

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE  
TOWN OF GREENSBORO  
PO Box 119, Greensboro, VT 05841  
(802) 533-2911 Fax (802) 533-2191  
greensborovtznong@yahoo.com

FOR ADMINISTRATIVE USE ONLY

Application Number: 2016-028 Tax Map Number 20-00-59  
Zoning District Lakeshore District  
Date Application Received 8/24/2016 Fee Paid \$ \$ 110.00  
Reason for Seeking Conditional Use Permit or Variance:  
Variance due to lot size not being 1 acre in 2:7 Shoreland Protection  
District (2) Accessory Structure [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): David Day  
Mailing Address: PO Box 119, Greensboro, VT, 05841  
Telephone(s) Home: 533-2940 Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
E-Mail: nortnorton@aol.com  
NOPTNORTON@aol.com

**Landowner(s) (if different from applicant(s)):**

Name(s): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: \_\_\_\_\_  
E-Mail: \_\_\_\_\_

**Physical Location of Property (911 address):**

246 Black's Point Rd.

**Type of Permit:**

Conditional Use  Variance

**Other Permits Which May Be Necessary:**

- State Septic Permits - required prior to approval \_\_\_\_\_
- State Potable Water Supply Permits - required prior to approval \_\_\_\_\_
- Curb Cut - requires a separate application - necessary if a new driveway must be installed.  
[ ] Applied (date) \_\_\_\_\_ [ ] Not required

**Property Description:**

Acreage in lot .846 ± 86

**(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 105 ft

Setbacks: Front 50 ft (to center of road) Left Side 20 ft  
Right side 20 ft Rear \_\_\_\_\_  
Lakeshore 150 ft Other \_\_\_\_\_

**Dimensions of Proposed and Existing Buildings:**

Existing: 1 bedroom cottage  
Length 44 ft 10" No. of Stories 1  
Width varied - 12 ft - 18 ft  
Height 12' - 15 ft

Proposed: Shed - shop/storage  
Length 28 ft No. of Stories 2  
Width 22 ft  
Height 23 ft +/-

**Lakeshore District Properties, please indicate the total habitable floor area of the dwelling:** 544  
*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.") Seasonal use of cottage, but is primary and only residence

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.) proposed use of shed will be storage and shop space

**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.

Please see Attached maps

**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.)

Please see Attached Sketches

**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.
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).

Please See Conditional Use Attachment

## 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.**

Please see Variance Attachment

David Day's Application for Conditional Use / Variance

**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) David J Day Date Aug 24, 2016

Signature of Landowner(s) \_\_\_\_\_ 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

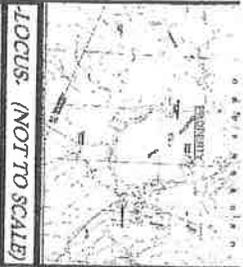
Date \_\_\_\_\_ Signature \_\_\_\_\_

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): \_\_\_\_\_ (Date)



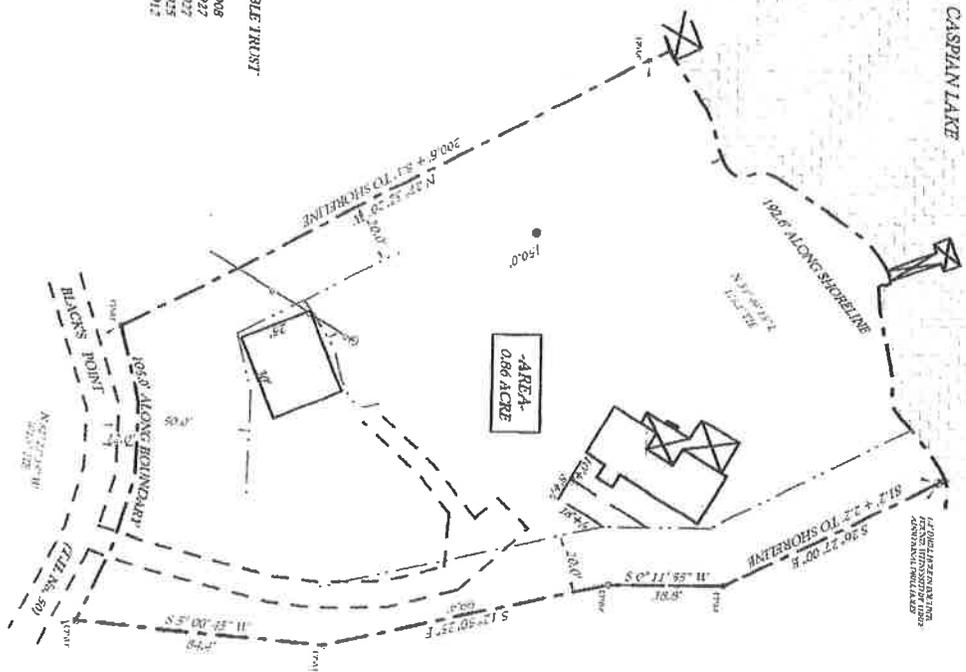
DAVID DAY	
DEED REFERENCES	
BOOK 55	PAGE 347 11/05/2015
U	328 08/29/1950
U	109 08/19/1950
N	178 09/25/1912
N	177 09/27/1912
M	418 08/24/1912
L	241 09/10/1908
L	214 09/28/1907

SEE PLAT ENTITLED "LOT OF RABBITWOOD CASPIAN LAKE GREENSBORO, VT." DATED NOV., 1953 BY FRIENDS IN VIEWERS

CAROLYN MORRIS-BAKER REVOCABLE TRUST

REFER TO:

BOOK	PAGE	DATE
43	167	07/14/2008
43	500	03/19/1912
P	409	03/10/1912
P	53	06/29/1915
M	406	09/19/1912

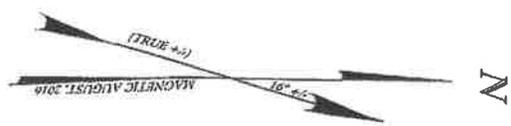


ROBERT W. KASTEN JR.

REFER TO:

BOOK	PAGE	DATE
50	298	12/07/2012
U	359	12/03/1951
U	109	08/19/1950

SEE PLAT ENTITLED "LOT OF RABBITWOOD CASPIAN LAKE GREENSBORO, VT." DATED NOV., 1953 BY FRIENDS IN VIEWERS



**-CERTIFICATION-**

I HEREBY CERTIFY THAT THE PROPERTY LINES SHOWN ARE BASED ON SAID RECORDS CONSISTENT WITH THE DEED AND PLAT REFERENCES LISTED AS WELL AS EXISTING MONUMENTATION AND OTHER PHYSICAL EVIDENCE AND ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISED ZONING  
PLAN 8/16/16



SURVEY OF PROPERTY BELONGING TO:

**DAVID DAY**

BLACKS POINT (T.H. No. 50) CASPIAN LAKE GREENSBORO, VERMONT

SCALE: 1 INCH = 30 FEET  
DATE: AUGUST, 2016  
SURVEYED BY: IMG  
DRAFTED BY: UWP  
CHECKED BY: LMG



FILE No. A 16 - 486

**NOTE:**

THE METES AND BOUNDS SHOWN ON THIS PLAT ARE BASED ON A CLOSED ELECTRONIC INSTRUMENT TRAVERSE WITH A BEOBE OF PRECISION OF 1:57,589 OBTAINING A MINIMAL POSITIONAL TOLERANCE OF 0.16 FEET METES 1:5,000.

THE BEARINGS SHOWN ARE BASED ON MAGNETIC NORTH AS OBSERVED AT THE SITE ON AUGUST 11, 2016 AND SERVING ONLY TO DETERMINE THE ANGULAR RELATIONSHIP BETWEEN ADJACENT COURSES.

BOOK 14, PAGE 406 OF THE GREENSBORO LAND RECORDS DATED SEPTEMBER 9, 1912 OF THE GREENSBORO LAND RECORDS IN PART HEREBY WESTERLY IN A LINE THENCE 100° 00' 00" NORTH FROM THE CENTER LINE OF THE SAID CAMP ROAD PARALLEL TO AND NORTHERLY OF THE EXISTING ROAD, BLACKS POINT TOWN HIGHWAY AND NORTHERLY ON THE APPARENT NAME OF SAID CAMP ROAD, AND HAS THE 50.0 AS ON THE GENERAL HIGHWAY MAPS FOR THE TOWN OF GREENSBORO SINCE 1911 AS BEING A CLASS 3 TOWN HIGHWAY. ON RECORD CONVEYANCE REVISING THE STATUS OF THIS ROADWAY TO TOWN HIGHWAY WAS FOUND IN THE DEED ABSTRACTS OF THE THREE LANDOWNERS RESEARCHED.

**LEGEND:**

- PROPERTY LINE
- EDGE OF GRAVEL ROAD
- UTILITY LINE / POLE
- 2" DIA. IRON PIPE ROUND
- UNMARKED POINT

