

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

FOR ADMINISTRATIVE USE ONLY

Application Number: 2017-015 Tax Map Number 22-20-36  
Zoning District Lakeshore  
Date Application Received 06/21/2017 Fee Paid \$ 235 pd ck # 1065  
Reason for Seeking Conditional Use Permit or Variance:  
2.7 Shoreland, #2 Accessory Structure, (E) Min lot size [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): Bob + Wendy Parrish  
Mailing Address: 932 Campbell Rd Morrisville VT 05661  
Telephone(s) Home: 802-888-9112 Work: 533-2441 Cell: 802-371-7417  
E-Mail: wmparrish@mac.com Camp

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

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

Physical Location of Property (911 address):

9 E. Edgewood Lane, Greensboro VT 05841

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 .5

(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 82' (private road)

Setbacks: Front 70 (to center of road) Left Side 34  
Right side 30 Rear (lakeshore)  
Lakeshore > 165 Other \_\_\_\_\_

**Dimensions of Proposed and Existing Buildings:**

**House**

Existing:

Length 41 No. of Stories

Width 24

Height 32

**Shed**

Proposed:

Length 18' No. of Stories 1

Width 12'

Height <11'

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 1464  
 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.") summer cottage needing storage shed

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 for lawnmowers, tools, etc. w/seasonal access

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

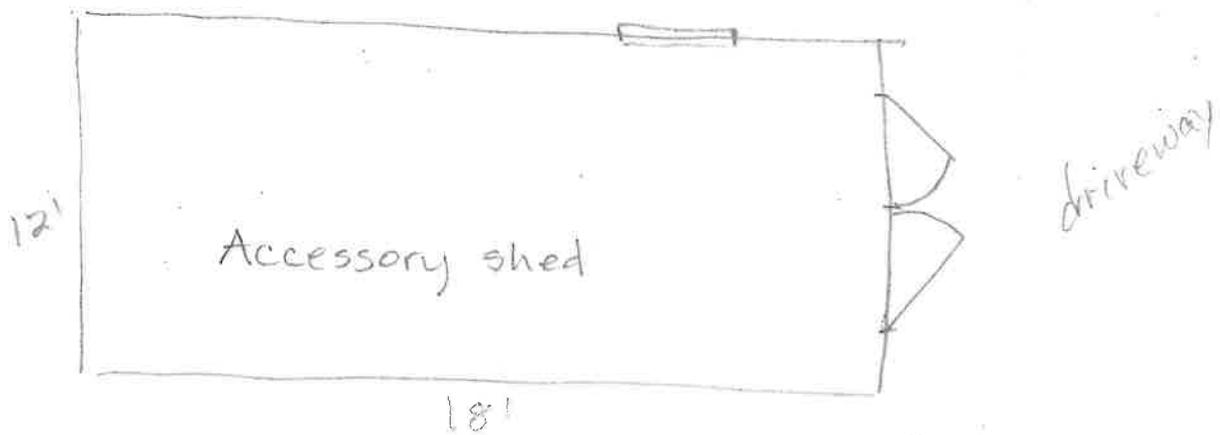
- ✓ 1. Location of property.
- ✓ 2. Location of buildings on property.
- ✓ 3. Location of driveway.
- 4. Location of water source and septic/waster water system.
- 5. Names of adjoining landowners.

9 E. Edgewood Ln.  
Sally Potter

Robt. W. Parrish  
Family Trust



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.)



building is set on concrete blocks  
atop a 14' x 20' sta. mat pad  
< 11' feet high at peak

### 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).

**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.**

**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) Wendy M Panish Robert M Panish Date 6/26/2017

Signature of Landowner(s) Wendy M Panish Robert M Panish Date 6/26/2017

**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) \_\_\_\_\_

**Itemized Property Costs**  
**Town of Greensboro**

From Table: MAIN Section 1

Record # 631

Property ID: 319-0009      Span #: 264-083-10645      Last Inspected: 08/14/2009      Cost Update: 08/10/2014

<b>Owner(s):</b> PRIVATE LANE PROPERTIES LLC C/O MARGARET ATKINS MUNRO TRUSTEE <b>Address:</b> PO BOX 68 <b>City/St/Zip:</b> ESSEX JCT VT 05653 <b>Location:</b> 9 EAST EDGEWOOD LANE <b>Description:</b> 0.46 AC (82') & DWL <b>Tax Map #:</b> 22-20-36	<b>Sale Price:</b> 0 <b>Book:</b> 42 <b>Validity:</b> No Data <b>Sale Date:</b> 12/31/2007 <b>Page:</b> 123 <b>Bldg Type:</b> Single <b>Quality:</b> 5.00 VERY GOOD <b>Style:</b> 2 Story <b>Frame:</b> Studded <b>Area:</b> 1464 <b>Yr Built:</b> 2009 <b>Eff Age:</b> 5 <b># Rms:</b> 5 <b># Bedrm:</b> 3 <b># Ktchns:</b> 1 <b># 1/2 Bath:</b> 1 <b># Baths:</b> 1
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Item	Description	Percent	Quantity	Unit Cost	Total
<b>BASE COST</b>					
Exterior Wall #1:	WdSidng / Ht=8	100.00		119.25	
<b>ADJUSTMENTS</b>					
Roof #1:	CompShg	100.00		-0.99	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		9.12	
Heat/cooling #1:	Space Htr	52.00		-1.19	
Heat/cooling #2:	None	48.00		-1.54	
Energy Adjustment	Good			1.86	
Foundation Adjustment	SF Mod Hil			1.93	
<b>ADJUSTED BASE COST</b>			1,464.00	128.44	188,033

<b>ADDITIONAL FEATURES</b>					
Fixtures (beyond allowance of 14)			-6.00	2,475.00	-14,850
Roughins (beyond allowance of 1)				705.00	
Features #1:	Hearth		1.00	2,000.00	2,000
Porch #1:	WoodDck/NoWall/Roof/C		45.00	63.79	2,871
Porch #2:	WoodDck/NoWall/Roof/C		200.00	43.57	8,714
Basement	Conc 8"		380.00	35.82	13,612
<b>Subtotal</b>					200,379
Local multiplier		0.85			
Current multiplier		1.00			
<b>REPLACEMENT COST NEW</b>					170,322

Condition	Excellent	Percent			
Physical depreciation		5.00			-8,516
Functional depreciation		3.00			-5,110
Economic depreciation					
<b>REPLACEMENT COST NEW LESS DEPRECIATION</b>					156,700

LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate	Total
FR Bldg Lot	82.00	1.10	1.20	244.00	492,000
<b>Total</b>	0.46				492,000

SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality	Total
Water	n / n	Typical	Average	7,000
Sewer	n / n	Typical	Average	10,000
Landscape	n / n	Typical	Average	5,000
<b>Total</b>				22,000

**TOTAL PROPERTY VALUE** 670,700

**NOTES**  
 2010: 0.46 AC & (82'): DWL BSMT HAS 5 FT HEIGHT - 3% FUNC, DWL IS FULLY FINISHED & COULD BE YEAR ROUND.

# SKETCH/AREA TABLE ADDENDUM

Parcel No 319-0009

SUBJECT

Property Address 9 EAST EDGEWOOD LN

City GREENSBORO

County ORLEANS

State VERMONT

Zip

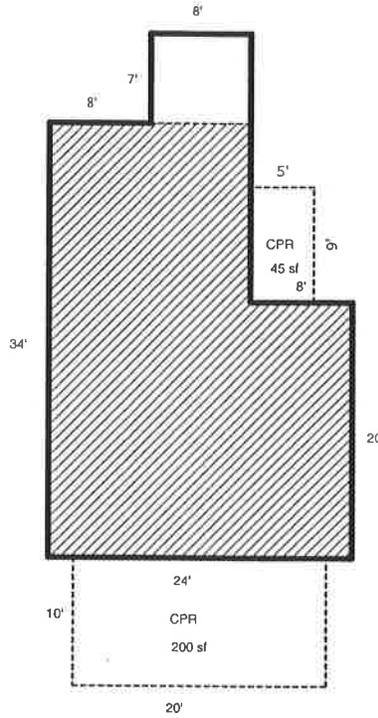
Owner PARRISH, ROBERT W & WENDY M

Client TD

Appraiser Name 2/5/04

Inspection Date 10/2/98

IMPROVEMENTS SKETCH



1st Floor 760 SF 4' Crawl space under 1st floor  
2nd Floor 704 SF

S1 - Porch 2

Scale: 1 = 15

## AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1FL1	S1 - 1st Floor	1.00	760	130	760
1FL2	S1 - 2nd Floor	1.00	704	116	704
P/P11	S1 - Porch 1	1.00	45	28	45
P/P12	S1 - Porch 2	1.00	200	60	200

AREA CALCULATIONS

Net BUILDING Area (rounded w/ factors) 1464

