

Span #: 264-083-10357

CONDITIONAL USE PERMIT/VARIANCE

TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2640 Fax (802) 533-2191
zoning@greensborovt.org

FOR ADMINISTRATIVE USE ONLY

Application Number: 2020-057 Tax Map Number 23-22-10
Zoning District Greensboro Village District
Date Application Received 12/3/2020 Fee Paid \$
Reason for Seeking Conditional Use Permit or Variance:
Foundation worked repair on a Nonconforming house on a Nonconforming lot.
A dormer proposed in an upstairs bathroom. 2.3 Greensboro Village District; 3.8 Nonconformities; 5.4 Conditional Uses.

Please provide all of the information requested in this application. Failure to provide all required information will delay the processing of this application. Submit the completed application and a check payable to the Town of Greensboro.

Applicant(s):
Name(s): Alfred Larabee
Mailing Address: 86 Sand Hill Rd., E. Calais, VT 05650
Telephone(s) Home: 802-456-8909 Work: Cell: 802-272-4375
E-Mail: alfosgc@gmail.com

Landowner(s) (if different from applicant(s)):
Name(s): Elizabeth Stabler
Mailing Address: 56 Breezy Ave, Greensboro, VT 05841
Telephone(s) Home: Work: Cell: 410-858-4217
E-Mail: ewstabler@gmail.com

Physical Location of Property (911 address):
56 Breezy Ave

Type of Permit:
[X] Conditional Use [ ] Variance

Other Permits Which May Be Necessary:
[ ] State Septic Permits - required prior to approval N/A
[ ] State Potable Water Supply Permits - required prior to approval N/A
[ ] Curb Cut - requires a separate application - necessary if a new driveway must be installed. N/A
[ ] Applied (date) [X] Not required

Property Description:
Acreage in lot .4 sq footage 17,424
(Please Note: If your property is enrolled in the Current Use Program, your conditional use or variance application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Feet of Road Frontage 80'
Setbacks: Front 50' (to center of road) Left Side 15' to center of Hussey Lane
Right side does not meet setback Rear 15'
Lakeshore - Other -

**Sketch 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.)

see attachment

If the property is sited within the buffer area of a major water body (within 75' of Caspian or Eligo Lakes, 50' of Horse & Mud Ponds, 100' of Long Pond, or 25' of any river or stream), **please attach a landscape design plan for your project. Include types of plantings, landscape materials to be utilized and size and location of access paths.** *New lawns shall not extend into the buffer.*

### **Conditional Use Criteria:**

**At your DRB hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.**

**"The DRB shall make its findings on general and specific standards. Such general standards shall require that the proposed conditional use shall not result in an undue adverse effect on the following:**

1. The capacity of existing or planned community facilities; (e.g. schools, police and fire service, etc.);
2. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan (e.g. why your project is consistent with other uses in the area or how your project fits in with existing development);
3. Traffic on roads and highways in the vicinity;
4. Bylaws and ordinances then in effect;
5. Utilization of renewable energy resources.

### **Specific standards shall include:**

1. Minimum lot size shall be that which is required for the district in which the use occurs unless other standards are given for conditional use lot size in the district in question;
2. Setbacks for conditional uses will be the same as for permitted uses unless other standards are given for conditional use setbacks in the district in question.
3. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected.
4. Exterior signs shall conform to the following in all districts:
  - (a) No free standing internally lit signs shall be permitted
  - (b) All signs shall be compatible in size, materials, and workmanship to the area in which they are located.
5. Location on the lot, of structures and service areas shall be compatible with other structures in the area affected.
6. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
7. Noise, air pollution and effects on the character of the neighborhood shall be considered."

(Page 36 in the Greensboro Zoning Bylaw).

**Permission to Enter Property & Applicant Certification Signatures**

Signing of this application authorizes the Zoning Administrator to enter onto the premises for the purpose of verifying information presented.

The undersigned hereby certifies that the information submitted in this application regarding the above property is true, accurate and complete and that I (we) have full authority to request approval for the proposed use of the property and any proposed structures. I (we) understand that any permit will be issued in reliance of the above representations and will be automatically void if any are untrue or incorrect.

This permit is void if the development under this permit is not begun within one year of the date of approval or if construction is not completed within two years.

**Construction may not be started until 15 days from the date of approval on this permit.**

Signature of Applicant(s) *Quilltelle Alfred Landree* Date *12/1/2020*  
 Signature of Landowner(s) *Quilltelle* Date *12/1/2020*  
*(All landowners must sign)*

**Note: Failure to develop your property in accordance with your application and any conditions of this permit may result in an enforcement action and may affect your ability to sell or transfer clear title to your property.**

Appeal from a decision or act of the Zoning Administrator must be made in writing to the Development Review Board, c/o the Town Clerk's Office at the address shown above, with the appropriate fee, within 15 days of the decision or act. Failure to appeal this decision will mean that all interested persons are bound by this decision and will foreclose these persons from contesting this decision either directly or indirectly in the future. **This permit shall not take effect until the time for such appeal has passed.**

**Please note that this is only a local permit and state permits may be needed for your project. Please contact the Permit Specialist at the VT Agency of Natural Resources at (802)751-0127.**

**FOR ADMINISTRATIVE USE ONLY**

{ } Approved { } Denied { } Referred to the Development Review Board

Date *12-9-2020* Signature *[Signature]*

Remarks and/or Conditions: \_\_\_\_\_

\_\_\_\_\_

Date of Approval or Denial by Development Review Board: \_\_\_\_\_

\_\_\_\_\_

Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: \_\_\_\_\_ (Date) \_\_\_\_\_

Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): \_\_\_\_\_ (Date) \_\_\_\_\_

\_\_\_\_\_

Conditional Use Permit/Variance For Reconstruction or Relocation of Nonconforming Structures in Shoreland Protection District Application Revision 2017



**Michauds Septic Service**  
109 Michaud Farm Rd  
East Hardwick VT, 05836

Date: August 30, 2020

For Whom: Dave Rowell

Property location: 56 Breezy Ave Greensboro VT

Results: The results of the camera inspection at the property listed above are as followed

The septic system is a leach field system with a 500 gallon poly tank that is in good condition. The tank is located on the left hand side of the house. It is 26.5 feet from the front left hand corner of the house behind a hydrangea bush.

The outlet pipe runs parallel to the house and Huzzy Lane for 26.5 feet then takes a 90 degree turn to the left where the leach field begins. The Leach field is located in front of the property and runs parallel to Breezy Ave. All pipes are clear and in good working condition.

If you have any further questions please call Travis at 802-745-7506.

Thank you

Travis Michaud

Michauds Septic Service