Application for Conditional Use Permit for Reconstruction of Noncoforming 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**
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  - **Exhibit D.4 - Photo Montage - Existing and Proposed Shed Structure/Deck**
- **Proposed Shed Structure/Deck Rebuild - Mitigation**
- **Existing Conditions/Concerns**
- **History of the Lot/Shed Structure**
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. The Shed Structure, Deck and lot are pre-existing, non-conforming per today's bylaws. The Shed Structure has electricity but no plumbing. Andre built the existing 12' x 12' Shed Structure and Deck on

HISTORY OF THE LOT - SHED STRUCTURE/DECK

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 changing room and is only 12 x 12'.

● 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.

● 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.
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.

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 the native plants, the old lake path, and maintain the existing footprint.

In addition to minimizing the impact on the natural vegetation, our intention is to preserve the natural state of the land and be good stewards of the lake. By minimizing the impact we hope to ensure that the land remains wooded and in its natural state, with minimal development.

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EXISTING CONDITIONS/CONCERNS

Area of existing erosion

New shed foundations

Improve with gravel to properly provide drainage for lake bench

Add new shed foundations and proper drainage
The Greensboro Zoning By-law, as amended on March 3, 2015, states the following:

**Shed Structure Rebuild - Zoning By-law**

<table>
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<tr>
<th>District</th>
<th>Name of District</th>
<th>Current Regulations</th>
<th>Past Regulations on Caspian &amp; Eligo</th>
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<tbody>
<tr>
<td>Shoreland Protection</td>
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<td>Lake Shore District</td>
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Reconstruction must comply with erosion prevention and sediment control standards. Use permit from the DRB. Footprint with a conditional use permit from the DRB. Allowed within the existing shed structures nonconforming. Rebuilding allowed within the existing shed structures.
Rebuild existing Shed Structure and Deck within the footprint of the existing structure/deck.

- Silt screen barriers at lake during demolition/construction.
- Rebuild existing Shed Structure and Deck within the footprint of the existing structure/deck.
- 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.
- Return it's natural state.
- Replanting existing lake path with planting recommended by DEC/DRB to stabilize lake berm and use wood chips to level re-aligned lake path.
- Re-aligning existing lake path (with permission from all abutters) off lake berm further away (15' from lake)
- Improve filtration/drainage/erosion control at lake berm in existing areas of erosion/site run off excavation/grading infill to fill lake run off excavation/grading.
- Foundation drainage - Perforated PVC drainage pipe with silt screens around perimeter of foundation.
- Low Impact Foundation - Precast concrete piers on bed of gravel - no continuous concrete wall.
- Silt screen barriers at lake during demolition/construction.
- Proposed Shed Structure - Mitigation
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.

## Proposed Shed Structure - Mitigation

- Construction work to be done in early winter to minimize impact on natural vegetation during excavation and material removal/delivery.

(Cont'd)
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
- No resurfacing of footpath is proposed - it will be returned to its natural state after construction
- No lake access from the 168 Lot
- Lot will +/- 40' of lake frontage.
- Caspian Lake is only from the 195 Lot

Caspian Lake

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

EXHIBIT A
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.

**EXHIBIT B**
The Proposed Yokana Shed Structure and Deck will be in the same footprint as the existing structure and 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 improve the lake path and conserve the berm, allow lake path (with permission) to use best erosion control and low impact foundation practices for permeable shed and deck. The realignment of the lake path will conserve the berm, allow lake path (with permission) to use best erosion control and low impact foundation practices for permeable shed and deck. The realignment of the lake path will conserve the berm, allow lake path to use best erosion control and low impact foundation practices for permeable shed and deck.
Existing Shed Structure - 195 Church Lane

Proposed Shed Structure - 195 Church Lane

EXHIBIT D.1

Existing Shed Structure / Proposed Shed Structure
YOKANA SHED/DECK - PROPOSED ISOMETRIC VIEW

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

EXHIBIT D.2