

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE

TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2911 Fax (802) 533-2191
greensborovt zoning@yahoo.com

FOR ADMINISTRATIVE USE ONLY

Application Number: 2015-040 Tax Map Number _____
Zoning District Greensboro Village
Date Application Received 9/2/15 Fee Paid \$ 235.00 pd w/check
Reason for Seeking Conditional Use Permit or Variance:
Wishes to place shed w/in setbacks (lot line) - 2.3 Greensboro Village Dimensions + 5.5 Variance

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the Town of Greensboro according to the attached fee schedule.

Applicant(s):
Name(s): Connie Peterson
Mailing Address: 170 Shutesbury Rd, Leverett, MA 01054
Telephone(s) Home: _____ → Work: _____ → Cell: (970) 389-5395
E-Mail: cpacpsummer@aol.com (all small letters)

Landowner(s) (if different from applicant(s)):
Name(s): C. Peterson + Lynn Holbein
Mailing Address: 227 F. Slingsby Rd. Newton, MA.
Telephone(s) Home: (617) 244-8261 Work: _____ Cell: _____
E-Mail: _____

Physical Location of Property (911 address): 393 Breezy Ave, Greensboro

Type of Permit:
 Conditional Use Variance

Other Permits Which May Be Necessary:
 State Septic Permits - required prior to approval NA
 State Potable Water Supply Permits - required prior to approval NA
 Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) NA [] Not required

Property Description:
Acreage in lot 0.5 @ ~~0.2~~ 0.25 acre
(Please Note: If your property is enrolled in the Current Use Program, your conditional use or variance application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Feet of Road Frontage (150')
Setbacks: ? Front @ 50' (to center of road) Left Side N/A
Right side ≈ 8 feet (15' min.) Rear ≈ 10' (15')
Lakeshore 2/10th of a mile N/A Other -

Dimensions of Proposed and Existing Buildings:

Existing: - ~~CURRENT Cottage~~
 Length ~~240'~~ No. of Stories ~~2~~
 Width ~~225'~~
 Height ~~225'~~

Proposed: - Shed
 Length 12' No. of Stories 1
 Width 10'
 Height 9'

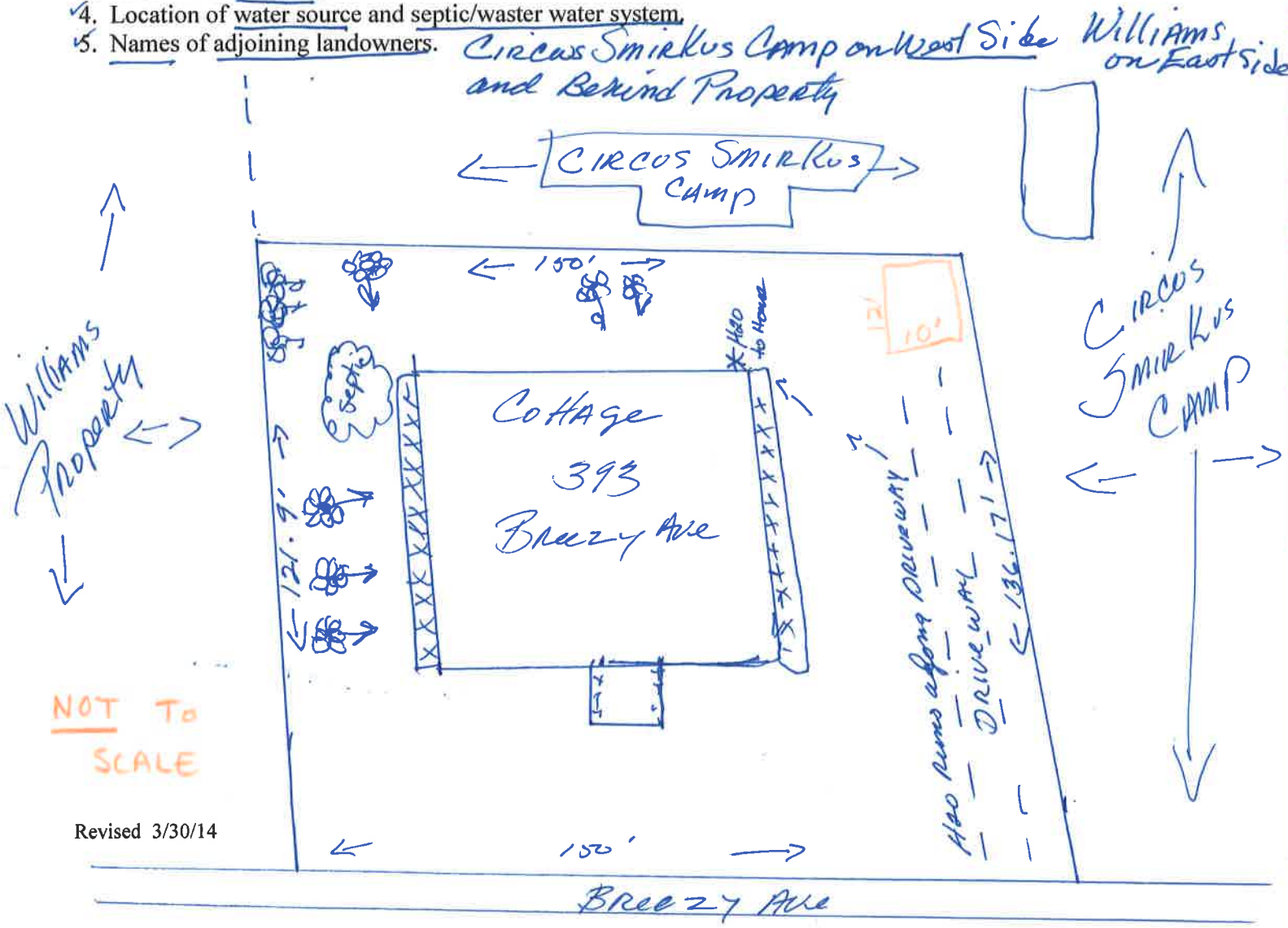
Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 120'
 Total Habitable Floor Area is defined in the Greensboro Zoning Ordinances as "The floor area of rooms in a dwelling unit used for bedrooms, living room, dining room, kitchen, and bathroom. Excludes porches and decks."

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") We would like to replace a shed that was on the property for a 30 years. Removed 18 years ago.

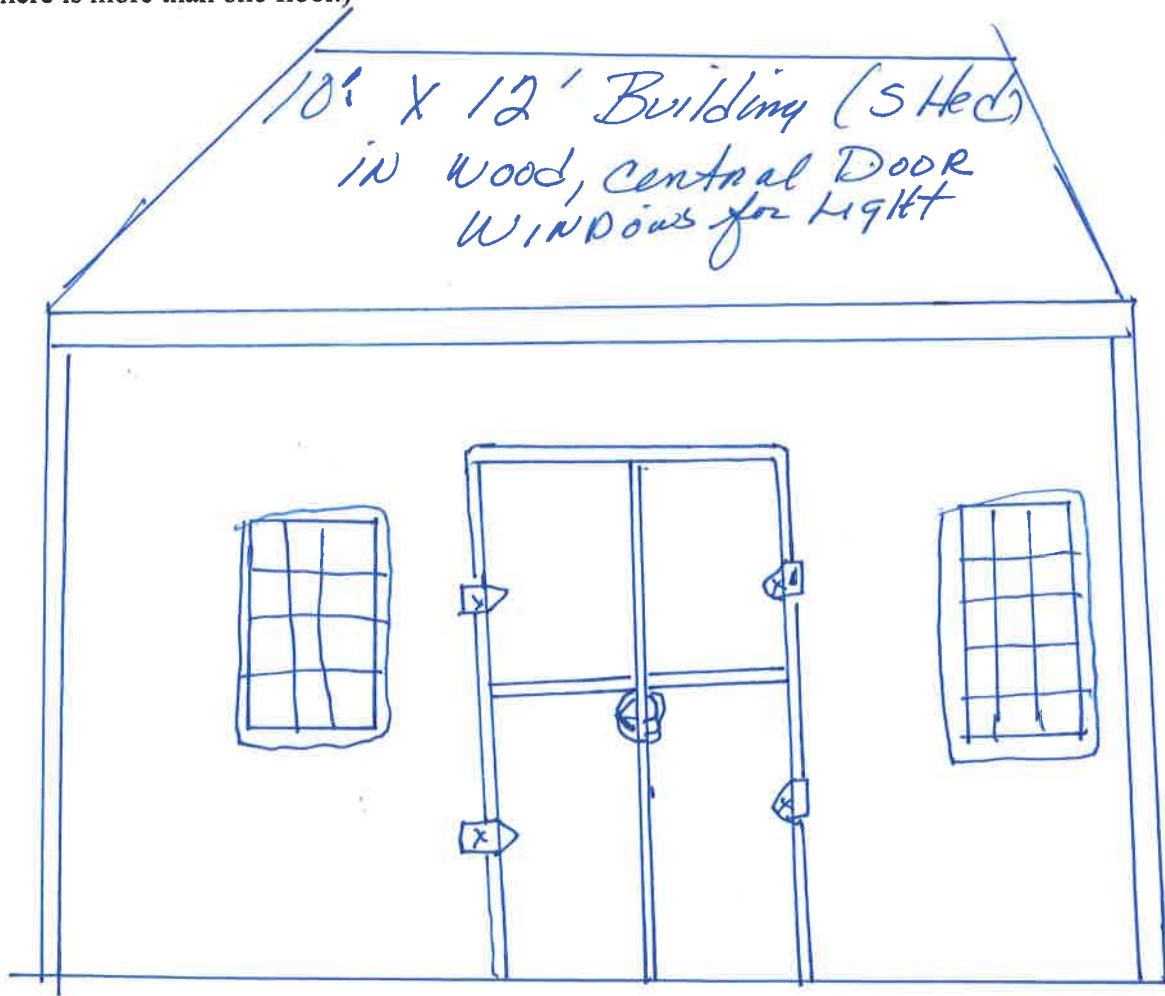
Proposed use and occupancy. (Write whether it will be seasonal or full year. If you decide to change the use of your property later you may need another permit.) Storage Shed only.
No human or animal occupancy.

Sketch or attach a general plot plan showing the following:-

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of water source and septic/waster water system.
5. Names of adjoining landowners.



Sketch a floor plan or diagram showing the dimensions of the proposed building, addition or alteration. (This should show the rooms in the inside of the building, including both upstairs and downstairs if there is more than one floor.)



- Completely open shed floor plan w/ maybe a work bench/table -

Conditional Use Criteria:

At your DRB hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.

"The DRB shall make its findings on general and specific standards. Such general standards shall require that the proposed conditional use shall not result in an undue adverse effect on the following:

1. The capacity of existing or planned community facilities; (e.g. schools, police and fire service, etc.);
2. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan (e.g. why your project is consistent with other uses in the area or how your project fits in with existing development);
3. Traffic on roads and highways in the vicinity;
4. Bylaws and ordinances then in effect;
5. Utilization of renewable energy resources.

Specific standards shall include:

1. Minimum lot size shall be that which is required for the district in which the use occurs unless other standards are given for conditional use lot size in the district in question;
2. Setbacks for conditional uses will be the same as for permitted uses unless other standards are given for conditional use setbacks in the district in question.
3. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected.
- NA 4. Exterior signs shall conform to the following in all districts:
 - (a) No free standing internally lit signs shall be permitted
 - (b) All signs shall be compatible in size, materials, and workmanship to the area in which they are located.
5. Location on the lot, of structures and service areas shall be compatible with other structures in the area affected.
6. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
7. Noise, air pollution and effects on the character of the neighborhood shall be considered."

(Page 36 in the Greensboro Zoning By-Law).

Variance Criteria:

"The DRB may grant a variance and render a decision in favor of the appellant only if all of the following facts are found, and findings are specified in its written decision.

- 1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
- 2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
- 3. The unnecessary hardship has not been created by the appellant;
- 4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare.
- 5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 37 & 38 of the Greensboro Zoning By-Law).

At your DRB hearing, you will be asked to present your proposal. Please be prepared to explain why your project should be granted a variance.

- 1. + 2. We are asking to be able to replace a shed that was at the end of the property driveway for over 80 years. 393 Brewery Ave is a very small piece of property (.5 acre) and we would hope to be able to maintain our views of the Lake and Stannard mtn, as well as keep + continue restoring the gardens my great grand father planted a century ago, by using the original location which fit with the property.
- 3. The property is as it has been pretty much over the last century. Finances and other variables over the years have leaded to deteriorations of the property and building. For the last 10 years we have been able to put more money into the property and would like to restore the shed that decayed + came down.
- 4. a) The shed would be ^{completely} in the character of the neighborhood and district
- b) The location, at the end of our driveway is close to the Circus Smialus camp property. We have spoken with ED deChaire who gives us his full support for the location, i.e., where the original shed was.

4. c. the location of the proposed shed will not
 "reduce access to renewable energy Resources."

d. the location will not be detrimental to the public welfare. the Abutten near the shed, i.e. the Conies Camp's director, has given his support for the location & will write a letter of support to the town.

It will also, we hope, absorb some sound from the Conies Camp, as well as give back a "sense of place" to the property lines that the original shed did. As well as be the best location for garden tools, etc., without obfuscating our views or replacing part of the gardens.

5. the proposed shed dimensions are 10' x 12'. Approximately, or less than the original. Its design will be in keeping w/ the character of the district, a small New England style shed with a Barnlike appearance.

Permission to Enter Property & Applicant Certification Signatures

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

Construction may not be started until 15 days from the date of approval on this permit.

Signature of Applicant(s) Connie A. Peterson Date Sept. 1, 2015

Signature of Landowner(s) Jane Date _____

Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802)751-0127.

FOR ADMINISTRATIVE USE ONLY

{ } Approved { } Denied {} Referred to the Development Review Board

Date 9/3/15 Signature Krista Leahy

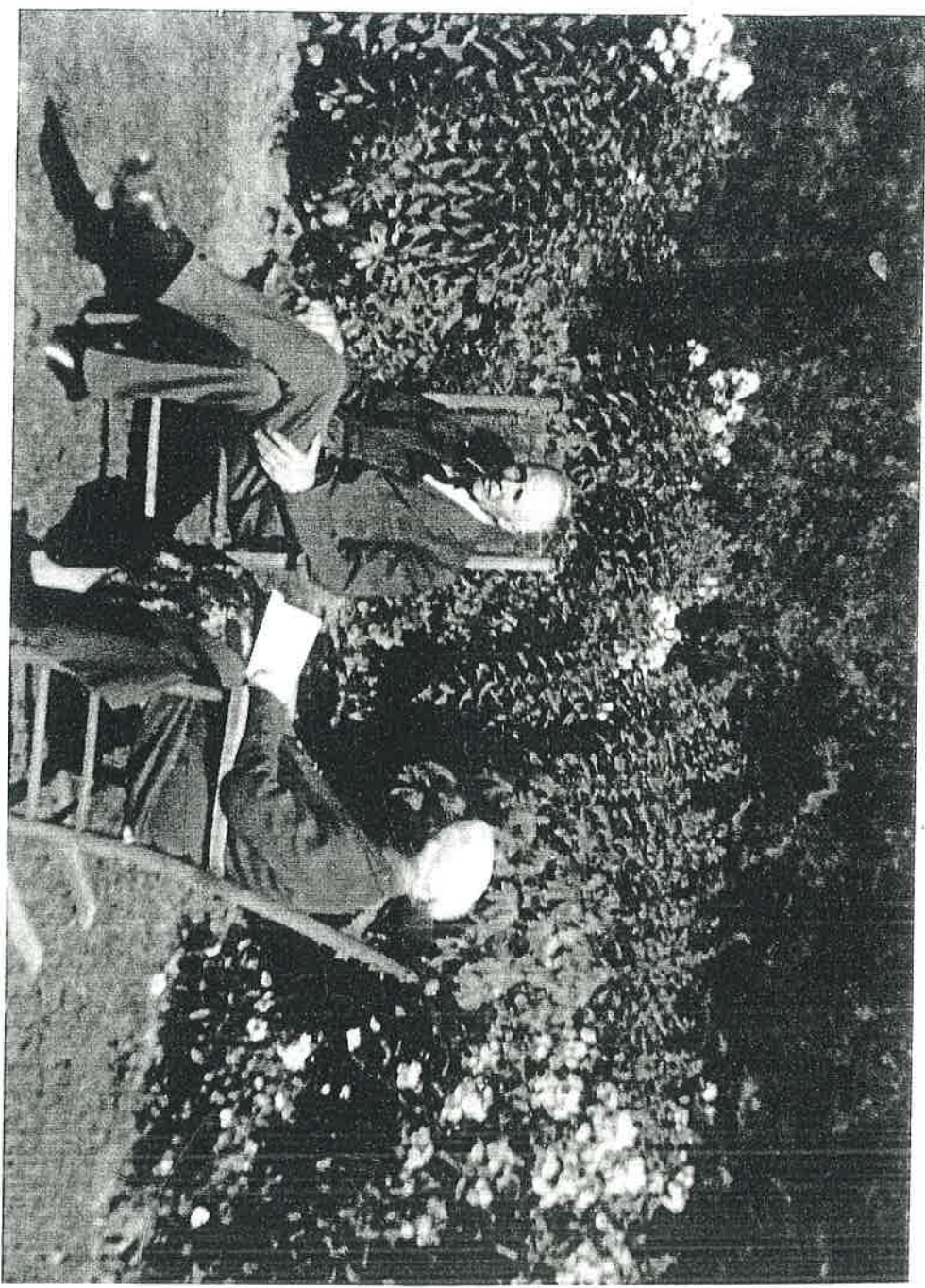
Remarks and/or Conditions: _____

Date of Approval or Denial by Development Review Board: _____

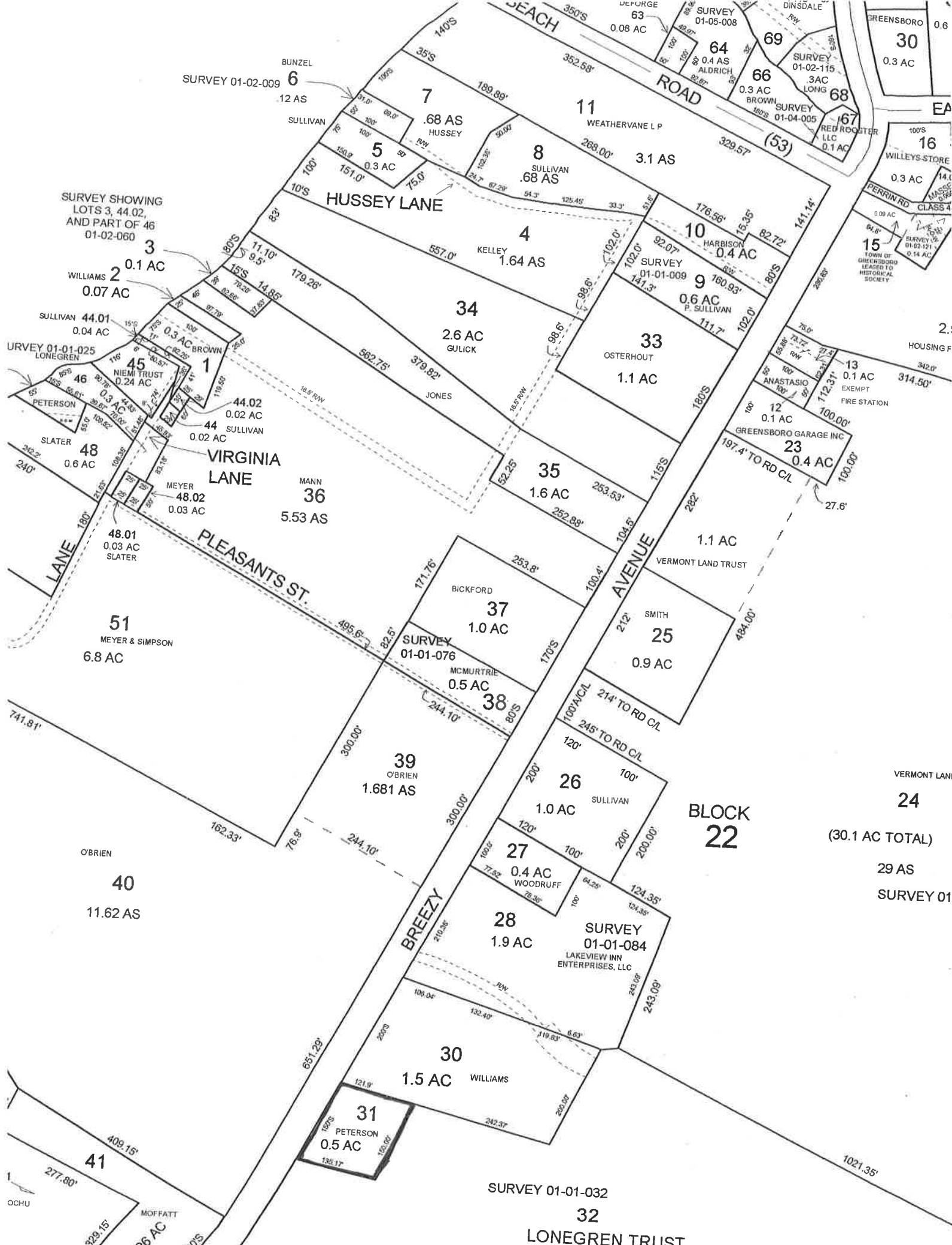
Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: _____ (Date) _____

Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): Krista Leahy (Date) 9/2/15

Original gardens which I try
hard to reproduce (to without the
green thumb of my great-grandfather.



9/21/15
Apprentice from
C. Peterson



BLOCK 22

VERMONT LANE
24
 (30.1 AC TOTAL)
 29 AS
 SURVEY 01

SURVEY 01-01-032
32
 LONEGREN TRUST

SURVEY SHOWING
 LOTS 3, 44.02,
 AND PART OF 46
 01-02-060

SURVEY 01-01-025
 LONEGREN

SLATER
 48
 0.6 AC

MEYER & SIMPSON
 51
 6.8 AC

O'BRIEN
 40
 11.62 AS

MOFFATT
 41
 26 AC

BUNZEL
 SURVEY 01-02-009
 6
 12 AS

WILLIAMS
 2
 0.07 AC

SULLIVAN
 44.01
 0.04 AC

NIEMI TRUST
 45
 0.24 AC

PETERSON
 46
 0.3 AC

MEYER
 48.02
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SULLIVAN
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SLATER
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MEYER
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