Nate Carr & Stacy Fraser
287 Church Hill Road
Charlotte, VT 05445

January 5, 2015

Town of Charlotte
Planning & Zoning
P.O. Box 119
Charlotte, VT 05445

To The Charlotte Zoning Board of Adjustment:

We are submitting a Conditional Use Application to seek approval to renovate our home, a non-conforming structure at 287 Church Hill Road.

We have reviewed Table 5.1 Development Review Application Materials and are including with our application the following information:

Item 1: Our names and the address of property to be addressed
Item 2: Names and addresses of the three adjoining property owners
Item 3: Project Description
Item 4: Site Location Map
Item 5: All legal deeds, decisions, etc. as supplied by the Town of Charlotte
Item 6: Town data overlay map as supplied by the Town of Charlotte
Item 7: Site Plan prepared by Church Hill Landscapes, Inc.
Site Plan does not include the following (see justifications below):
-7(c): Project does not intersect any zoning boundaries
-7(e): No site features will be affected by the project
-7(g): No grading is part of the project
-7(h): No commercial landscaping, screening, lighting or signage will be part of the project
-7(i): No waterways in the project vicinity
Item 8: Site Photographs
Item 9: Preliminary architectural elevations (respecting that they are not a required submission, they are included at the direction of Brittney Tenney in an email on 12/18/14).
Item 11: Draft Construction Schedule

We are *not* submitting the following remaining items from Table 5.1, as we do not believe they are pertinent to this project: Items 10 & 12 (a-m)

Sincerely,
Nate Carr and Stacy Fraser

Nate Carr & Stacy Fraser
287 Church Hill Road
Charlotte, VT 05445

January 5, 2015

Development Review Application

Project Description (Table 5.1, Item No. 3)

1. Convert existing attached shed to year-round living space with a three-quarters bathroom. There will be no change to the foot print or elevations of this building.

2. Convert existing rear covered porch to a one-and-a-half story, living space. We propose to adjust the current footprint by 2 feet to the North and 1 foot to the West in order to correct where existing rooflines meet and to maintain historic architectural proportions for the home.

3. Convert and expand existing front covered porch (8 feet by 4 feet) to an enclosed front porch (18 feet by 6 feet) and entryway.

Nate Carr & Stacy Fraser
287 Church Hill Road
Charlotte, VT 05445

January 5, 2015

Town of Charlotte
Planning & Zoning
P.O. Box 119
Charlotte, VT 05445

Schedule of Adjoining Property Owners:

Northern
Josh and Abigail Keenan
313 Church Hill Rd
Charlotte, VT 05455
802-425-2369

Eastern
Josh and Abigail Keenan
313 Church Hill Rd
Charlotte, VT 05455
802-425-2369

Western
Reg and Jan Garen
76 Red Tail Ln
Charlotte, VT 05445
802-425-2393

Southern –across Church Hill Rd
John and Linda Lane
242 Church Hill Rd
Charlotte, VT 05445

Nate Carr & Stacy Fraser
287 Church Hill Road
Charlotte, VT 05445

January 5, 2015

Development Review Application

Draft Construction Schedule (Table 5.1, Item No. 11)

Construction to begin as soon as permit is issued in 2015.

Renovation to the shed and rear porch to begin in Feb 2015 (goal) and be completed by May 2015.

Renovation to front porch will begin on a to-be-determined date.

Nate Carr & Stacy Fraser
287 Church Hill Road
Charlotte, VT 05445

January 5, 2015

Town of Charlotte
Planning & Zoning
P.O. Box 119
Charlotte, VT 05445

Volume calculations for rear addition:

Original structure- 13'x13'x8'=	1352 Cu. Ft.
Proposed addition first floor- 14'x15'x 7.5'=	1575 Cu. Ft.
Second floor knee wall- 14'x15'x 3.6'=	756 Cu. Ft.
Second floor above knee wall- 14'x15'x 4'/2=	1092 Cu. Ft.
Net increased volume=	2071 Cu. Ft.

Volume calculations for front porch:

Original structure- 4'x8'x7'=	224 Cu. Ft.
Proposed enclosed porch- 6'x18'x7.5'=	810 Cu. Ft.
Net increased volume=	586 Cu. Ft.

Nate Carr & Stacy Fraser
287 Church Hill Road
Charlotte, VT 05445

January 5, 2015

Town of Charlotte
Planning & Zoning
P.O. Box 119
Charlotte, VT 05445

Building coverage calculations on 0.4 acre lot:

Existing structure- 30'X22'=	660 Ft. Sq.
Existing Shed- 16'x20'=	320 Ft. Sq.
Original rear porch- 13'x13'=	169 Ft. Sq.
Original front porch- 4'x8'=	32 Ft. Sq.
Garage- 17'x27'=	459 Ft. Sq.
Total Coverage	1640 Ft. Sq.

Existing structure- 30'X22'=	660 Ft. Sq.
Existing Shed- 16'x20'=	320 Ft. Sq.
Proposed rear porch- 14'x15'=	210 Ft. Sq.
Proposed front porch- 6'x18'=	108 Ft. Sq.
Garage- 17'x27'=	459 Ft. Sq.
Total Coverage	1757 Ft. Sq.
Current Building Coverage-	9%
Proposed Building Coverage-	10%

Lot coverage calculations:

Existing structure- 30'X22'=	660 Ft. Sq.
Existing Shed- 16'x20'=	320 Ft. Sq.
Proposed rear porch- 14'x15'=	210 Ft. Sq.
Proposed front porch- 6'x18'=	108 Ft. Sq.
Garage- 17'x27'=	459 Ft. Sq.
Driveway- 18'x34'=	612 Ft. Sq.
18'x61'=	1098 Ft. Sq.
Total Coverage-	3467 Ft. Sq.
Current Lot Coverage-	19%
Proposed Lot Coverage-	20%

TABLE 5.1 DEVELOPMENT REVIEW APPLICATION MATERIALS			
Required Information (unless waived)	**Site Plan Review**	**Conditional Use Review**	**Flood Hazard Area Review**
1. Names, addresses of property owner(s) of record and persons preparing the application	Y	Y	Y
2. Names, addresses of the owner(s) of record of adjoining properties; proof of notification of hearing or stamped and addressed envelopes	Y	Y	Y
3. Project description [maximum one page summary]	Y	Y	Y
4. Site location map showing project location in relation to town roads, surface drainage and adjoining and facing parcels	Y	Y	Y
5. Legal deeds, decisions, and all recorded plats relative to the property/application	Y	Y	Y
6. Town data overlay map (provided by the town) with a sketch of the project footprint(s)	Y	Y	Y
7. Site plan, drawn to scale, prepared by a registered land surveyor, civil engineer, architect, landscape architect and/or other person(s) approved by the Board or Commission, showing as applicable:	Y	Y	Y
a. Date, scale, north arrow, title block, preparer information	Y	Y	Y
b. Legal property boundaries	Y	Y	Y
c. Zoning district boundaries (inc. designated flood hazard areas)	Y	Y	Y
d. Required setbacks and designated building envelope, if any	Y	Y	Y
e. Site features and vegetation in the vicinity of the project: prime agricultural soils, active agricultural areas, surface waters, wetlands, shorelines and associated setback and buffer areas, wildlife habitat areas, prominent ridgelines and hill tops, steep slopes (15% to 25%, 25%+); structures (e.g., buildings, walls, fence lines, signs), including known historic sites and structures; existing parking, loading and service areas, roads and driveways, utility corridors, water supply and wastewater system locations; rights-of-way and easements.	Y	Y	Y
f. Proposed structures (footprints); land use; roads, driveways, and pedestrian walkways; parking, loading and service areas; utility corridors; water supply and wastewater system locations; rights- of-way and easements	Y	Y	Y
g. Proposed site grading and drainage	Y	Y	Y
h. Proposed landscaping, screening, lighting and signage	Y	Y	
i. Channel, floodway and base elevations			Y
8. Photographs of the site	Y	Y	
9. Preliminary architectural elevations (for new structures, additions)	Y		
10. Draft legal documents (e.g., proposed easements, improvement or maintenance agreements)	Y	Y	
11. Construction schedule, including the sequence and timing of proposed site development and related improvements	Y	Y	Y
12. The following information, as applicable for a particular use or			

zoning district, or as requested by the Board or Commission to determine conformance with these regulations:			
a. Landscaping plan (including landscaping material specifications)	Y	Y	

b. Lighting plan, including lighting fixture specifications and illumination (in foot candles)	Y	Y	
c. Shoreland management plan	Y	Y	
d. Stormwater management and erosion control plan	Y	Y	
e. Traffic impact analysis (current and proposed traffic volumes, capacities, levels of service, proposed improvements)	Y	Y	
f. Environmental impact analysis (analysis of potential environmental impacts, proposed mitigation measures)	Y	Y	
g. Visual impact analysis (analysis of potential visual impacts, proposed mitigation measures)	Y	Y	
h. FEMA Elevation Certificate			Y
i. FEMA Floodproofing Certificate [nonresidential buildings]			Y
j. Hydraulic analysis [for development located within the floodway]			Y
k. Description of any proposed watercourse alterations or relocations			Y
l. Report prepared for submission to the Vermont Department of Environmental Conservation in accordance with state agency referral requirements under Section 9.3.			Y
m. State project review sheet or equivalent that identifies required state permits and approvals			Y

Nate Carr & Stacy Fraser
287 Church Hill Road
Charlotte, VT 05445

January 31, 2015

Town of Charlotte
Planning & Zoning
P.O. Box 119
Charlotte, VT 05445

5.4 Conditional Use Review

(C) General Standards

(1) The capacity of existing or planned community facilities and services.

This project does not seem to require any additional municipal services or impact future services or capital requirements because it is a minor addition onto an existing residence.

(2) Character of the area affected.

This project will enhance the character of the area affected by expanding a modest old farmhouse in the same manner as is typical of a New England home. The structure will be enlarged to accommodate the family and the expansion will be in proportion to the existing home. Adjacent neighboring old houses demonstrate the same style of additions that this project proposes, and this proposed project will still be smaller in footprint than other homes in the area. The proposed additions will also demonstrate the thrifty nature that was typical of the expansion of an old home. We propose to maintain the basic footprint of the home and only expand on what we have. This enhances the character of the historic neighborhood by enhancing and modestly adapting an old building.

(3) Traffic on roads and highways in the vicinity.

There will be no additional traffic on the roads in the vicinity if a modest increase to the footprint of the property is approved.

(4) Bylaws in effect.

The proposed increase to the footprint of the building does not seem to have an effect on road, water, wastewater or other bylaws, so far as can be told.

(5) The use of renewable energy resources.

A small increase to the footprint of the building will not have an adverse impact on renewable energy generation capacity of our neighbors. It will not reduce wind, increase shadows or reduce biomass capacity of the adjoining property owners.

(D) Specific Review Standards.

(1) Conformance to the town plan.

The proposed addition to the property fits within the Town Plans recognition of the rights of the homeowner to the reasonable use of their property balanced against the overall rights, safety, welfare and goals of the Town Plan.

The project location is in the rural residential district in an area that was once one of village center of the town. In approving the expansion of the home the board will further the goals stated in the town plan by reinforcing the historic settlement patterns in the town. That the property is adjacent to the west village the proposed addition to the property enhances the town center aspect of the Town Plan. The historical setting and settlement of the property should be considered and the small addition to the foot print of the building should be seen as conforming to the Town Plan's goals of historic sites and cultural features.

(2) Additional Restrictions.

The small expansion to the footprint of the house will have no adverse impacts on adjoining properties. The setbacks restrictions that are required in the district should be taken in context with the historic development of this property and the footprint of the buildings before the district was created. When the buildings were erected and the property lines established the property was in what would be considered a village district by today's standards. Therefore the property lines and setback should be viewed in context with the historical settlement of the property.

(3)Performance Standards.

(1)Noise.
There will be no noise increase if a minor addition is made to the building footprint.

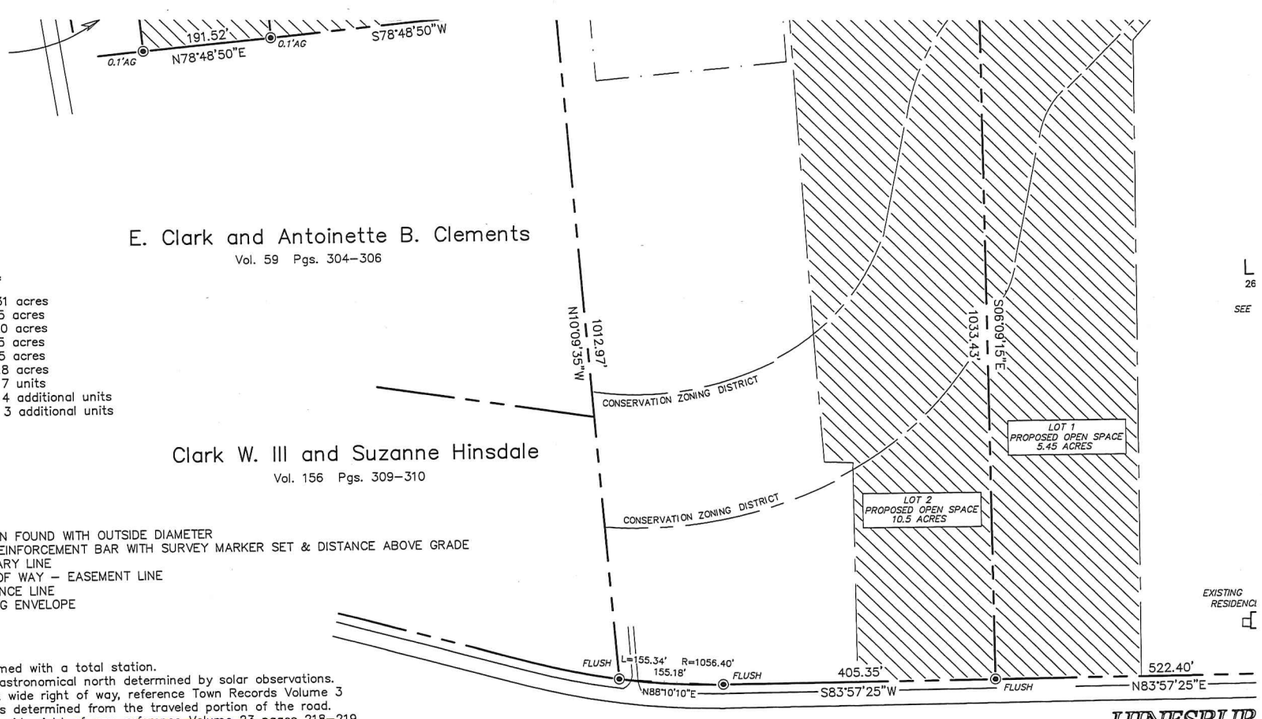
(2)Vibration.
There will be no machinery that would cause vibration on the property.

(3)Air Pollution
There will be no air pollution that will come from a small addition to the footprint of the building.

(4)Releases of Heat etc.
There will be no systems included in the addition that would release any moisture, heat or cold or anything else into the environment.

(5) Electromagnetic disturbance.
A small addition to the footprint of the building will have no effect.

(6) Lumen
The structure will have down shaded exterior lights at the entrances.



DENSITY ALLOCATION:

Total Area:	69.31 acres
Rural Zoning Density	5 acres
Utilized Density	20 acres
Conserved Area Reduction	11.5 acres
Total Density Reduction	31.5 acres
Remaining Density	37.8 acres
Density Allocation	7 units
Lot 1	4 additional units
Lot 2	3 additional units

LEGEND:

- 1"IP — IRON PIN FOUND WITH OUTSIDE DIAMETER
- 0.2'AG — 5/8" REINFORCEMENT BAR WITH SURVEY MARKER SET & DISTANCE ABOVE GRADE
- BOUNDARY LINE
- RIGHT OF WAY – EASEMENT LINE
- REFERENCE LINE
- BUILDING ENVELOPE

NOTES:

1. The boundary survey was performed with a total station.
2. The bearings are referenced to astronomical north determined by solar observations.
3. Hinesburg Road has a 49.5 foot wide right of way, reference Town Records Volume 3 page 107. The right of way was determined from the traveled portion of the road.
4. Church Hill Road has a 66 foot wide right of way, reference Volume 23 pages 218–219. The right of way was determined from the traveled portion of the road and State Highway Project FAP–72B, sheet 4 of 109, dated 1928.
5. There is an utility easement to Green Mountain Power Corp, for the parent parcel, reference Volume 24 page 479.
6. The parent parcel is in the name of David G. Schermerhorn Revocable Trust, reference Volume 125 pages 286–287.
7. There is a conservation easement to the Vermont Land Trust, Inc., reference Volume 92 pages 94–99.
8. There is a proposed 50 foot wide right of way to access Lot 3 to Church Hill Road.
9. There is a proposed wastewater disposal area easement on Lot 2 to benefit Lots 3 and 4.
10. Lot 2 will be accessed from Hinesburg Road at the existing curb cut.

Subdivision approval by resolution of the Planning Commission, Charlotte, Vermont, on the 1st day of May, 2008, subject to all requirements and conditions of said resolution.

7/7/08

Chairperson

CHARLOTTE TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
This 18th day of July A.D. 2008
at 2 o'clock 00 minutes P m and
recorded in map slide 160 map no. 2

Attest Mary A Mead Town Clerk

STATE OF VERMONT
STUART J. MORROW
No. 565
REGISTERED
LAND SURVEYOR

I CERTIFY THAT THIS PLAT IS BASED ON RECORD RESEARCH, FIELD MEASUREMENTS AND EVIDENCE, AND OTHER PERTINENT INFORMATION. THE PLAT COMPLIES WITH THE REQUIREMENTS OF V.S.A. 27 SECTION 1403 AND CONFORMS WITH THE STATE STANDARDS FOR THE PRACTICE OF LAND SURVEYING.

Stuart J Morrow
STUART J. MORROW L.L.S. 565

Date	Checked	Revision

Drawn by:	Date:
Checked by: SJM	Scale:
Approved by:	Project No.:

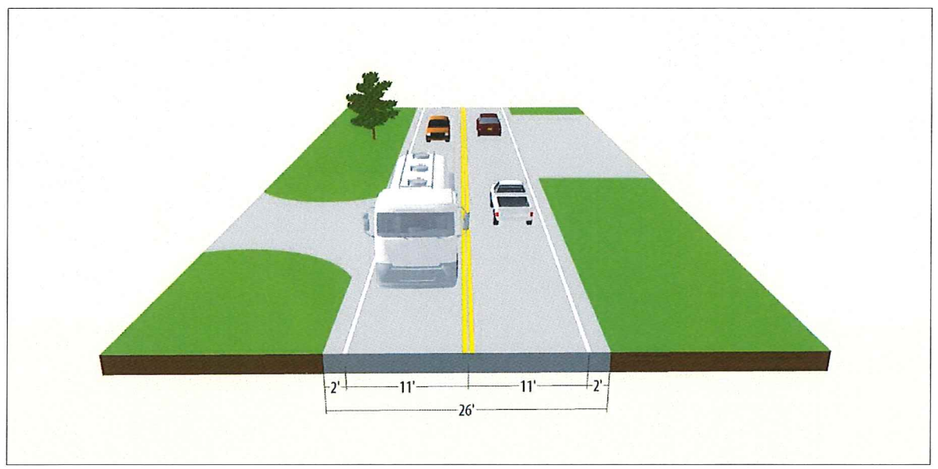
Slide 160, Page 2

Roadway Network

US Route 7 is a principal arterial, and is the primary north-south travel route along the west side of Vermont. In this area, the average annual daily traffic (AADT) is 11,200 vehicles per day. Ferry Road and Church Hill Road are classified as major collectors, under jurisdiction of the Town of Charlotte. The AADT on Church Hill Road is 1,900 and is 1,700 on Ferry Road east of Greenbush Road.

At its intersection with Ferry Road, the US Route 7 northbound approach has two lanes: a dedicated left turn lane (525 feet long) and a through/right turn lane. The US Route 7 southbound approach has a dedicated right turn lane (200 feet long) and a through/left turn lane. Ferry Road and Church Hill Road both have one-lane approaches. The posted speed limit on US Route 7 is 50mph, while Ferry Road and Church Hill Road have posted speed limits of 25mph and 35mph, respectively.

US Route 7 is about 56 feet on either side of the intersection, and Church Hill Road's width varies somewhat, but is typically about 30 feet wide. The width of Ferry Road also varies somewhat through the study area, but is typically 26 feet wide, with 11 foot travel lanes and two foot shoulders as shown in the cross section below.



The publicly owned right-of-way for Ferry Road and Church Hill Road four rods wide (66 feet). US Route 7 has a 132 feet right-of-way north of the intersection, and 102 feet wide south of the intersection. The approximate right-of-way limits are shown on the base map on the following page.

Chas F. Black.
Kenneth Williams

Leon A. Larrow.
Helen C. Larrow. (seal)

State of Vermont
Chittenden County } ss At Burlington this 20th day of September 1928 Leon A Larrow and Helen C. Larrow. personally appeared and they acknowledged this instrument, by them sealed and subscribed to be their free act and deed

Before me — Chas F. Black.
Notary Public

Rec. for record Sept 25. 1928. at

William Melrose
to
Town of Charlotte

Know all Men by these Presents = That I, William Melrose of Charlotte, in the County of Chittenden and State of Vermont Grantor, in consideration of Seventeen ($17) Dollars paid to my full satisfaction by Town of Charlotte. W. C. Hayes W.C. Livermore, W. F. Cromie. Selectmen of Charlotte. in the County of Chittenden and State of Vermont. Grantee have Remised, Released and Forever Quit-Claimed unto the said Town of Charlotte. W.C. Hayes, W.C. Livermore and W. F. Cromie selectmen all right and title which I, the said Wm Melrose or my heirs have in, and to a certain piece of land in Charlotte in the County of Chittenden and State of Vermont, described as follows, viz: It being a right of way as follows. Beginning at the west line of the land formerly owned by George Albert Brunette, extending westward a distance of seventy eight (78) feet to the highway. The width of this strip of land forming the right of way being four (4) rods in width throughout its length.

To Have and to Hold all right and title in and to said quit-claimed premises with the appurtenances thereof to the said Town of Charlotte, And Furthermore I, the said William Melrose do for myself my heirs, executors, and administrators, covenant with the said Town of Charlotte. W.C. Hayes W.C. Livermore and W.F. Cromie. Selectmen and their assigns that from and after the ensealing of these presents the said William Melrose will have and claim no right, in, or to the said quit-claimed premises.

In Witness Whereof I hereunto set my hand and seal this 16th day of May A D 1928

In Presence of
Anna Byington
Esther Byington

Wm Melrose (seal)

State of Vermont
Chittenden County } At Charlotte this 16th day of May 1928. William Melrose personally appeared and he acknowledged this instrument by him sealed and subscribed to be his free act and deed

Before me — H. L. Byington — Notary Public

Rec. for record May 16. 1928. at 2-30. P.M.
and recorded from the original

Attest — Anna Byington — Town Clerk.

Gilman Foote
to
Town of Charlotte

Know All Men by These Presents = That I, Gilman Foote of Charlotte, in the County of Chittenden and State of Vermont, Grantor, in the consideration of One Hundred Seventeen ($117) Dollars paid to my full satisfaction by the Town of Charlotte W. C. Hayes. W.C. Livermore. W. F. Cromie Selectmen, of Charlotte, in the County of Chittenden and State of Vermont Grantee have Remised, Released and Forever Quit-Claimed unto the said Town of Charlotte all right and title which I, the said Gilman Foote or my heirs have in and to a certain piece of land in Charlotte in the County of Chittenden and State of Vermont described as follows viz: Being a right of way across my land. Said right of way, consisting of a strip of land four rods wide and four hundred and fifty

VOl. 23
Pg 218

feet long, Beginning at the line of the highway opposite the Curtis Bassette Place and extending south easterly to Fred Bassettes north line.
To Have and to hold all my right and title in and to said quit-claimed premises with the appurtenances thereof, to the said Town of Charlotte, and assigns. And Furthermore I, the said Gilman Foote, do for my self, my heirs, executors, and administrators covenant with the said Town of Charlotte, its heirs and assigns, that from and after the ensealing of these presents, I, the said Gilman Foote will have and claim no right, in, or to the said quit-claimed premises.
In Witness Whereof I hereunto set my hand and seal this 23rd day of May A.D. 1928.

In Presence of:
Ethel Byington
Anna Byington

Gilman W. Foote seal

State of Vermont
Chittenden County } At Charlotte this 23rd day of May A.D. 1928. Gilman Foote, personally appeared, and he acknowledged this instrument by him sealed and subscribed, to be his free act and deed
Before me — A. L. Byington — Notary Public.

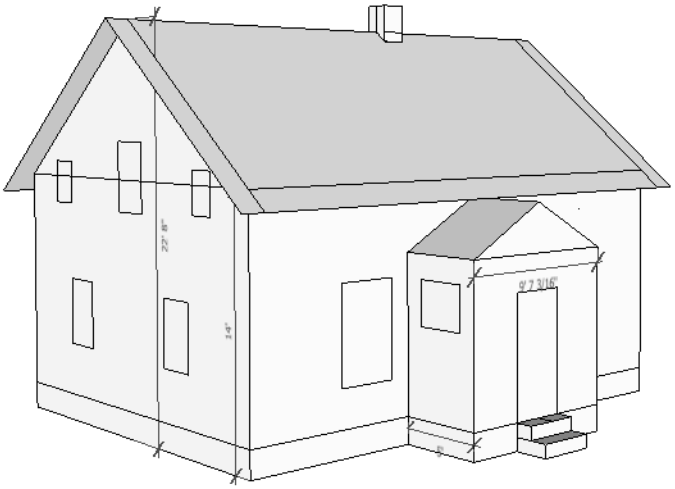
Rec. for record May 23. 1928 at 2-20. P.M.
and recorded from the original

Attest —
Anna Byington — Town Clerk.

Napoleon & Mary Rock
to
Town of Charlotte

Know all Men by these Presents = That, We, Napoleon Rock, and Mary Rock, husband and wife of Charlotte, in the County of Chittenden, in the State of Vermont, in consideration of One Hundred Dollars paid to my satisfaction by the Town of Charlotte, W. C. Hayes, W. C. Livermore and W. F. Cromie of Charlotte, in the County of Chittenden, in the State of Vermont, do freely give, grant, bargain, sell, alien, and convey unto the said Town of Charlotte W. C. Hayes, W. C. Livermore, and W. F. Cromie, selectmen and their assigns forever, the following described piece or parcel of land situated in Charlotte in said Chittenden county, viz: It being a right of way as follows, Beginning at the north west corner of Napoleon Rock's home place, by the old cider mill and extending south for a distance of 290. feet on a curve on federal road running to Ferrisburg. Said right of way being four rods wide at north end and tapering to a point on the south end.
To Have and to Hold the above granted and bargained premises, with all the privileges and appurtenances thereof and thereunto belonging unto the said Town of Charlotte, W. C. Hayes, W. C. Livermore, and W. F. Cromie, Selectmen and assigns to their own proper use, benefit and behoof forever. And We, the said Napoleon Rock and Mary Rock, do for ourselves our heirs, executors, administrators, covenant to and with the said Town of Charlotte, W. C. Hayes, W. C. Livermore and W. F. Cromie selectmen their assigns that at and until the ensealing of these presents, We are well seized of the premises in fee simple; that I have good right and lawful authority to bargain and sell the same, in manner and form as it is above written; That they are Free and Clear of all Encumbrance, and that, We will warrant and defend the same against all lawful claims and demands of any person or persons whomsoever.
In Witness Whereof, We hereunto set our hands and seals this 11th day of August A.D. 1928.
In Presence of:

Napoleon Rock (L.S.)
his x mark



Fraser Carr Front Porch Conversion: Plan B

Proposed enclosure of front porch. No proposed change to footprint or dimensions.