

**Application for Conditional Use Permit for  
Reconstruction of Nonconforming  
Structures in the Shoreland Protection  
District**

**Property Owner:**

**“Lisa” Diane Yokana**

# APPLICATION:

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- Existing Conditions/Concerns
- Shed Structure/Deck Rebuild - Zoning By-Law
- Proposed Shed Structure/Deck - Mitigation
- Exhibit A - Locus/Lot Plan
- Exhibit B - Site Plan - Existing Shed Structure/Deck
- Exhibit C - Site Plan - Proposed Shed Structure/Deck Rebuild
- Exhibit D
  - Exhibit D.1 - Photo Montage - Existing and Proposed Shed Structure/  
Deck - Views
  - Exhibit D.2 - Isometric Views - Proposed Shed Structure/Deck
  - Exhibit D.3- Floor Plan/Roof Plan/Elevations - Proposed Shed  
Structure/Deck

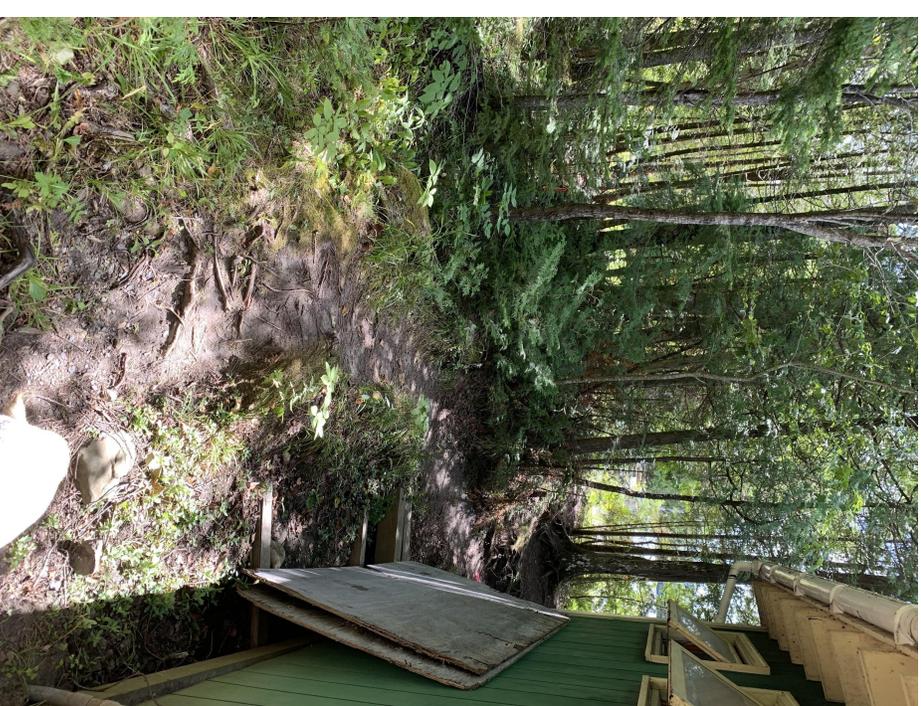
# HISTORY OF THE LOT - SHED STRUCTURE/DECK

- Andre Yokana purchased the cottage at 168 Church Lane in conjunction with 195 Church Lane in 1969 from The Barringtons. The lot at 195 Church Lane provides lake access for the cottage. The two lots are not contiguous.
- The 195 Church Lane lot is approximately 150' deep x 40' wide fronting on Lake Caspian and accessed by Church Lane utility easement.
- The 195 Church Lane lot is in the Lakeshore District and 100' of the total lot depth of 150' fall within the Shoreland Protection District
- Andre built the existing 12' x 12' Shed Structure and Deck on the shore of lot 195 Church Lane.
- The Shed Structure has electricity but no plumbing.
- The Shed Structure, Deck and lot are pre-existing, non-conforming per today's bylaws.



# EXISTING CONDITIONS/CONCERNS

- The Shed Structure was originally designed as a day use changing room and is only 12 x 12'
- The lake path, which currently runs on the lake berm, directly behind the Shed Structure is treacherous, due to existing roots and erosion.
- The shed roof of the Shed Structure drains water directly onto the lake path and berm, causing erosion and runoff of soil directly into the lake. See arrow on image.
- The Shed Structure currently sits on a combination of posts and concrete blocks that are constantly moving due to the erosion conditions under the boathouse and have to be reset every year.

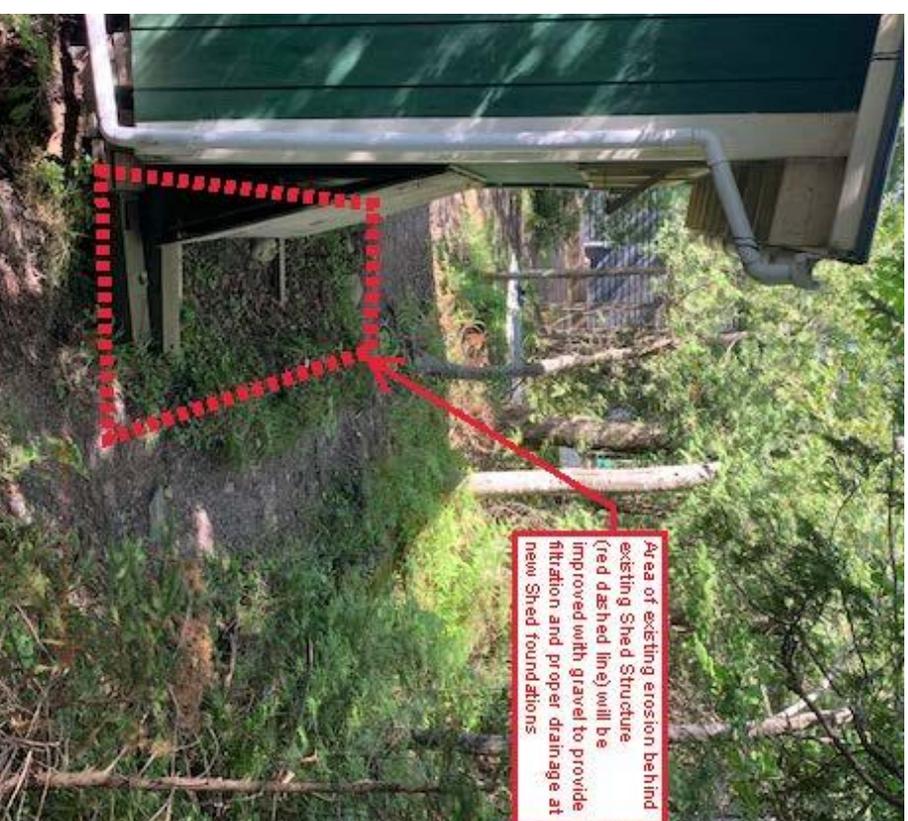


# EXISTING CONDITIONS/CONCERNS

- Unlike many other lots on the lake, which have lawns or other man-made areas, the lot has been kept wooded and in its natural state, with natural vegetation. Our intention is to preserve the natural state of the land and be good stewards of the lake, by minimizing the impact of the Shed Structure rebuild and maintaining the existing footprint.
- We are, with our abutter's approval, rerouting the lake path further away from the lake and off the berm to mitigate any future damage. As part of this proposal we will replant, with native plants, the old lake path. We already have designated a path that has minimal impact on the existing vegetation and we will resurface it with wood chips, where necessary.



# EXISTING CONDITIONS/CONCERNS



# SHEED STRUCTURE REBUILD - ZONING BY-LAW

The Greensboro Zoning Bylaw, as amended on March 3, 2015, states the following:

	<b>Past Regulations on Caspian &amp; Eligo Lakeshore District</b>	<b>Current Regulations on Caspian &amp; Eligo on Shoreland Protection District</b>
<b>Name of District</b>	<b>Lakeshore District</b>	<b>Shoreland Protection District</b>
<b>Rebuilding Nonconforming Structures?</b>	Allowed within the existing footprint with a conditional use permit from the DRB.	Allowed within the existing footprint with a conditional use permit from the DRB. Reconstruction must comply with erosion prevention and sediment control standards.

# PROPOSED SHED STRUCTURE - MITIGATION

- Rebuild existing Shed Structure and Deck within the footprint of the existing structure/deck.
- Silt screen barriers at lake during demolition/construction
- Low impact foundation - precast concrete piers on bed of gravel - no continuous concrete wall foundations
- Foundation drainage - perforated PVC drainage pipe with silt screens around perimeter of foundation excavation/gravel infill to filter site runoff
- Improve filtration/drainage/erosion control at lake berm in existing areas of erosion/site runoff
- Re-aligning lake path (with permission from all abutters) off lake berm further away (+/- 15') from lake - use wood chips to level re-aligned lake path
- Re-planting existing lake path with planting recommended by DEC/DRB to stabilize lake berm and return to its natural state
- Existing access path from Church Lane utility easement to Shed Structure will be returned to its current natural state after construction - no path improvement or resurfacing proposed

# PROPOSED SHED STRUCTURE - MITIGATION (CONT'D)

- Construction work to be done in early winter to minimize impact on natural vegetation during excavation and material removal/delivery
- Removal of existing shed structure/deck prior to excavation for foundation to minimize construction equipment impact on site (excavator will work within building footprint to the extent possible)
- We have been good stewards of the Shed Structure lot. The existing lot currently has undisturbed natural vegetation (trees and plantings) and has *no lawns or clearings or any other structures* except the existing shed structure and deck. We are not proposing any “surfacing improvements” (gravel or stone) of the re-aligned lake path or shed structure access path. Our intent is to maintain the natural state of the site by using wood chips if required as a path surfacing material.

### Yokana Residence & Shed Structure

168 Church Lane - Residence Lot  
195 Church Lane - Shed Structure Lot

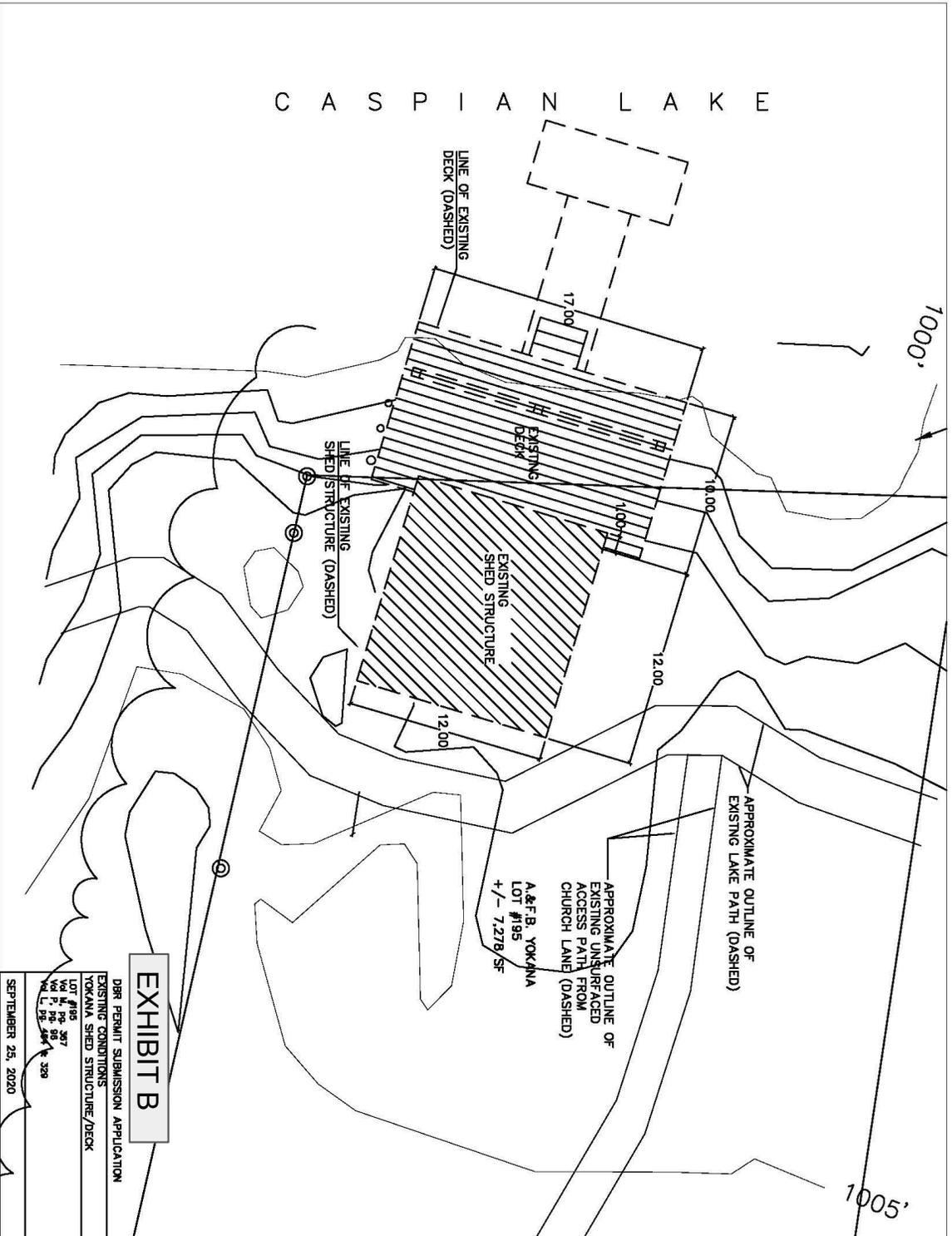
- Non-contiguous separate lots
- Lot 168 (residence) fronts on Church Lane
- Lot 195 (Shed Structure) lot fronts on Church Lane Utility Easement
- 195 Lot is naturally landscaped in its entirety from the utility easement to the Caspian Lake frontage
- Naturally planted "footpath" provides access from Church Lane utility easement to the shed structure/waterfront.
- No resurfacing of footpath is proposed - it will be returned to its natural state after construction
- Access to and frontage on Caspian Lake is only from the 195 Lot with +/- 40' of lake frontage.
- No lake access from the 168 Lot



**EXHIBIT A**  
FINAL PERMIT SUBMISSION APPLICATION  
LOCUS PLAN - YOKANA RESIDENCE/SHED  
YOKANA RESIDENCE LOT 168  
YOKANA SHED/DECK LOT 195  
SEPTEMBER 25, 2020

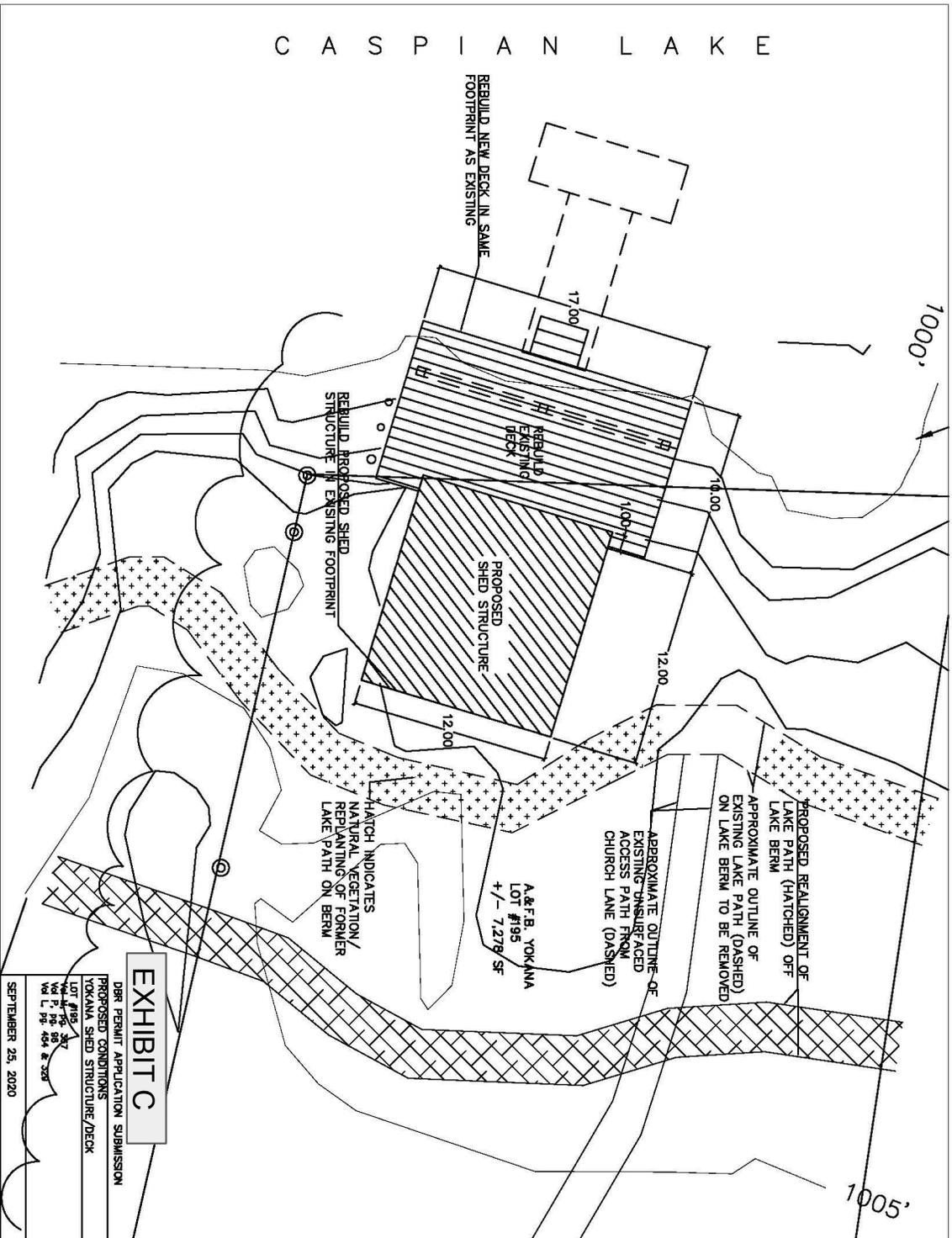
## Existing Yokana Shed Structure

- Current shed structure and deck are existing/ non-conforming
- Existing shed structure is a 12' x 13' structure with a 10' x 17' deck
- Shed structure has electric service (buried conduit from utility easement) but **no plumbing**
- Shed structure currently sits on posts/concrete blocks on lake berm - has to be re-leveled every spring
- Significant erosion to the lake berm around and under the existing shed structure
- Existing lake path is in poor condition and difficult to navigate on foot



## Proposed Yokana Shed Structure

- Proposed Shed Structure and Deck will be in same footprint as existing
- Proposed Shed Structure and Deck will use best practices for permeable low impact foundation
- Erosion control and filtration best practices will be used to mitigate and restore any existing erosion damage along the lake berm on the lot
- The realignment of the lake path (with permission of all abutters) 15' back from the berm will conserve the berm, allow for erosion/drainage control measures, and improve the lake path experience

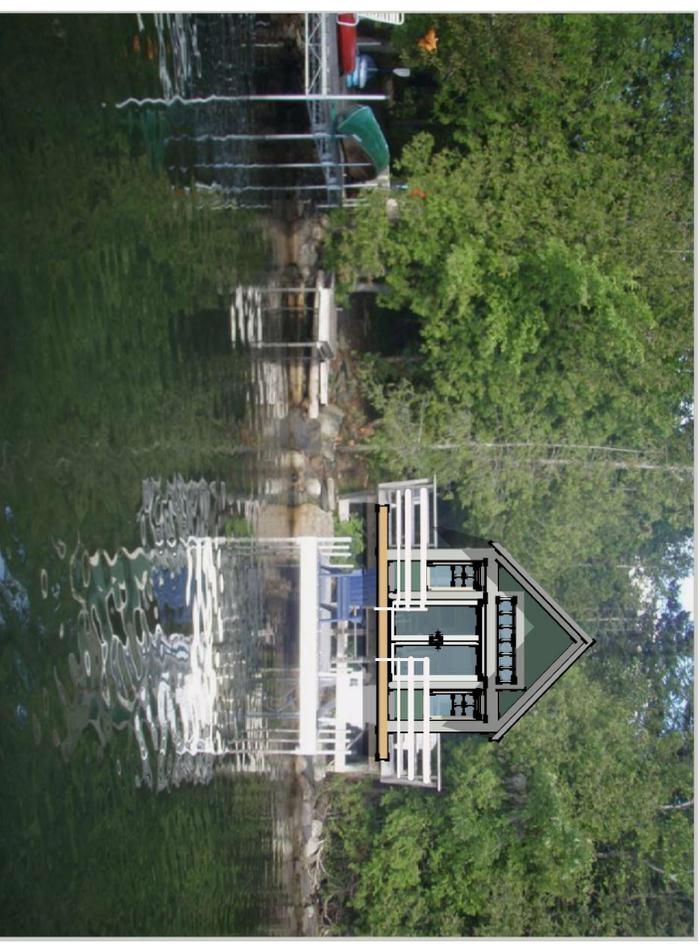


# Existing Shed Structure / Proposed Shed Structure

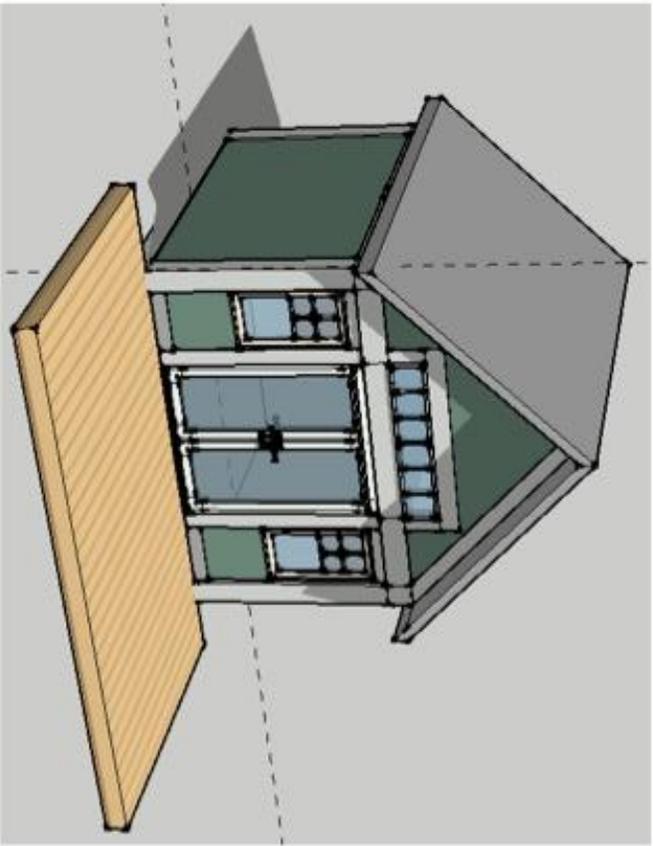
EXHIBIT D.1



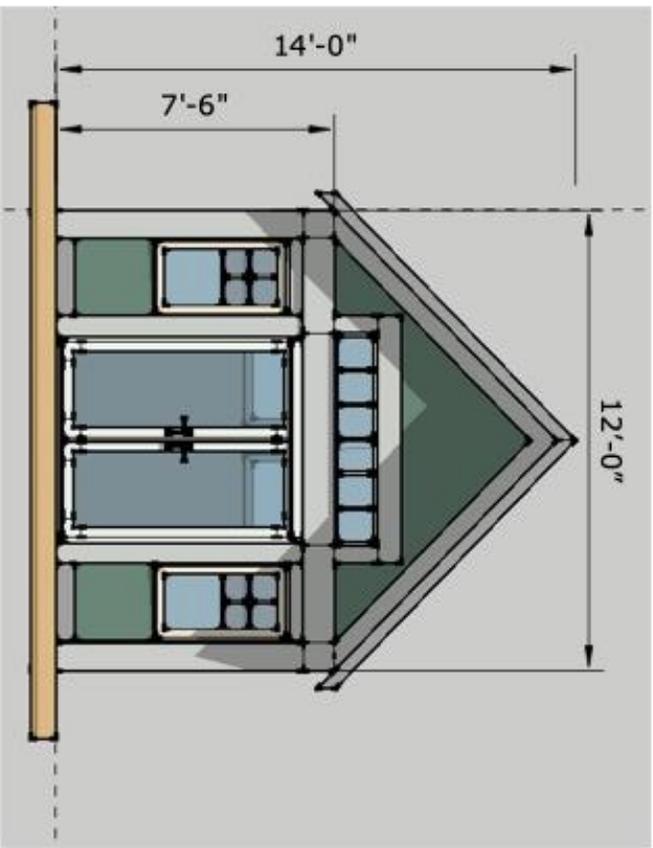
Existing Shed Structure - 195 Church Lane



Proposed Shed Structure - 195 Church Lane



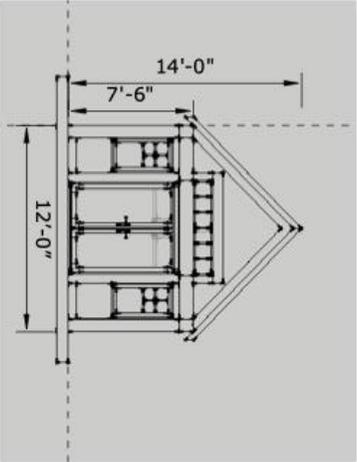
YOKANA SHED STRUCTURE/DECK - PROPOSED ISOMETRIC VIEW



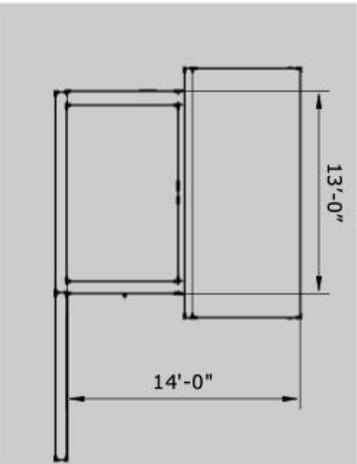
YOKANA SHED STRUCTURE/DECK - PROPOSED WEST (CASPIAN LAKE) ELEVATION

YOKANA SHED/DECK REBUILD  
195 Church Lane  
SEPTEMBER 25, 2020

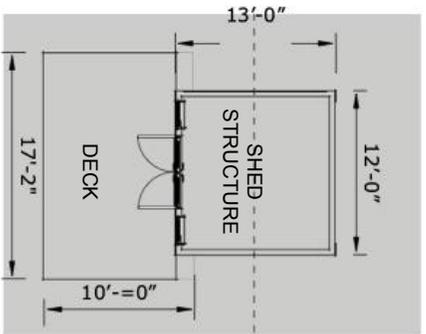
EXHIBIT D.2



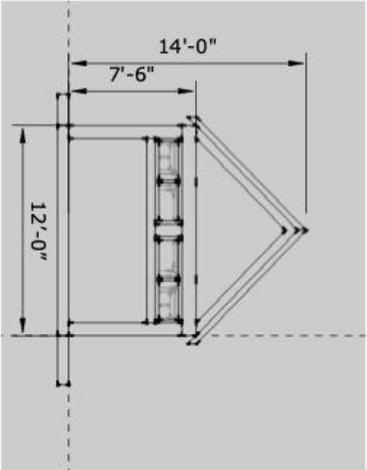
YOKANA SHED/DECK - PROPOSED WEST (CASPIAN LAKE) ELEVATION



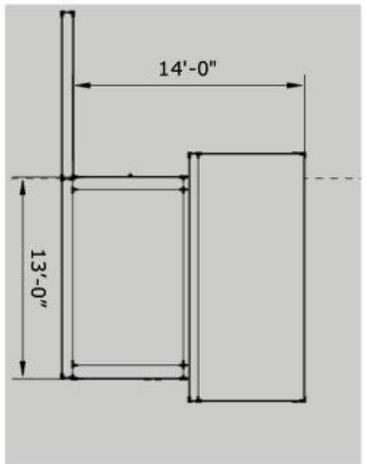
YOKANA SHED/DECK - PROPOSED NORTH ELEVATION



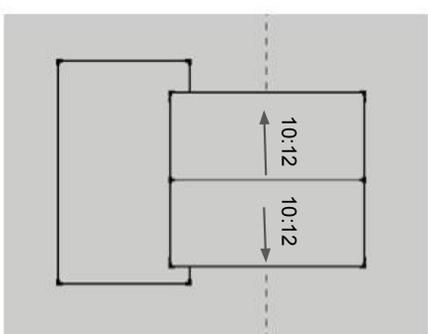
YOKANA SHED/DECK - FLOOR PLAN



YOKANA SHED/DECK - PROPOSED EAST ELEVATION



YOKANA SHED/DECK - PROPOSED SOUTH ELEVATION



YOKANA SHED/DECK - ROOF PLAN

YOKANA SHED/DECK REBUILD  
 195 Church Lane  
 SEPTEMBER 25, 2020

EXHIBIT D.3