

20-145  
→



### 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: \_\_\_\_\_ Date: 1/1

Property Owner: CARRIE SPEAR

Applicant: COURT ST ASSOCIATES

Postal Address: 20 JARVIS HILL

Postal Address: 86 LAKE ST

City, ST, Zip: CHARLOTTE

City, ST, Zip: BURLINGTON VT 05401

Phone #: 802-355-4246

Phone #: 802-557-4252

E-mail: MSPEAR13@AOL.COM

E-mail: RICH@LAKEPOINTVT.COM

Signature: Carrie Spear 9/21/2010

Signature: [Signature] As Agent to Court St.

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: General store and apartment.

Proposed use of property: General store, deli and two apartments.

Description of Proposed Project: Build out an apartment & general store. Build out an apartment above new deli. Associated site and utility work.

Specific Property Information  
District: ECV Map: \_\_\_\_\_ Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Parcel ID: 0036-020 Lot Size: 0.78 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: 1/1

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

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Project Location: 20 Jackson Hill Road Date: 9 / 21 / 20

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Applicant: COURT ST ASSOCIATES

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Postal Address: 86 LAKE ST

City, ST, Zip: CHARLOTTE

City, ST, Zip: BURLINGTON VT 05401

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

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

Ver

9/20/20

**To:** Charlotte Planning & Zoning

**From:** Court St Associates, LLC, 86 Lake St, Burlington, VT

**Re:** Zoning Permit Application for new deli and apartment at 20 Jackson Hill Road in Charlotte, VT

**USE:**

The 20 Jackson Hill Road property is the location of Spear's Corner Store. The original store building was constructed in the 1850s, and an addition- where the current general store is located- was constructed in the 1970s. Located on the parcel currently in addition to the store are two sheds, and a house and associated septic mound that are currently unused.

The applicant is proposing to add a deli to the historic portion of the store, which is currently used for storage. An apartment on the second floor of the 1970s portion of the building is currently occupied, and the applicant is proposing to build out a new two-bedroom apartment on the second floor of the historic store building.

Also proposed is reactivating and upgrading the abandoned septic mound to handle wastewater associated with the new deli and apartment. The existing septic mound on the lot across Jackson Hill Road will continue to handle wastewater from the existing store and apartment.

**BUILDING CHANGES:**

No exterior changes to the existing structure are proposed. Repairs to the existing siding, decks, windows and overhangs will be performed as needed. Railings and guardrails will be added as required per code. A kitchen vent hood will be installed on the south elevation at the rear of the historic portion of the building to vent the proposed kitchen grease hood.

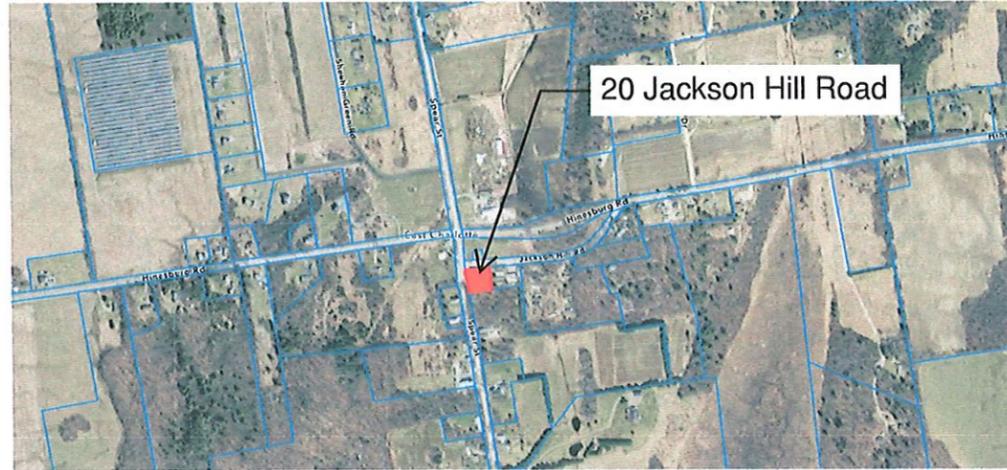
**STRUCTURE:**

No new significant structural work is proposed. Repairs to existing structure will be performed as needed, including any shoring of existing structure required to accommodate the proposed new kitchen and apartment.

**20 Jackson Hill Road - Abutter's List**

- Denton Corners LLC - 500 Sheehan Green Charlotte, VT, 05445
- Brian M Cote, Brooke M Cote - 85 Valley View Drive Charlotte, VT, 05445
- Thyleen A Tenney, Elizabeth A Tenney-Sorrell - 5462 Spear Street Charlotte, VT, 05445  
Richard T Tenney C/O Frank Tenney - Charlotte, VT, 05445  
Richard Tenney JR & Frank Tenney, Lawyer Joya T Trustee C/O Frank Tenney - Charlotte, VT,  
05445
- Richard T Tenney JR - 76 Jackson Hill Road Charlotte, VT, 05445
- 2877 Spear Street Associates LLC - 86 Lake Street Burlington, VT, 05401
- Britta M Johnson - 2834 Spear Street Charlotte, VT, 05445
- Clark W Hinsdale III - 1211 Ethan Allen Highway Charlotte, VT, 05445
- Charlotte Grange #398 C/O Debra Stone President - PO Box 54 Charlotte, VT, 05445-0054

20 JACKSON HILL ROAD - PHOTOS AND LOCATION MAP



VIEW FROM INTERSECTION LOOKING SOUTH



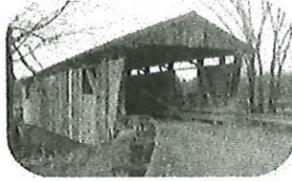
VIEW TO NORTHWEST



VIEW TO WEST



VIEW TO SOUTHEAST



## Charlotte Planning & Zoning

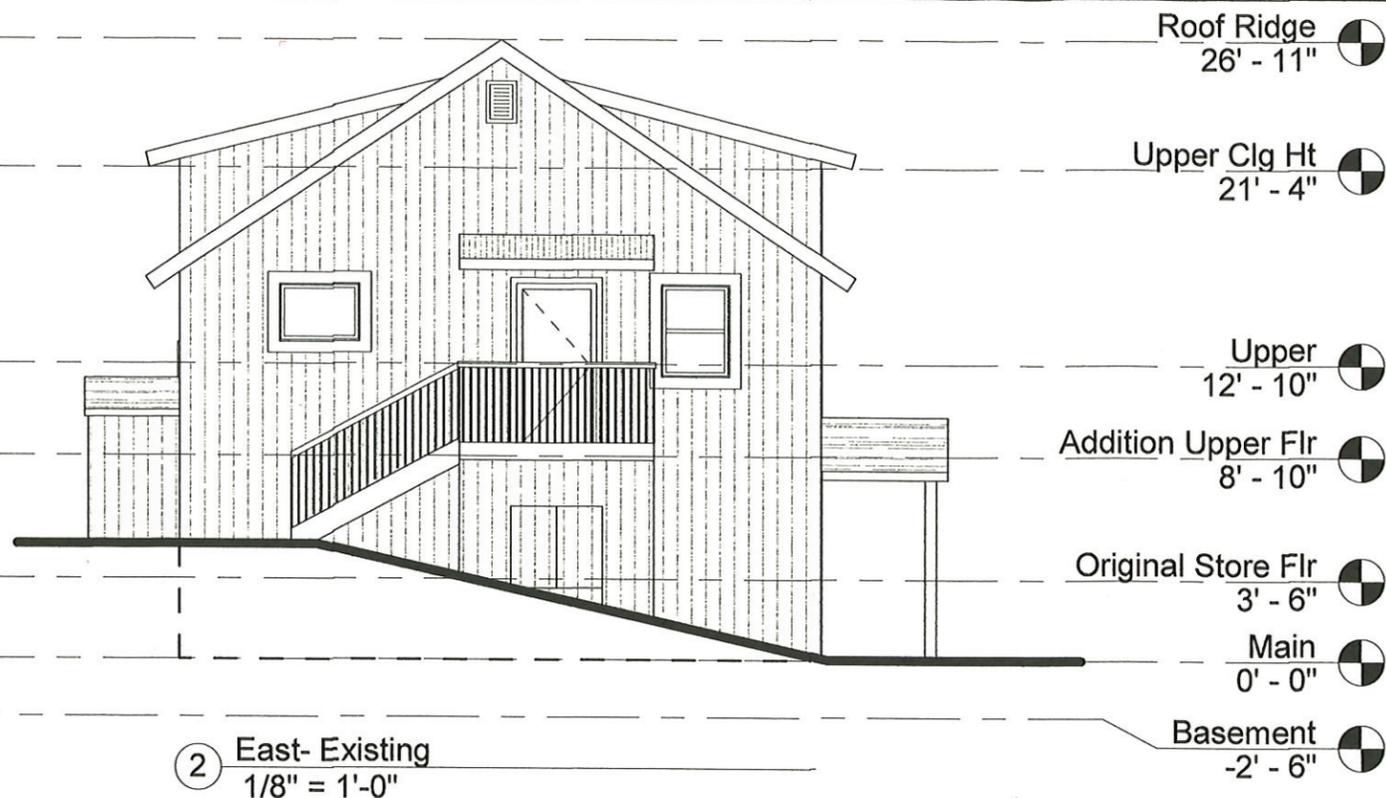
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### Conditional Use Review Questionnaire

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

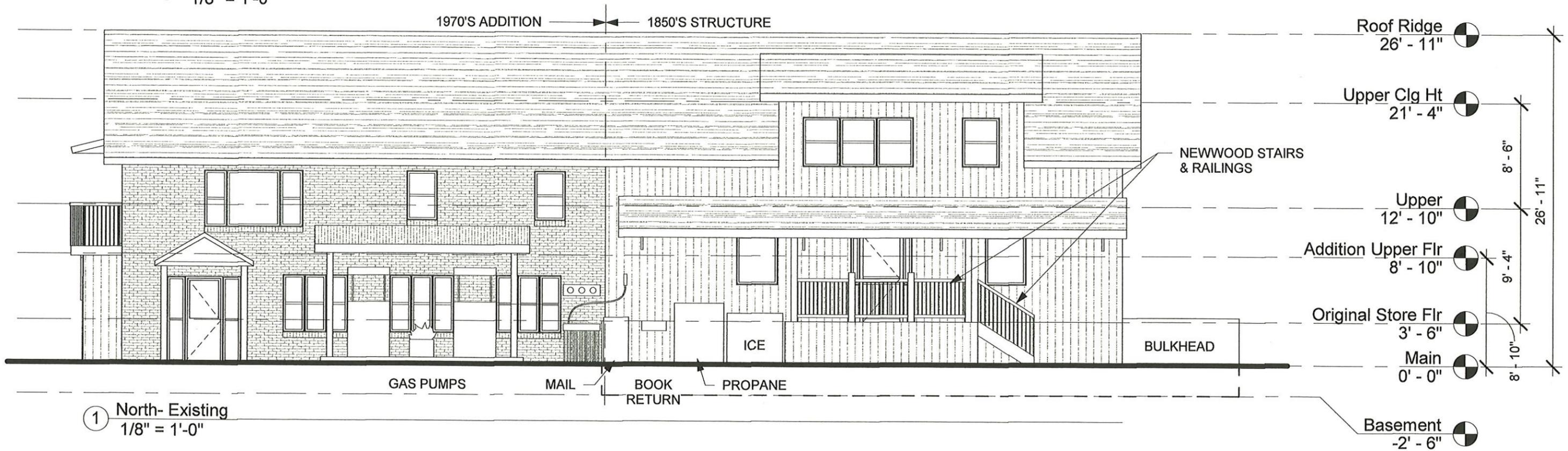
Property Owner: Carrie Spear Project Location: 20 Jackson Hill Road Permit #: \_\_\_\_\_

1. Effect on community facilities and services that will result from the proposed development?  
Subject property is an existing and operating general store. Proposal project would add a deli to the store.  
\_\_\_\_\_  
\_\_\_\_\_
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?)  
No substantive changes are proposed to the exterior of the existing general store. Work to the exterior will be conducted as needed for repairs and code compliance.  
\_\_\_\_\_  
\_\_\_\_\_
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 changes to existing traffic volume generated by the operating store are expected.  
\_\_\_\_\_  
\_\_\_\_\_
4. Bylaws in effect. Does proposed development conforms to other municipal bylaws and ordinances currently in effect, including but not limited to road, water or wastewater ordinances?  
Subject building does not conform to the current setback requirements, and is grandfathered into that condition. No alterations that would worsen the existing non-conformity are proposed.  
\_\_\_\_\_  
\_\_\_\_\_
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.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



② East- Existing  
1/8" = 1'-0"

1970'S ADDITION      1850'S STRUCTURE



① North- Existing  
1/8" = 1'-0"

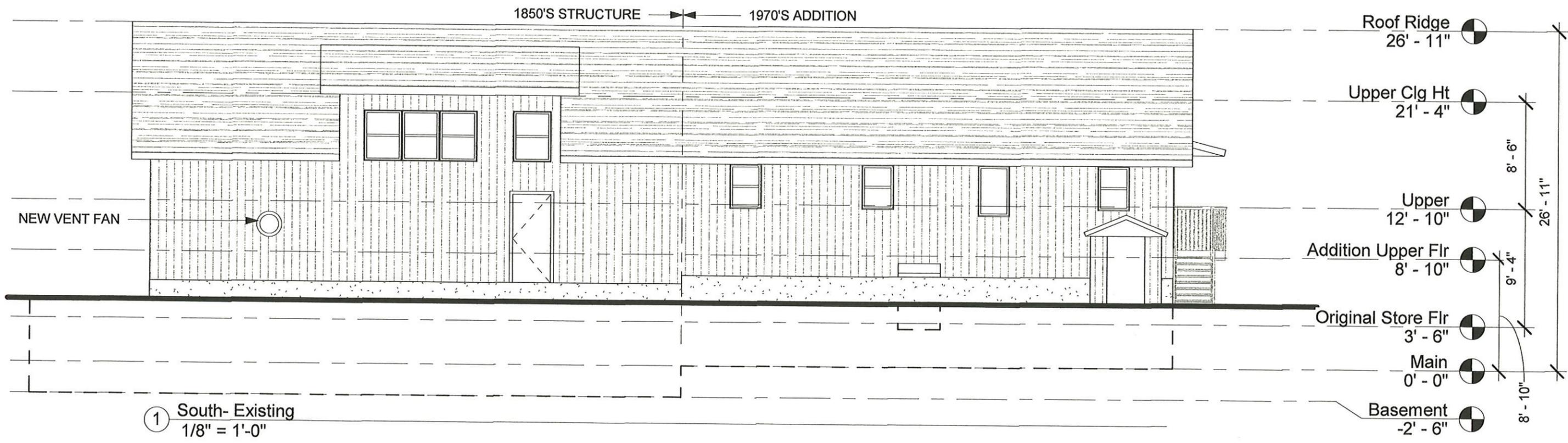
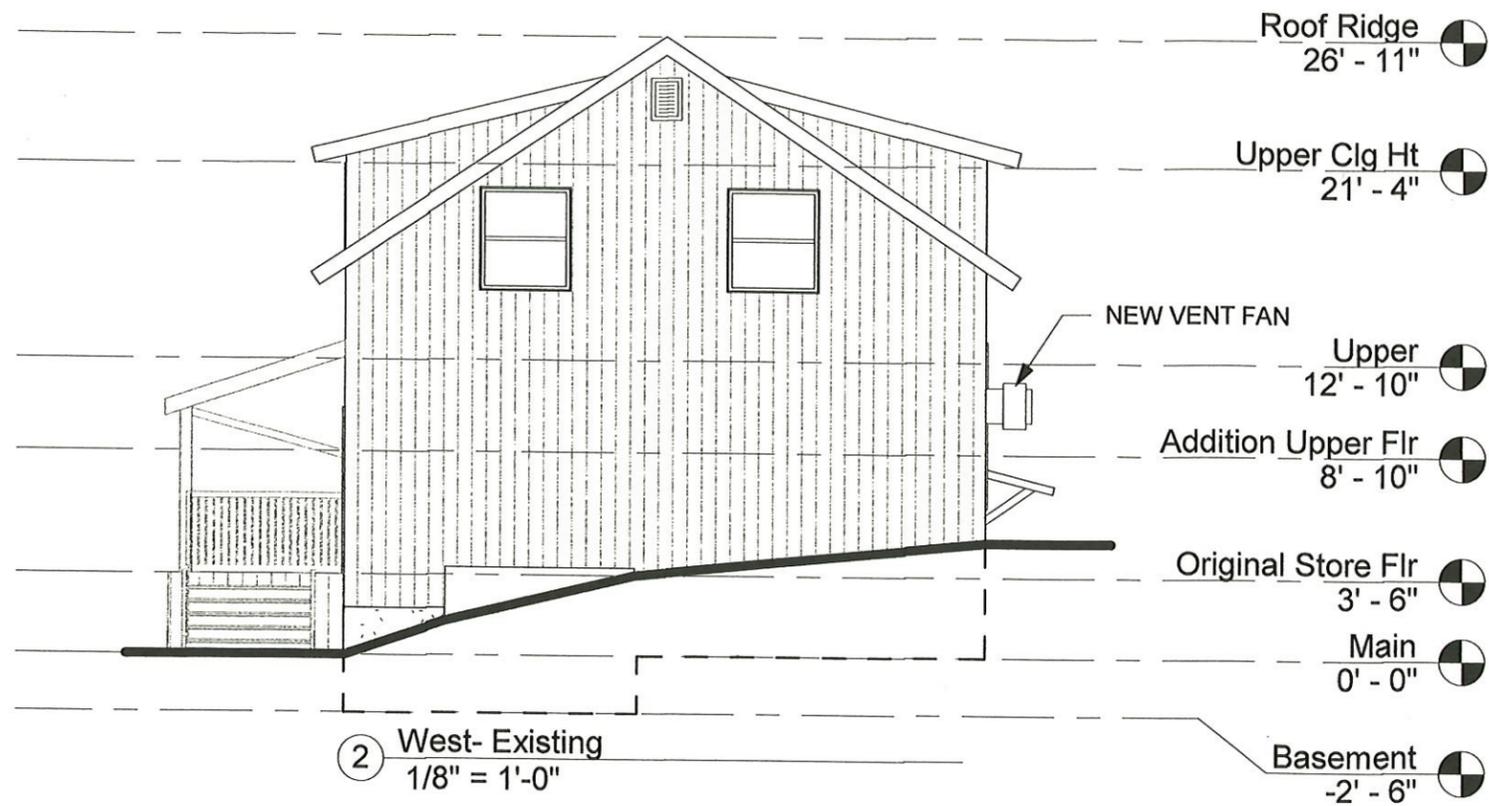


**Spear St Store** 20 Jackson Hill Road, Charlotte, VT  
**Jackson Hill Partners, LLC** 86 Lake Street, Burlington, VT

No.	Description	Date
	FOR REVIEW	7/31/20
	FOR PRICING	8/25/20
	PERMIT APPLICATION	9/21/20

Elevations		A201
Project number	2020003	
Date	21 September 2020	Scale 1/8" = 1'-0"
Drawn by	DLG	
Checked by	DLG	

9/21/2020 9:05:15 AM

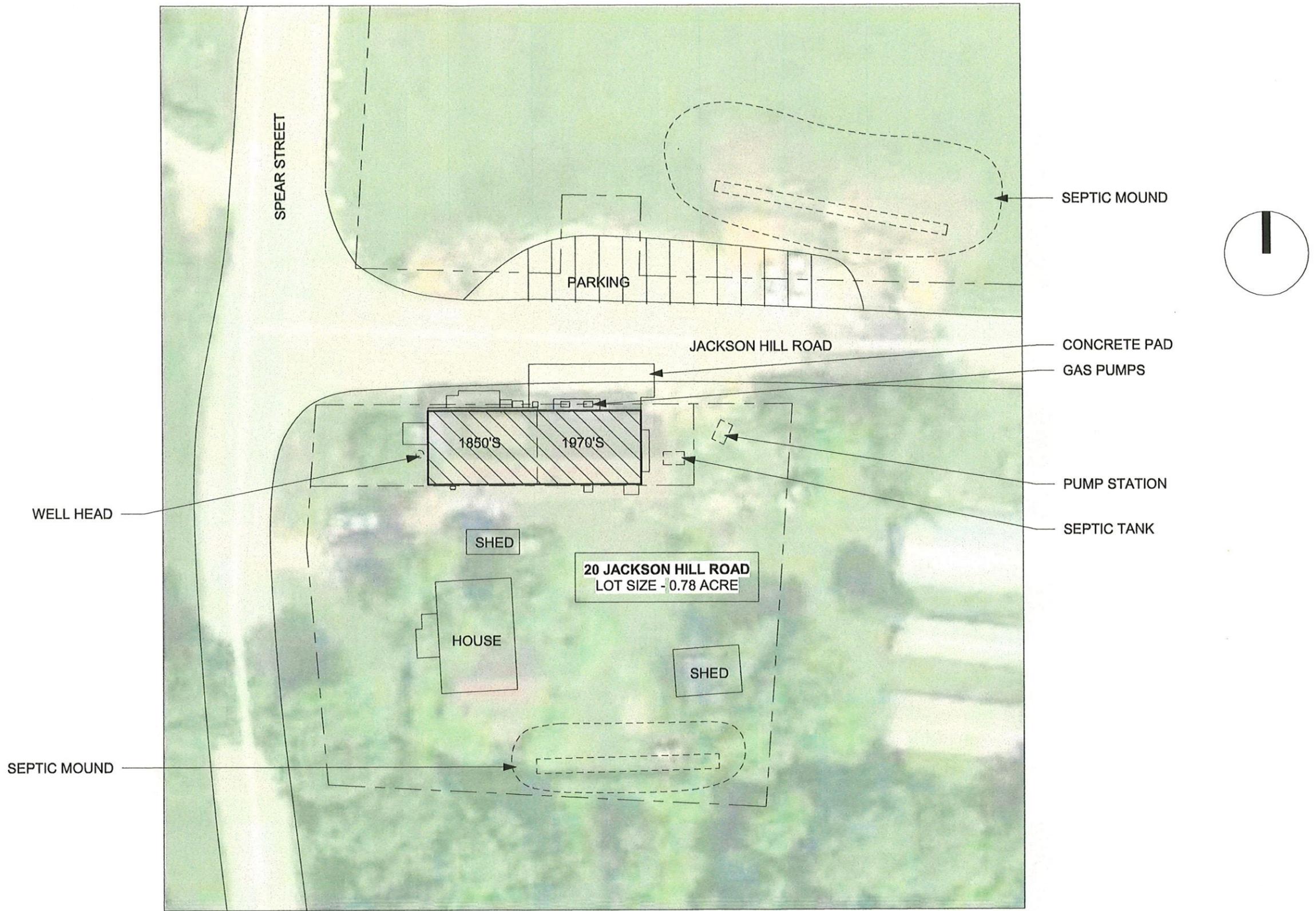


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No.	Description	Date
	FOR REVIEW	7/31/20
	FOR PRICING	8/25/20
	PERMIT APPLICATION	9/21/20

Elevations		A202
Project number	2020003	
Date	21 September 2020	
Drawn by	DLG	
Checked by	DLG	
		Scale 1/8" = 1'-0"

9/21/2020 9:03:22 AM



**Spear St Store** 20 Jackson Hill Road, Charlotte, VT

**Jackson Hill Partners, LLC** 86 Lake Street, Burlington, VT

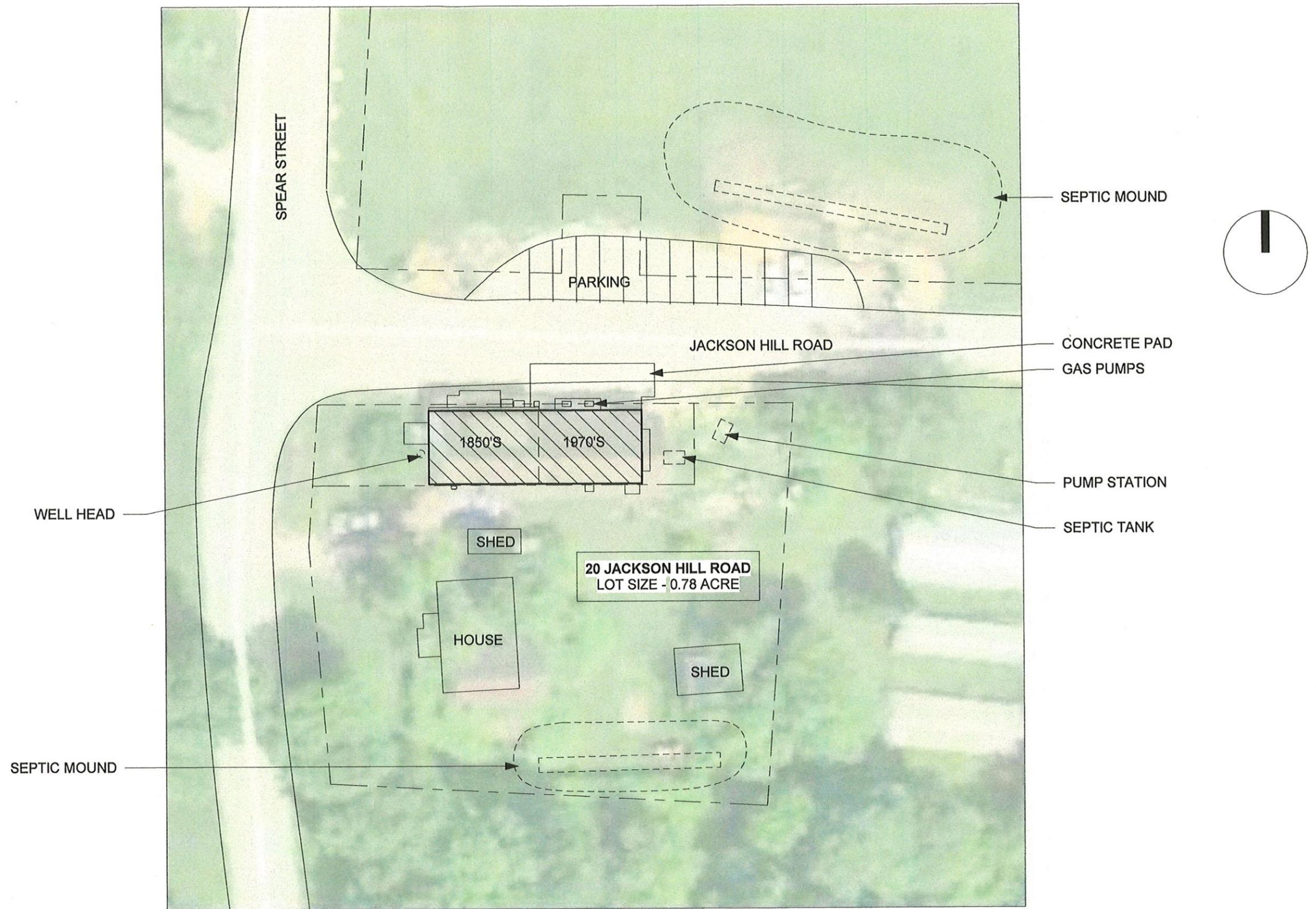
No.	Description	Date
	FOR REVIEW	7/31/20
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	PERMIT APPLICATION	9/21/20

**Site Plan**

Project number	2020003
Date	21 September 2020
Drawn by	DLG
Checked by	DLG

<b>A100</b>
Scale 1" = 40'-0"

9/21/2020 9:13:08 AM



**Spear St Store** 20 Jackson Hill Road, Charlotte, VT

**Jackson Hill Partners, LLC** 86 Lake Street, Burlington, VT

No.	Description	Date
	FOR REVIEW	7/31/20
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	PERMIT APPLICATION	9/21/20

**Site Plan**

Project number	2020003
Date	21 September 2020
Drawn by	DLG
Checked by	DLG

**A100**

Scale 1" = 40'-0"