



exhibit #2

janet travers <jtravers.vt@gmail.com>

Variance Application by Think House LLC

1 message

Janet Showers Patterson <janetshowers@gmail.com>

Sat, Dec 14, 2019 at 7:23 AM

To: zoning@greensborovt.org, patronus58@gmail.com, jtravers.vt@gmail.com

TO: Development Review Board

RE: Variance Application at 87 Birch Lane

We are writing about Ken and Amy Mann's application under the name Think House LLC for a variance to build an accessory dwelling unit on their property at 87 Birch Lane in the wooded area between their main camp and Birch Lane (a minimum distance of 115'). We are generally supportive of their application because, when we owned the property and resided there, we often discussed building a study or accessory dwelling unit in that same general location because the main camp, which was originally built for an elderly couple (Day's grandparents), is small at 1200SF.

A note to the Town: Since this application is for a variance from the 50' minimum setback distance from the center of Birch Lane (a private road), as the owners of property at the end of Birch Lane, we are surprised that we did not receive formal notice from the Town of the hearing. We reside at the end of Birch Lane and traverse the portion of Birch Lane in question multiple times a day and this variance will, if granted, likely have a greater potential impact upon us than on any of Mr. Mann's immediate neighbors, other than Philip G. Patterson.

The application is conceptual at this stage and thus omits many details and also does not yet address some of the Bylaw requirements for accessory dwellings. However, Mr. Mann has communicated with his neighbors and us throughout and has welcomed comments and discussion.

We want to mention the reassurances Mr. Mann has provided regarding the visibility of the structure.

We have been concerned about how visible the structure will be when viewed from Birch Lane and from Caspian Lake, especially if it is built closer to Birch Lane than the minimum setback required by the Town's Bylaw (and thus at a somewhat higher elevation, as the ground there slopes gradually upward from the lake). Although Mr. Mann has not explicitly stated this in his application, in an October 18 email to one of us, Mr. Mann stated "We are planning to retain as much vegetation as possible to shield the structure from Birch Lane. ... Any main windows will overlook the driveway/cottage/lake to the Southerly direction." In another October 18 email to the other of us, he wrote "We plan to minimize removal of trees and bushes, etc. We would like to maintain vegetative screening between Birch Lane and the structure. ... We are attempting to source salvaged or weathered lumber for the siding, in an effort to minimize visibility from Birch Lane. We want it to blend in to the surroundings and channel the traditional aesthetic sensibility of Greensboro."

When viewed from the lake, the south shore of Black's Point has few visible structures, which is one of its unique

and desirable features. Since the proposed structure will be built on the slope above the main camp and ground elevations are not provided (and the structure's proposed height has yet to be decided but could be up to 25'), it is difficult at this time to assess what the structure's visibility will be when viewed from the lake. Mr. Mann says he "assumes it will be visible". We trust Mr. Mann will maintain the existing mature vegetation between his main camp and the accessory dwelling unit to minimize that visibility.

Day and Janet Patterson