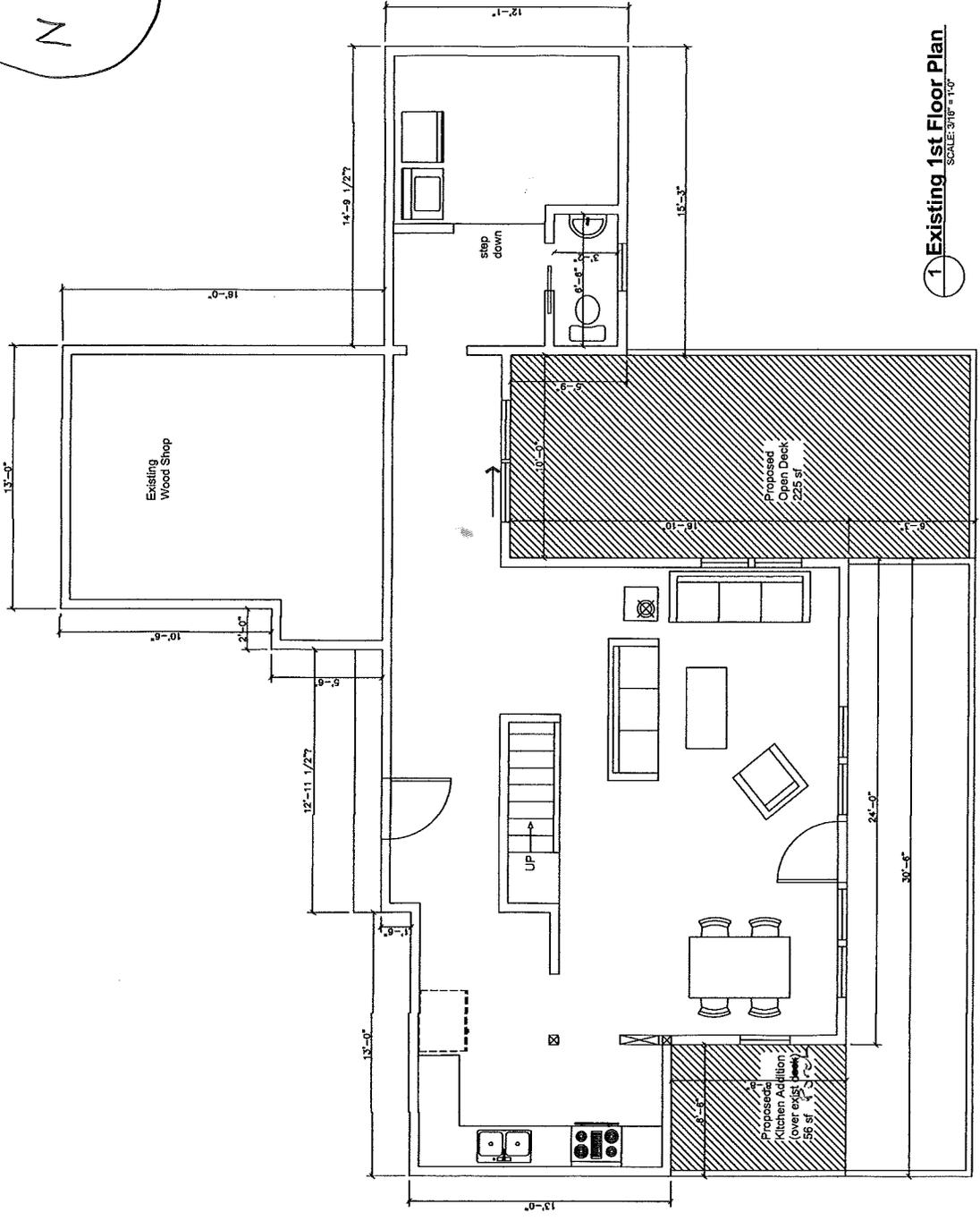
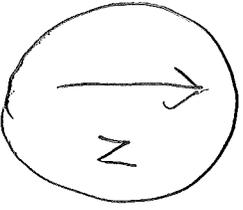
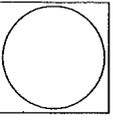


SHEET NO. **A1**

TITLE: First Floor Plan
DATE: 08.20.19
SCALE: 3/16"=1'-0"
PROJECT NO. 201801C

Clewly Camp
CHARLOTTE, VERMONT

elizabeth brody design
interior design
15 Alfred Street, Burlington, VT 05401
802.863.1645



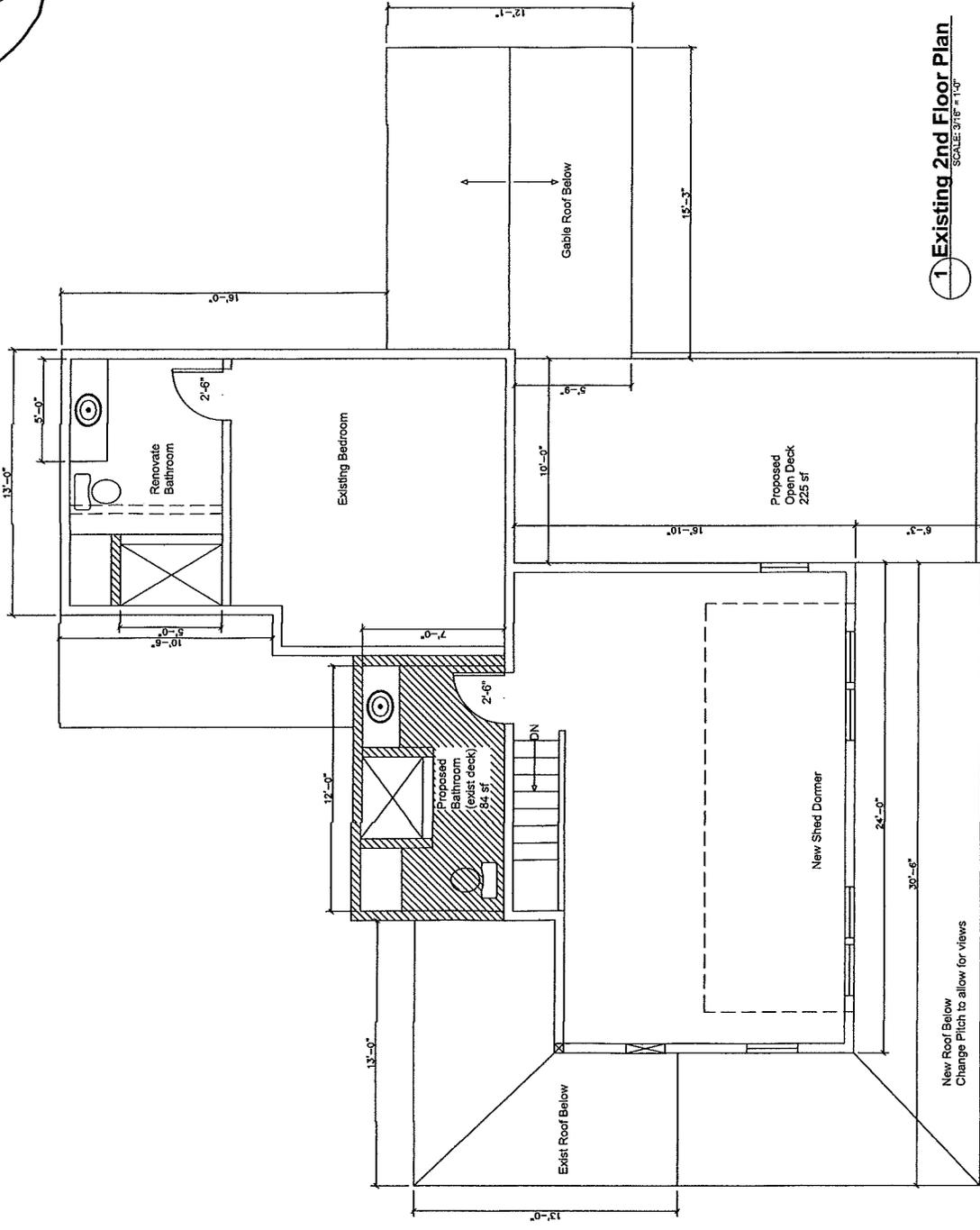
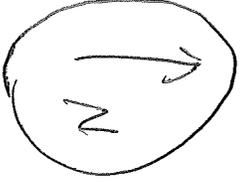
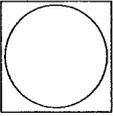
1 Existing 1st Floor Plan
SCALE: 3/16" = 1'-0"

A2

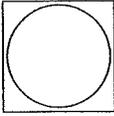
SHEET NO.
 TITLE: Second Floor Plan
 DATE: 08.20.19
 CAD ID:
 PROJECT NO: 201801C
 SCALE: 3/16"=1'-0"

Clewy Camp
 CHARLOTTE, VERMONT

elizabeth brody design
 architect • interior design
 15 Alfred Street, Burlington, VT 05401
 802.863.1645



1 Existing 2nd Floor Plan
 SCALE: 3/16" = 1'-0"

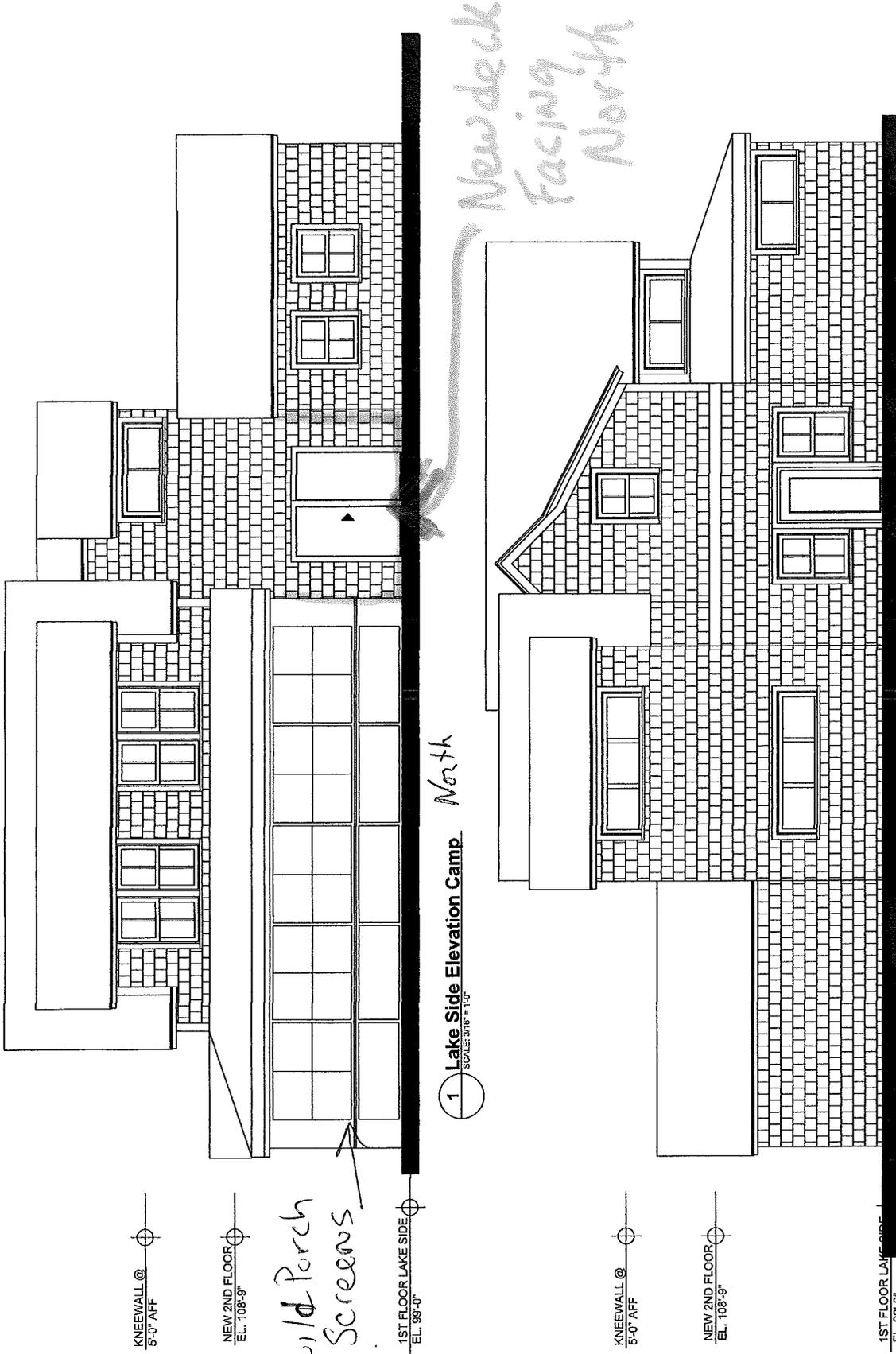


Elizabeth brody design
 architecture • interior design
 15 Alfred Street, Burlington, VT 05401
 802.883.1645

Clewly Camp
 CHARLOTTE, VERMONT

Proposed Lake Elevation
 DATE: 09.08.19
 CADD ID:
 PROJECT NO: 201801C
 SCALE: 3/16" = 1'-0"

SHEET NO.
A3



1 Lake Side Elevation Camp North
 SCALE: 3/16" = 1'-0"

2 Driveway Side Elevation Camp South
 SCALE: 3/16" = 1'-0"

Rebuild Porch
 with Screens

KNEEWALL @
 5'-0" AFF

NEW 2ND FLOOR
 @ EL. 108'-9"

1ST FLOOR LAKE SIDE
 @ EL. 99'-0"

KNEEWALL @
 5'-0" AFF

NEW 2ND FLOOR
 @ EL. 108'-9"

1ST FLOOR LAKE SIDE
 @ EL. 99'-0"

A-4



Cedar Beach Association Charlotte Vermont 05445

HAND DELIVERED

September 8, 2019

Ms. Liesl Schultze
95 Jolly Club Road
Charlotte, VT 05445

Dear Liesl:

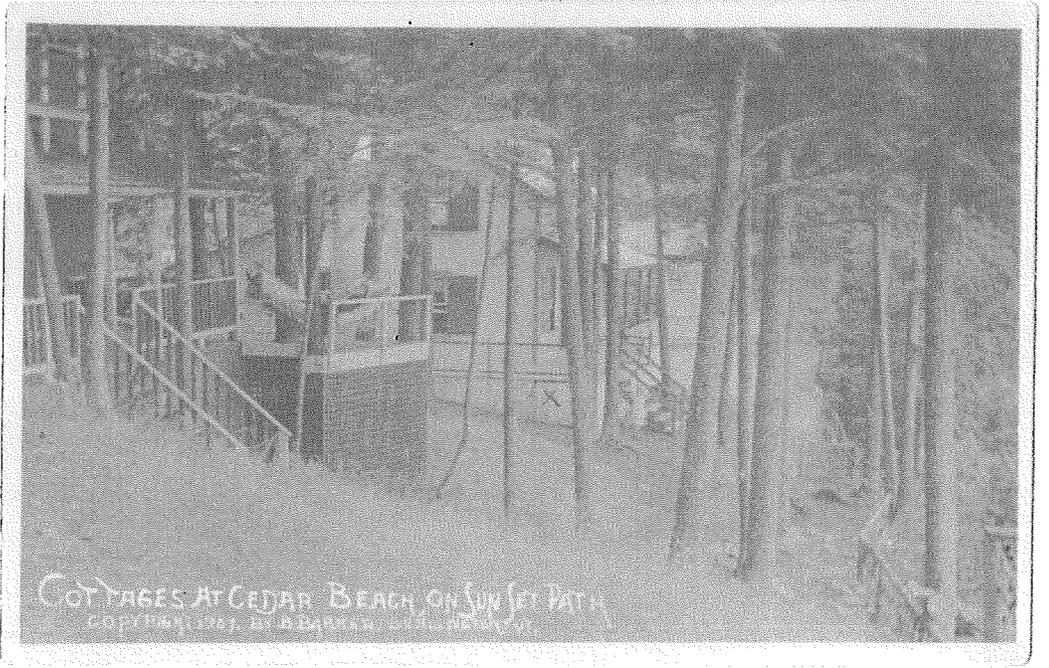
The Executive Committee of the Cedar Beach Association has unanimously approved your request for renovations to your family cottage at 95 Jolly Club Road, as shown in the site plan, floor plans and elevations that you and Jeff Small sent to me by email on September 6 and 7 and in your presentation to the Executive Committee. The renovations include a second floor bathroom addition, a kitchen addition, a lakeside dormer, modification of the lakeside porch, and addition of a lakeside exterior deck accessed by a new double door. The renovations all fall within the existing or historic footprint of the cottage.

This approval is granted pursuant to Article 5, Section 1 of the Cedar Beach Association Constitution and Paragraph (a) of the Camp Care and Ownership section of the Cedar Beach Association Consolidated Regulations and Policies. You are now authorized by the Cedar Beach Association to apply for any required municipal land use permits. If the design of your renovations changes during the municipal application process, you are required to return to the Executive Committee for approval of the change. Thank you for submitting an organized and thorough description of your proposed project, and good luck with your project.

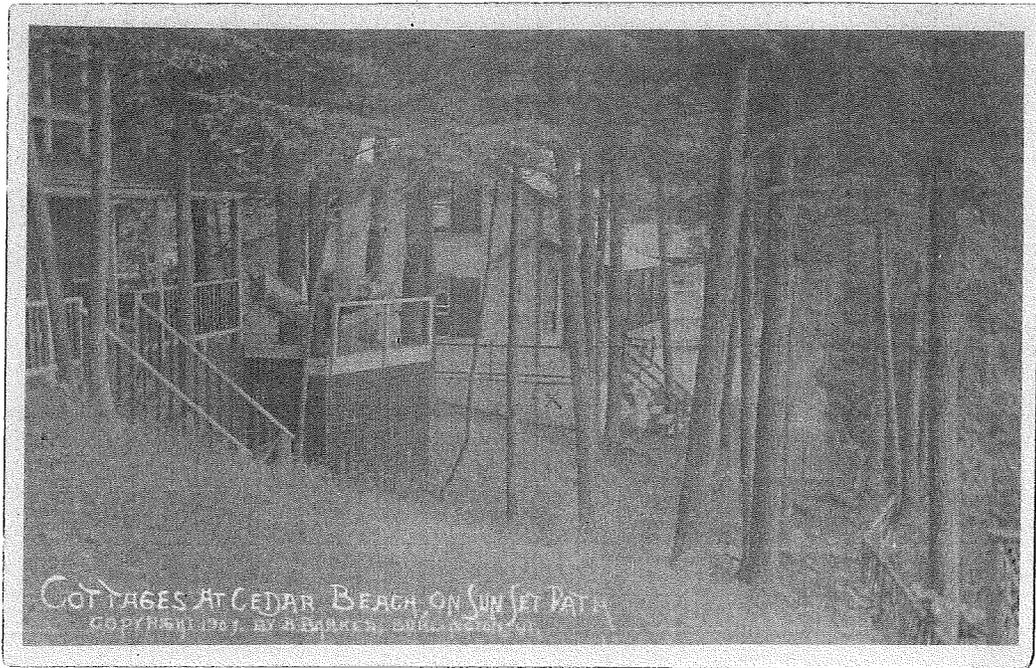
Very Truly Yours,

A handwritten signature in black ink that reads "William W. Schroeder". The signature is written in a cursive style with a large, sweeping "S" at the end.

William W. Schroeder
President
Cedar Beach Association



COTTAGES AT CEDAR BEACH ON SUN SET PATH
Copyrighted by W. B. Benson, 1914



COTTAGES AT CEDAR BEACH ON SUN SET PATH
COPYRIGHT 1907 BY J. BARBER, CHICAGO, ILL.