

TOWN OF GREENSBORO

For Administrative Use Only

Received by Zoning Administrator _____ (Date) Fee 2.00 pd.

Approved Denied Date _____ Signature _____

An interested person may appeal any decision by the Administrative Officer within 15 days of the date of such decision.
THIS PERMIT SHALL NOT TAKE EFFECT UNTIL THE TIME FOR SUCH APPEAL HAS PASSED

Received by Zoning Board _____ (Date) Fee 15.00 pd.

Approved Denied Date _____ Signature _____

Received by Planning Board _____ (Date) Fee _____

Approved Denied Date _____ Signature _____

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X

#

1991-50
05-166

APPLICATION FOR ZONING PERMIT

9/18
Meeting at 6/18/80
Bar
7:30 PM

Please fill out this application completely. An incomplete application may have to be returned to you.

I. THE APPLICANT AND LANDOWNER

Landowner: <u>Jennifer; Robert Schleifer</u>	Applicant:
Address: <u>P.O. Box 29</u>	Address:
<u>Greensboro</u>	
Phone: <u>533-2265</u>	Phone:

II. THE LAND

- Tax Map Number : Map 12 Block 00 Lot 42.13
(You can get this number at the Town Clerk's Office.)
- Is this lot a new lot since January 1, 1973?
{ } Yes { } No
- What is the size of your lot? (Square feet or acres)
_____ square feet 15.9 acres
- How many feet of frontage do you have on a public road?
352.33 feet
- How many feet of frontage on a lake or pond? 0 feet

III. THE WORK YOU WISH TO DO

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1. What is the type of work you wish to do?

a. New construction (Please give a description of what you are building - new house, garage, etc.)

b. Addition (Please give a description)

c. Structural alteration (This includes such things as changes in roof lines, new types of windows, etc. Please describe the alteration)

new and more windows in shed which is attached to existing barn (see attached sheet)

d. Other (This includes such things as swimming pools, satellite dishes, etc. Please be specific.)

2. Existing use and occupancy. (If there are no buildings currently on the property please say "bare land.")

Barn

3. Proposed use and occupancy. (What you will use the building for after you finish your project. Please be specific. Say whether it will be seasonal or full year. If you decide to change the use of your property you will need another permit.)

Year round shop (hydraulic crane)

4. Setbacks. Please give the number of feet that your proposed building or project will be from the following:

Road right of way _____ Lakeshore _____

Property side lines (1) _____ (2) _____

Rear property line _____

5. Type of water system. (Village, spring, drilled well)

6. Type of sewer system. (Septic, drywell, holding, etc.)

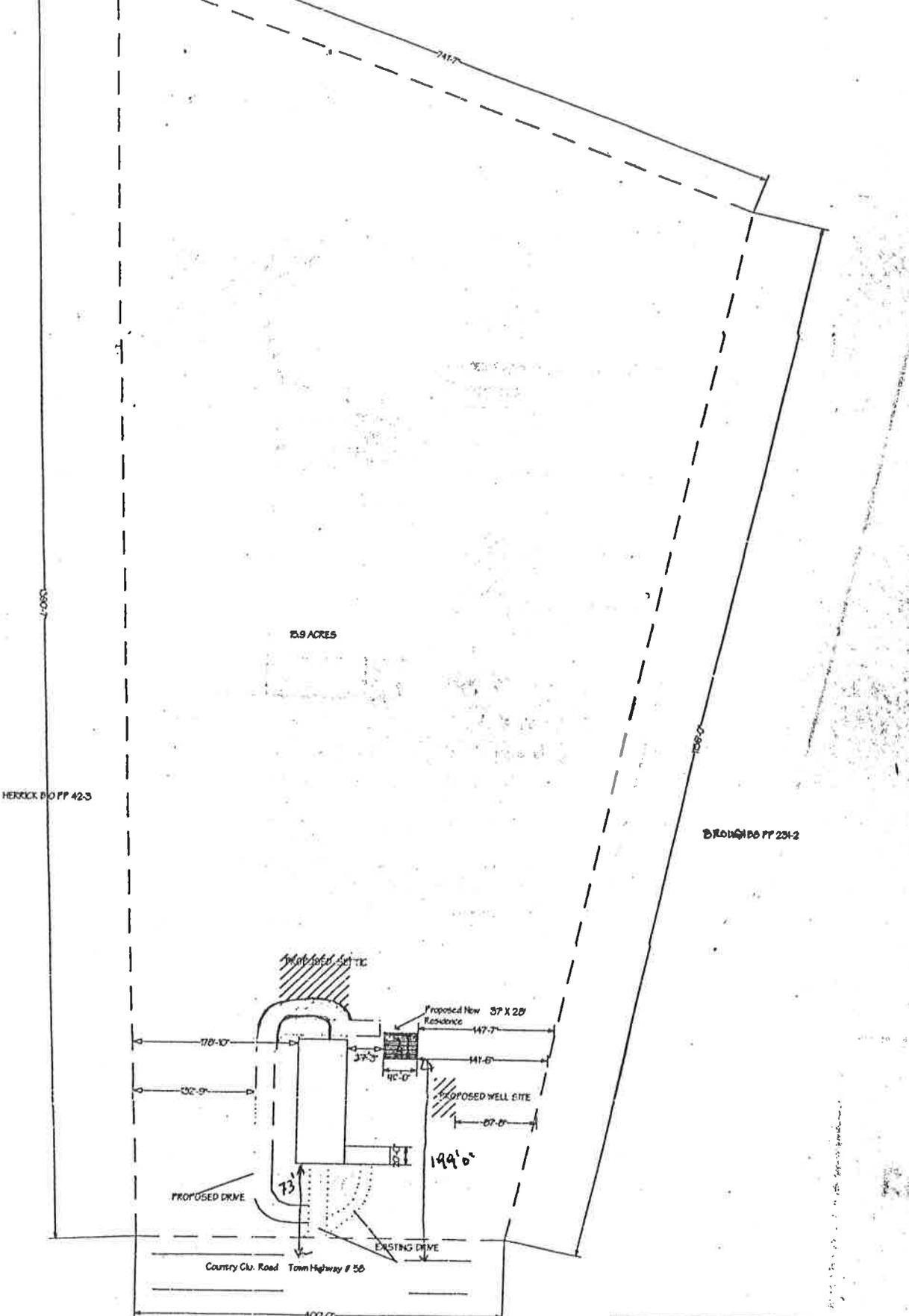
COPY

IV., CURB CUT - require a separate application - you must get one if a new driveway needs to be put in. *This applicagtion will not be valid without a curb cut if one is needed.*

V. PLANS

1. Draw here or attach 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.

copy



*** see attached survey for accurate survey data.

Proposed Residence
 Robert and Jennifer Schleifer
 Greensboro, Vermont
 August 14, 1991

COPY

2. Draw here or attach a general plot plan showing the following:

- a. Location of property. (Give town road number etc.)
- b. Location of buildings on property. (Give distances to side lines, etc.)
- c. Names of adjoining landowners.
- d. Location of driveway.
- e. Location of water source and sewage system.

See attached

VI. SIGNATURES

The undersigned hereby requests a zoning permit for the above use to be issued on the basis of the information contained herein. This permit is void in the event of misrepresentation or failure to undertake construction within one year of the date of approval or to complete construction within two years.

CONSTRUCTION MAY NOT BE STARTED UNTIL 15 DAYS FROM THE DATE OF APPROVAL ON THIS PERMIT.

Signature of Applicant Robert J. Schleifer Date 8/21/91

Signature of Landowner Jennifer R. Schleifer Date 8/21/91

ZONING BOARD OF ADJUSTMENT MEETING - SEPTEMBER 18, 1991

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The meeting started at the property of Jennifer & Robert Schleifer, Country Club Road, the site of the Wilson Barn which they have recently purchased, then adjourned to the Town Hall to review their following application.

WARNING

TOWN OF GREENSBORO

The Greensboro Zoning Board of Adjustment will meet Wednesday, September 18, 1991 at 7:30 P.M. at the site of Jennifer and Robert Schleifers' property (formerly Wilson barn) on Country Club Road, application #1991-50. The application requests to convert a section of the existing barn into a commercial facility to produce and sell pottery, sculptures, paintings, and other art work. This is a permitted use, Article VI, Section 607, Rural Lands District, upon the issuance of a Conditional Use Permit. This application is on file in the Town Clerk's Office in Greensboro.

Owners of adjoining property or other persons wishing to comment on this request may do so in writing or at the hearing on September 18, 1991.

William Niemi, Chairman

We would like to fix up the barn-wing and create a space where we could exhibit and sell Jennifer's watercolor paintings and pottery as well as wooden items Robert produces. We might also want to exhibit and sell some of our friends art work.

Robert J. Schleifer
Jennifer R. Schleifer

Board Members present: Bill Niemi, Chairman
Sherry Gray, Vice Chairman
David Perham, David Allen, Glen Dunbar, Lorelie Wheeler, Nancy Johnson - Anne Harbison, Clerk

Abutting Property Owners & Interested Parties: Mr. & Mrs. Duncan
Brough, Ms Stephanie Herrick, Mr. Leo Slack,
Mrs. Bronwyn Potter, Mrs. Mary McKay, Mr. &
Robert Wilson, And Jennifer & Robert Schleifer

Members of the Board and the other interested parties, abutting land owners viewed the 25' x 27' space and barn which the Schleifer's are requesting a conditional use permit.

At the Town Hall, Mr. Brough presented a letter to the Board, signed by the neighbors of the Schleifer's. This is attached to these minutes Bill Niemi, Chairman then opened the meeting up for discussion. The concerns of the neighbors has to do with size of commercial venture, traffic and parking including parking of employees, noise level in a wood-working shop, and the disposal of trash, sawdust, etc. Would the neighbors have to look at this trash.

The Schleifer's intent is not to have a large commercial venture, rather one that will provide some income. Robert Schleifer considers his woodworking a craft not a mass produced operation. The proposed 25' x 27' would be a gallery for Jennifer's painting & pottery, Robert's woodcraft items, and a place for some other craft artists to display and sell things. Also the Schleifer's may sometime wish to have a seminar type workshop.

After much discussion, it was agreed that to restore the barn is a very worthy project. This will definitely upgrade the property. Members of the board recognize the Schleifer's have a tremendous investment and need to make a living. Bill Niemi said, "The job of the Zoning Board of Adjustment is to find a solution that both the neighbors and the Schleifer's will find agreeable.

Conclusion: Conditions to granting the Schleifer's request for a conditional permit.

- 1.) The display of items for sale will be in the 25' x 27' as originally requested.
- 2.) The number of people employed will not exceed 7 including Jennifer and Robert.
- 3.) The noise level will not exceed a decible reading of .72 at the Schleifer's property line. (Bill Niemi will do a bit of research on this. The hours of any noise level will be at a reasonable hour or hours so as not to be disturbing to the neighborhood.
- 4.) Any equipment, excluding agricultural equipment, and equipment related to the restoring of the barn (jacking up) will not be left out to be viewed by the neighbors. (Dumpsters, junk lumber, etc.)
- 5.) Provide for adequate parking, not on the road, enforcing this provision. Parking area will have a buffer and a visual barrier.

Sherry Gray made a motion to give the Schleifer's a Conditional Use with restrictions as recorded. Second by Nancy Johnson.

The Board voted as follows:

Nancy Johnson	yes
Bill Niemi	yes
Sherry Gray	yes
Lorelie Wheeler	yes
David Allen	yes
David Perham	yes
Glen Dunbar	yes

The application for a Conditional Use permit is granted to the Schleifer's

Respectfully submitted
Gene E. Karlsson
Clerk, Zoning Board of Adjustment

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Add to minutes of Schleifer' Conditional Use Permit:

Work must commence one year from the approval of this application. Also if property is sold this Conditional Use Permit does not extend to the new owner.

2.

as follows

1. The display of salable items be limited to the presently existing size (25' X 27') of the building south of the breezeway which lies between that building and the east
2. No more than a total of three working artists are to participate in the creation of paintings, pottery and/or sculpture at any one time.
3. This limited conditional use permit should be granted for a limited time period of five years and then be renewed.

It is our belief that these limitations will in no way diminish the intentions of Jennifer and Robert Schlieffer as they have been presented and will, at the same time, retain the quiet, peaceful atmosphere of Greensboro and this beautiful lane.

J. Robert Schlieffer

Karen S. Schlieffer

We agree that the limitations as stated above should be included in the conditional use permit.

Henry B. ...

Stephanie ...

TOWN OF GREENSBORO

PO Box 119
81 Laurendon Ave
Greensboro VT 05841

August 24, 2016

Jennifer Ranz
491 Country Club Road
Greensboro VT 05841

Dear Ms. Ranz:

Investigation has confirmed:

Permit # 1992-20 is for the following:

1c. structural alteration - conversion of portion of barn into a house; noted on this application was 2. Existing use and occupancy of 'barn with conditional use permit for business' which is from permit 1991-50; also noted was 3. Proposed use and occupancy - year round house.

Permit # 1991-50 is for the following:

Convert a section of the existing barn into a commercial facility to **produce and sell pottery, sculptures, paintings and other art work**. This is a permitted use, Article VI, Section 607, Rural Lands District upon the issuance of a Conditional Use Permit. The Greensboro Zoning Board at that time, now the Development Review Board, met Wednesday September 18, 1991 at 7:30 pm regarding application #1991-50. Board met at your property and then adjourned to Town Hall to review application. Conclusion was for conditions to granting your conditional permit was to:

- The display of items for sale will be in the 25' x 27' as originally requested
- The number of people employed will not exceed 7 including you and Robert
- The noise level will not exceed a decibel reading of .72 at the property
- Any equipment, excluding agricultural equipment and equipment related to the restoring of the barn will not be left out in neighbor's view
- Adequate parking will be provided, not on the road and parking area will have a buffer and visual barrier

TOWN OF GREENSBORO

PO Box 119
81 Laundon Ave
Greensboro VT 05841

(continued)

At the time there was a seven board member and it was unanimous to grant you the Conditional Use with restrictions noted above.

Also (for Permit #1991-50) noted during this meeting was a submission signed by Robert J. Schleifer & Jennifer R. Schleifer:

'We would like to fix up the barn-wing and create a space where we could exhibit and sell Jennifer's watercolor paintings and pottery as well as wooden items Robert produces. We might also want to exhibit and sell some of our friends art work'

A notation was added that work must commence one year from the approval of this application (#1991-50).

On September 22, 1992 a letter written by you and at the time your husband, Robert, addressed to the Town Clerk, noted you began your work on Barn project in March of 1992 and were in compliance with date set in conditional use permit.

Permit # 2016-25 has been **withdrawn by you**. Your request for the proposed use and occupancy of an 'Event Venue Year Round' is withdrawn and null and void with the Town of Greensboro. You cannot hold any future commercial event venues and any existing or scheduled events must be halted.

If you would like to pursue this proposed occupancy or any other, you will need to submit a new application for an 'event venue' or any other proposed occupancy other than the current you hold which is for paintings, pottery, wood sculptures and artwork only.

Sincerely,

Audrey DeProspero
Greensboro Zoning Administrator

cc: file

copy

August 17, 2016

Town of Greensboro
P.O Box 119
Greensboro, VT 05841

To Whom It May Concern:

I am withdrawing my June 2016 application for a conditional use permit.
Please find attached my valid conditional use permit.

Sincerely,



Jennifer Ranz
491 Country Club Rd.
Greensboro, VT 05841
802-533-9281

Rec'd 8-17-2016
Audrey Meppaspero
time 2:17pm

witnessed 

