

August 6, 2020

Town of Greensboro
Attn: Development Review Board
P.O. Box 119
Greensboro, VT 05841

Re: Boester-Wright Conditional Use Request to Rebuild 151 Birch Lane Shed

Dear DRB Members,

We refer to the Conditional Use Request submitted by Marian Wright and Greg Boester (the "Applicants") to tear down and rebuild the storage shed on the north side of their property at 151 Birch Lane (the "Shed").

Please be advised that our property, located at 146 Birch Lane, surrounds the Applicants' property at 151 Birch Lane, and the Applicants' Shed is situated close to our property line. At its closest point, the Shed is 9.5' from our property line and a substantial portion of the western end of the Shed is non-conforming as it is within 20 feet of our property line. Consequently, the western end of the Shed is in close proximity to our home's exterior porch where we spend much of our time on warm days and evenings.

In their application, the Applicants proposed to add a door to the Shed's west end and to add a window to the north side of the Shed's west end. Both of these would be located less than 20' from our property line (i.e., within the setback mandated by the Town's zoning bylaw). Because of the close proximity of our porch to the Applicants' Shed, we advised the Applicants that we are concerned that their adding that door and window could possibly result in our hearing more noise from the Shed and the area around it. Per our foregoing concern, the Applicants have graciously volunteered to modify their rebuilding plan for the Shed by simply eliminating from that plan both the proposed new west door and new north window.

With the foregoing modification, please be advised that we have no objection to Marian Wright's and Greg Boester's application to rebuild the Shed.

Very truly yours,



Day L. Patterson



Janet L. Showers

Shed/Accessory Building Description 8/10/2020 update

The Wright/Boesters are seeking to rebuild an existing, non-conforming accessory building, aka storage shed. The current building is 30'5" x 12'3" x 11'3." It is in poor shape. The foundation piers are warped and rotten. As a result, the structural beams have been bent, causing the significant sag in the middle of the building. The walls and floors are damaged by rot. There are quite a few holes in the building. Critters can easily access the building because it has so many holes and gaps and they do a lot damage, especially in the off-season, to the items stored within.

The owners propose to rebuild the accessory building on the exact same footprint, in the exact same location. The height may increase but will not exceed 16'3." The siding design and color will harmonize with the exterior of the main camp (medium gray in color, wood siding) and the surrounding landscape. It will have a shed roof, as it does now. It will have the doors and windows in the same places as they currently exist. See floor plan for visuals.

They emailed their intentions and later the site plan and description to the neighboring owners and residents – Philip Patterson, Scott and Havilah Mann, Janet Showers and Day Patterson, Amy and Ken Mann and also Tod and Gwen Mann. Day Patterson and Janet Showers recently inspected the current building. All the neighbors listed above support, or have no problem with, the project. Gwen Mann, Ken Mann, Scott Mann and also Day Patterson and Janet Showers have written letters or emails of support or non-objection to the rebuild. (Please see attached)

The Wright Boesters currently store within the accessory building – outdoor furniture, camping gear, recycling bins, bikes, a lawnmower, garbage bins, tools, gardening supplies, sports equipment (e.g., snowshoes), old furniture and household items, and many other odds and ends.



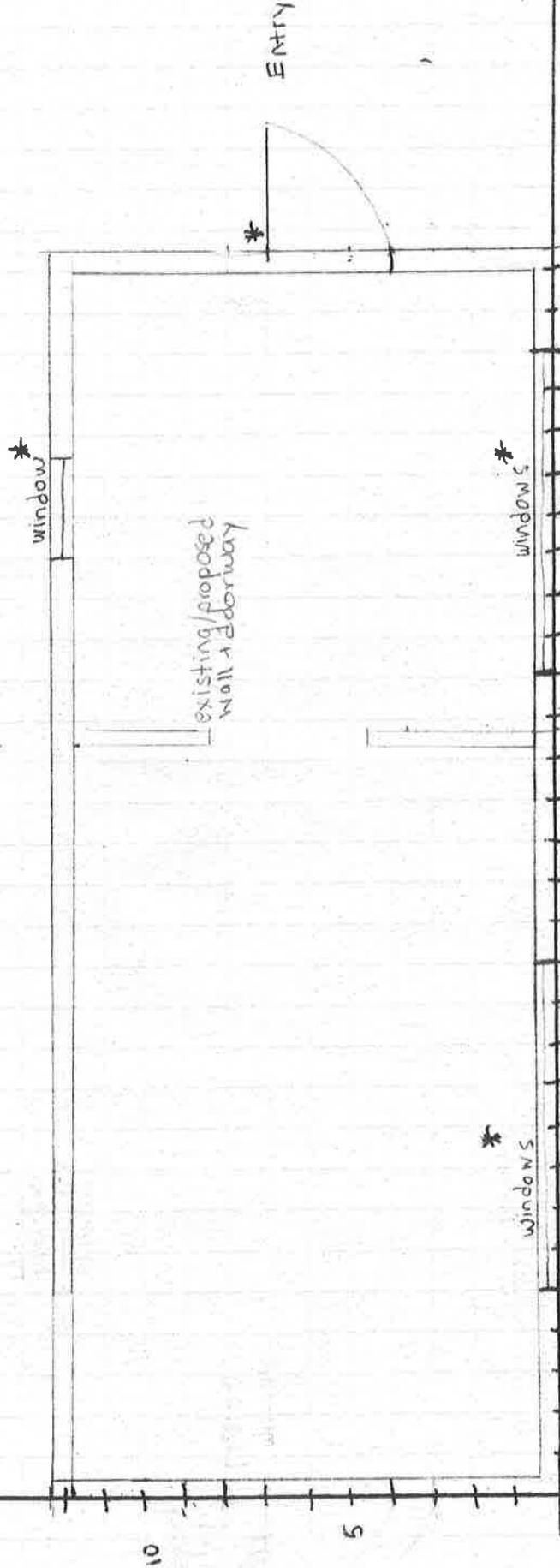
WRIGHT BOESTER
151 BIRCH LANE
GREENSBORO

PROPOSED SHED/ACCESSORY BUILDING SKETCH - FLOOR PLAN

CREATED MAY 5, 2020, updated 8/10/2020

→ SAME AS EXISTING

* Existing doors + windows



Scale = $\frac{1}{4}$ " ($\frac{1}{5}$ block) = 1'

width of existing/proposed = 12' 3" +/-
length of existing/proposed = 30' 5" +/-

20 25 30
existing height = 11' 4" +/-
maximum proposed height 16' 4" +/-