

Aaron Brown

From: Clark Hinsdale <cshinsdale@gmavt.net>
Sent: Wednesday, November 6, 2024 4:32 PM
To: Aaron Brown
Cc: Martha Stone
Subject: Martha Stone garage application

To : Charlotte Development Review Board
From: Clark Hinsdale
Re: Martha Stone Application
Date: November 5, 2024

As a long time Charlotter and friend of Martha Stone, I want to voice my support for the removal of the old cottage and the siting of a garage on the pre-existing non-conforming lot across from Martha's home on Museum Road.

I feel both the existence of the old cottage and the slopes on the lower portion of the lot support siting a building closer to the road.

As you know, pre-existing non-conforming lots of more than 1/8 of an acre and 40 feet or more in width are protected under state statute for uses allowed in the zoning district.

The setback variance is from the town highway and not from a neighboring property. I assume that Junior Lewis has been consulted for safety and road maintenance purposes and if he is good with the new driveway the public interest should be adequately served.

Also, you may want to consider the possibility of the garage being located further to the north in exchange for the old cottage being removed anyway.

Thanks