

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: 2017-016 Tax Map Number 22-21-06
Zoning District Lakeshore
Date Application Received 6/14/2017 Fee Paid \$ 235 OK #3406
Reason for Seeking Conditional Use Permit or Variance:
2.7 Shoreland Protection District, D. Conditional Use, 1. Boathouse
5.4A, 8.8(B)3

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): LISA HAY and Scott Smith
Mailing Address: 3724 SE Clinton St. Portland OREGON 97202
Telephone(s) Home: 503-702-0247 Work: 503-726-2123 Cell: 503-702-0247
E-Mail: HaySmith2@msn.com

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):

1680 Lake Shore 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 1.06

(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 about 190'

Setbacks: Front _____ (to center of road) Left Side _____
Right side _____ Rear _____
Lakeshore _____ Other _____

Dimensions of Proposed and Existing Buildings:

Existing:

Length 22' No. of Stories 1
 Width 21'
 Height 15-16' (has sunk)

Proposed:

Length 25' No. of Stories 1
 Width 16'
 Height 15'

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 0
 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."

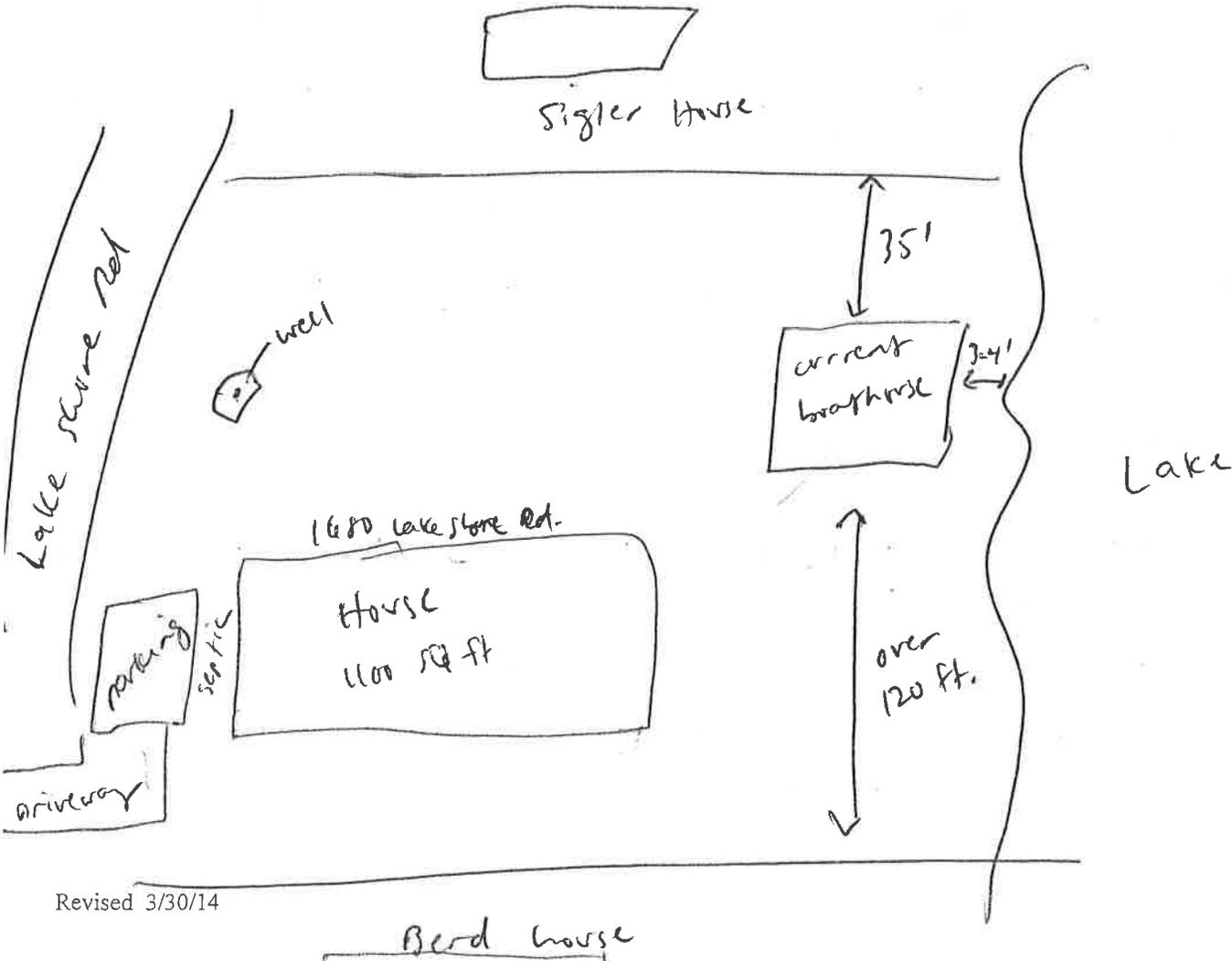
Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") current boathouse constructed long ago, falling apart

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.) Boat house

Sketch or attach a general plot plan showing the following:

also see attached map

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.)

See attached

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) Willy Scott A. Smith Date 6/15/17

Signature of Landowner(s) Willy Scott A. Smith Date 6/15/17

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.

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{ } 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) _____

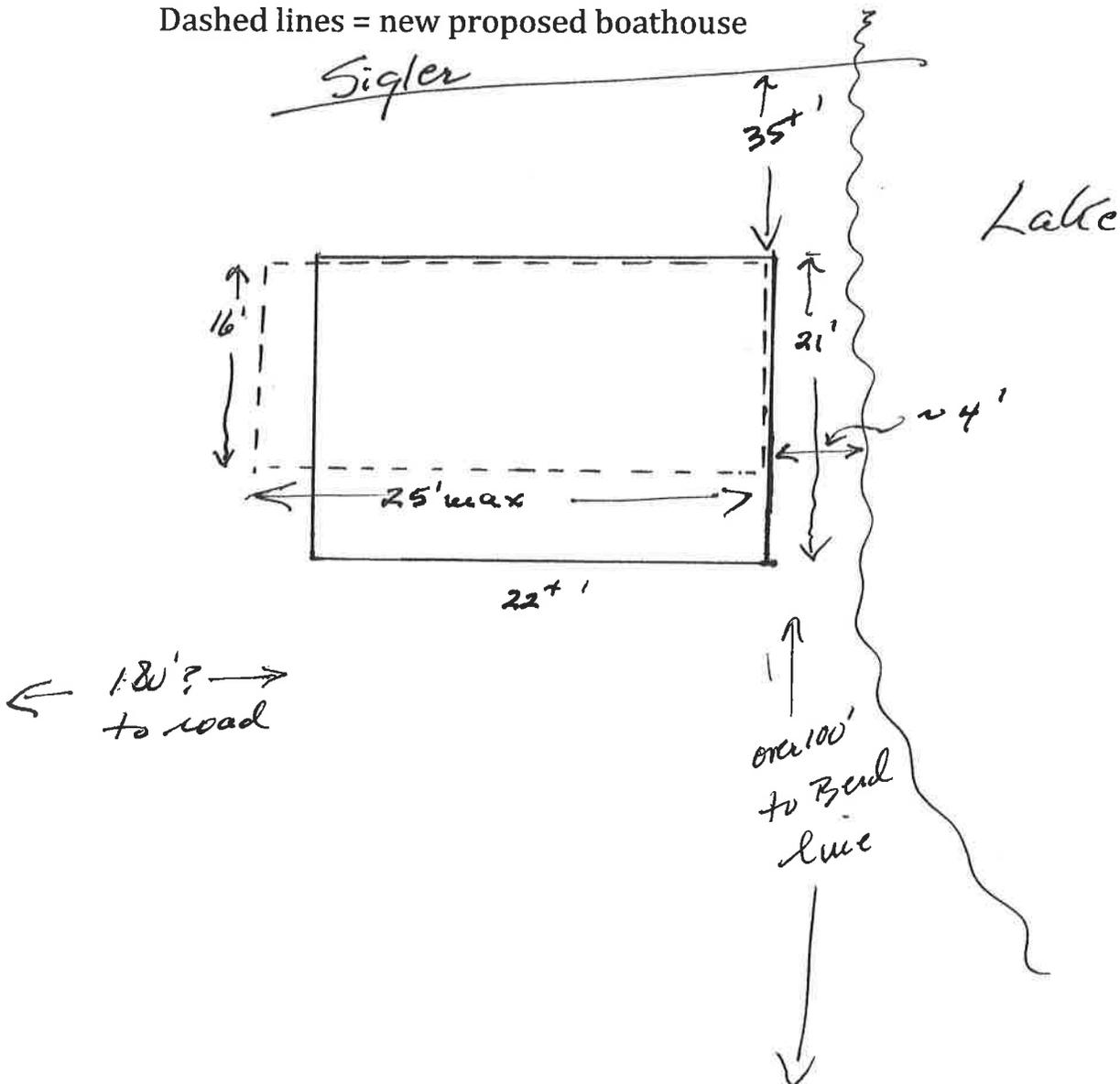
Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): _____ (Date) _____

Lisa Hay & Scott Smith "Conditional Use" application for a permit to rebuild a broken-down boathouse at our camp at 1680 lake Shore Road in the Shoreland Protection District.

The existing boathouse is 21ft wide, 22+ft long and 15+ ft high. We would like to rebuild with a cedar-shingled boathouse 16 ft wide, 25 ft long and 15 ft high, located on basically the same footprint. Dennis Montgomery has agreed to build it in the fall.

Solid lines = old boathouse

Dashed lines = new proposed boathouse



Itemized Property Costs

From Table: MAIN Section 1

Town of Greensboro

Record # 112

Property ID: 005-1680 Span #: 264-083-10693 Last Inspected: 06/15/2017 Cost Update: 06/19/2017

Owner(s): SMITH SCOTT HAY LISA	Sale Price: 0	Book:	Validity: No
Address: 3724 SE CLINTON STREET	Sale Date: / /	Page:	
City/St/Zip: PORTLAND OR 97202	Bldg Type: Camp	Quality: 3.50	AVG/GOOD
Location: 1680 LAKE SHORE RD	Style: 1 Story	Frame: Studded	
Description: 1.06 AC (197') & CAMP	Area: 1120	Yr Built: 1963	Eff Age: 54
Tax Map #: 22-21-06	# Rms: 6	# Bedrm: 4	# Ktchns: 1
	# 1/2 Bath: 0	# Baths: 1	

Item	Description	Percent	Quantity	Unit Cost	Total
BASE COST					
Exterior Wall #1:	WdSidng / Ht=8	100.00		66.21	
ADJUSTMENTS					
Roof #1:	Mtl-Pre	100.00		0.65	
Subfloor	Wood				
Floor cover #1:	Allowance	100.00		1.79	
Heat/cooling #1:	Space Htr	50.00		-0.77	
Heat/cooling #2:	None	50.00		-2.20	
Energy Adjustment	None			-1.96	
Foundation Adjustment	SF 18-48"				
ADJUSTED BASE COST			1,120.00	63.72	71,366
ADDITIONAL FEATURES					
Fixtures (beyond allowance of 5)			1.00	867.50	868
Roughins (beyond allowance of 1)				412.50	
Fireplaces	1 Story / Single		1.00	2,500.00	2,500
Porch #1:	WoodDck/NoWall/Roof/N		288.00	18.42	5,305
Subtotal					80,038
Local multiplier		0.85			
Current multiplier		1.00			
Percent complete		90.00			
REPLACEMENT COST NEW					61,229
Condition	Average	Percent			
Physical depreciation		30.00			-18,369
Functional depreciation		10.00			-6,123
Economic depreciation					
REPLACEMENT COST NEW LESS DEPRECIATION					36,700
LAND PRICES					
	Size	Nbhd Mult	Grade	Depth/Rate	
FR Bldg Lot	172.00	1.00	0.90	234.00	417,400
Total	1.06				417,400
SITE IMPROVEMENTS					
	Hsite/Hstd	Quantity	Quality		
Water	n / n	Typical	Below Avg		5,000
Sewer	n / n	Typical	Below Avg		7,000
Landscape	n / n	Typical	Average		5,000
Total					17,000
OUTBUILDINGS					
	Hsite/Hstd	% Good	Size	Rate.	Extras
Equip shed	n / n	20	440	2.59	
Total					1,100
TOTAL PROPERTY VALUE					472,200

NOTES

2017: GRIEVANCE - CHANGED TO CAMP FROM DWL, HEAT, LAND GRADE SHED DEPR.

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Item	Description	Percent	Quantity	Unit Cost	Total
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2017: SALE TO PRESENT OWNER DID NOT INCLUDE 25' EASEMENT. REDUCED FRONTAGE VALUE.

2010: 1.1 AC (193') & CAMP: CAMP IS PARTITIONED, NO INSULATION, NO SIDEWALLS, DOES HAVE COMP TILE CEILINGS, CALL 90% COMPLETE, DRILLED WELL BUT SEASONAL USE. THIS COULD BE A TEAR DOWN DUE TO SMALL SIZE.

1.06 ACRES (2011) AS SURVEYED. 197' FRONTAGE AS SURVEYED #2010-005