

Fee paid \$ 500

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

Permit # 1

Owner(s) Harnier S. Patrick Phone (h) 802.425.2508
Phone (w) _____

Application # ZBA-18-205-CV

Address 705 Cedar Beach Rd

RECEIVED

Applicant _____ Phone (h) 425.2508
Phone (w) _____

NOV 26 2018

Address Charlotte, VT 05445

CHARLOTTE
PLANNING & ZONING
Application Type

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

Property address _____ Map _____ Block _____ Lot _____

Basic Conditional Use Variance

Parcel ID # 00016-0705 Zoning district _____ Acres 2 1/2

For office use only

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

Summarize those conditions: _____

Describe below the improvements to be made and their intended use: sleeping porch removed; addition of kitchen - dining room, to bedroom overhead (on E. side) & insulated for year-round use

Details provided on Attachments # _____ # _____ # _____ # _____ # _____ # _____ dated ____ / ____ / ____

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

No. of bedrooms 2 baths 1 1/2 before construction. No. of bedrooms 3 baths 2 1/2 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 Harnier S. Patrick Date 11/21/18

For use by Zoning Administrator/Sewage Officer

Date application received 11 / 05 / 18 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 ___

card replaced w/ bedroom + utility room



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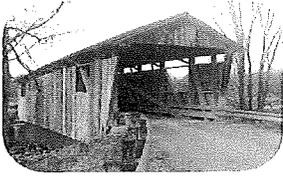
Specific Conditional Use Review Standards

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

Property Owner: Harriet S. Pattee Project Location: 705 Cedar Beach Permit #: 18-132-CC

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.



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Lakeshore Buffer Questionnaire

Use for all Zoning Permit Applications Requiring (Section 3.15) Zoning Board Approval

Property Owner: Harriet S. Patrick Project Location: 705 Cedar Beach Rd Permit #: 18-132-00

To be considered complete, the following information must be provided:

Size: _____ Scale: _____

Style: A-frame to add Design: _____

1. Does the proposed development provide for a vegetated buffer zone within 100 feet of the shoreline of Lake Champlain to minimize runoff and pollution, and to maintain bank stability and environmental quality?

yes not 100'

2. Shall there be any Pruning of branches, trees or shrubs? Please note: Limited pruning of branches on trees and shrubs is allowed to maintain cleared openings or views legally in existence as of the effective date of Most recent Charlotte Zoning Regulations. Such openings and views shall not be enlarged except as allowed:

no

3. Shall there be any cutting or removal of trees or shrubs associated with your proposed development? Please note: There shall be no cutting or removal of vegetation without approval by the Zoning Administrator and/or the _____ Tree _____ Warden.

perhaps 1 shag bark hickory

4. List natural features that should be identified:

very nice mature forest trees
excellent view of lake

5. Shall there be dredging, draining or filling of land along the shoreline or in wetland areas? Please note: There is no dredging, draining, or filling of land along shoreline or in wetland areas. No cutting or removal of wetland vegetation shall be permitted, except in conformance with a shoreline management plan approved by the Zoning Board of Adjustment

no

6. Additional Comments?

* This questionnaire must be submitted for properties located in the Shoreland or Wetland Districts.



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Performance Standards Questionnaire

Use for all Zoning Permit Applications

Property Owner: Harriet S. Paduck Project Location: 705 Cedar Beach Rd Permit #: 18-174-00

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



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Conditional Use Review Questionnaire

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

Property Owner: Harriet S. Patrick Project Location: ⁷⁰⁵ Cedar Beach Rd Permit #: 18-132-EE
N. Side of Converse Bay Charlotte.

UT

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

a year-around residence

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?)

Same as before, to a certain

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 traffic increase

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?

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