

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: 2021-009 Tax Map Number 23-20-09
Zoning District Shoreland Protection District
Date Application Received 3 / 5 / 2021 Fee Paid \$ 265 -
Reason for Seeking Conditional Use Permit or Variance:
Do not conforming structure in the Shoreland; covered porch; shed addition. 2.7 Shoreland District; 5.4 Conditional Use; 5.5 Variances; 8.9

No conforming structures in the Shoreland
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): Ian + Stacey Ambler
Mailing Address: 3384 Perry Hill Rd
Telephone(s) Home: 802-343-4185 Work: cell 802-793-6377 Cell:
E-Mail: Ian@amblerdesign.com; stacey@amblerdesign.com

Landowner(s) (if different from applicant(s)):
Name(s):
Mailing Address:
Telephone(s) Home: Work: Cell:
E-Mail:

Physical Location of Property (911 address):
115 Cheney Road, Greensboro, VT 05841

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

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

Property Description:
Acreage in lot 1.03
(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 70'
Setbacks: Front 50' (to center of road) Left Side 20'
Right side 20' Rear 52' from camp to center of road
Lakeshore 70' Other 380'
lot width 75'

\* Proposed shed.

**Dimensions of Proposed and Existing Buildings:**

**Proposed:**

Length ~~10'~~ 10' No. of Stories 1  
Width ~~8'~~ 8'  
Height ~~10'~~ 10'

**Existing:**

Length 47' No. of Stories 2  
Width 26'  
Height 30'+10'

**Lakeshore District Properties, please indicate the total habitable floor area of the dwelling:** 1300 sf  
*Total Habitable Floor Area is defined in the Greensboro Zoning Ordinances as "The floor area of rooms in a dwelling unit used for bedrooms, living room, dining room, kitchen, and bathroom. Excludes porches and decks."*

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.")

Seasonal use

Proposed use and occupancy. (Write whether it will be seasonal or full year. If you decide to change the use of your property later you may need another permit.)

Seasonal use - shed

**Sketch or attach a general plot plan showing the following:**

1. Location of property.
2. Location of existing and proposed buildings on property.
3. Location of driveway.
4. Location of well and septic system.

**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) Miller DPO Date 3/11/2021

Signature of Landowner(s) Miller Date 3/11/2021

**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)751-0130.**

**FOR ADMINISTRATIVE USE ONLY**

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

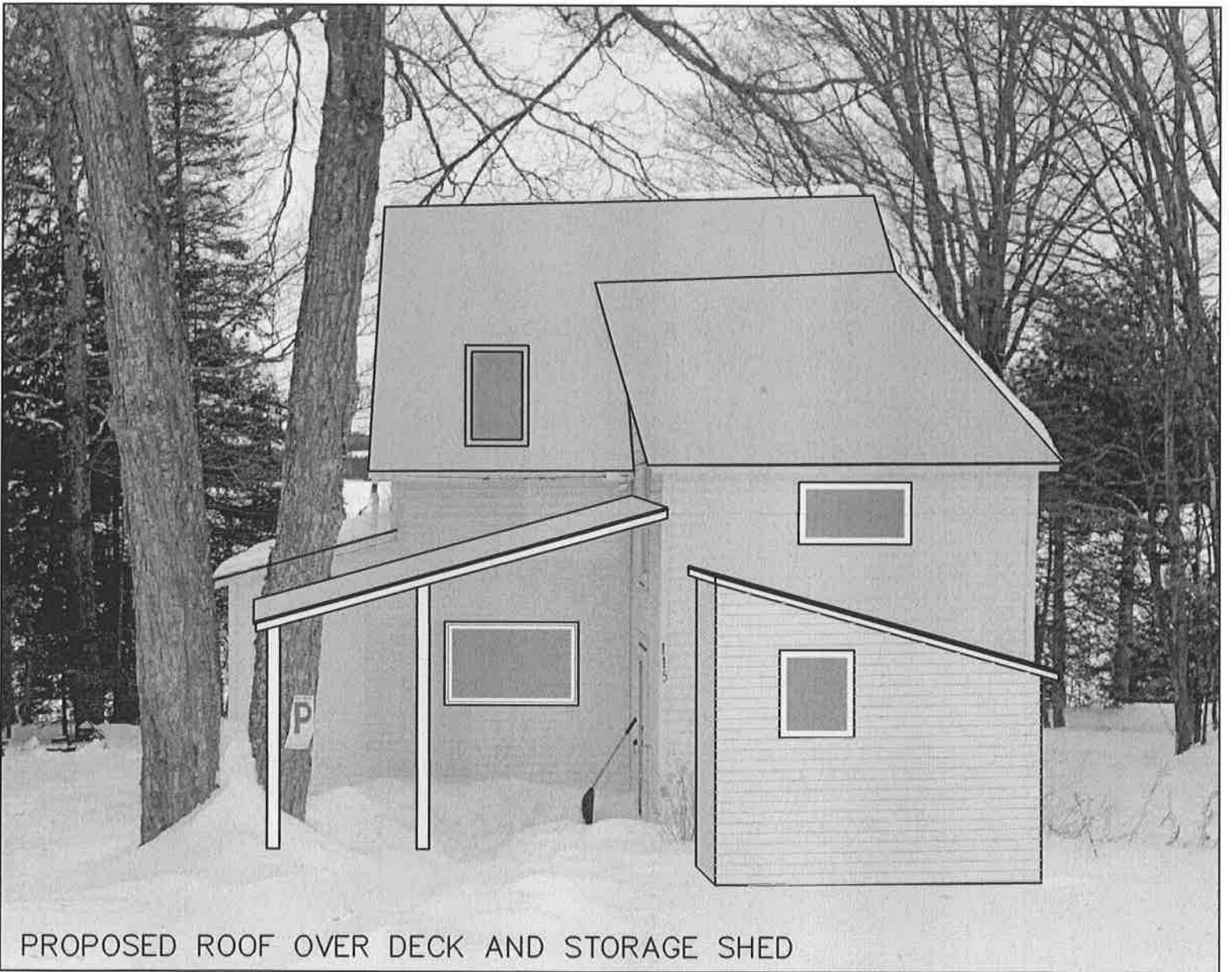
Date 3-8-2021 Signature [Signature]

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)



PROPOSED ROOF OVER DECK AND STORAGE SHED

## **Summary of Renovation Project at 115 Cheney Road**

March 11, 2021

The following is a description of the work we would like to achieve at our property located at 115 Cheney Road. There are three elements to the work requiring approval.

### **1. Enlarged Dormer on Lakeside:**

1. We would like to expand the current dormer from the current width of 48" to new width of 108" wide. This will improve the view from upstairs.

### **2. Covered Roof over Existing Deck:**

1. We would like to build a roof over the existing deck at the road side entrance to the building. The current deck needs rebuilding as is. A new roof over the deck will direct water away from the front door and help eliminate dampness underneath the building.
2. The new roof will also improve the aesthetic of the building, creating a more welcoming entrance.
3. The new roof will be approximately 12' x 13'. The highest point will be 12'.

### **3. New Shed at Rear:**

1. We would like to build a storage shed attached to the road side of the building. We understand we need a variance for this project. The new shed would be approximately 120' from the shoreline. In the proposed location, there is currently a retaining wall that needs to be removed and rebuilt. Recognizing that there is already disruption that will be happening in this location, we would like to build the shed in this location. The proposed shed would be 8'x10'.
2. Alternate locations at 150' away from the lakeshore would require substantial earthwork given the slope of the property and would also infringe on the 50' setback from Cheney Road. We could place the shed in the field 50' to the east of Cheney Road, adhering to the setback rule; however, in our opinion this would look odd and be out of character with the neighborhood. We would not do this as it would be over 100' away from the residence and be inconvenient to use.
3. Finally, we think the shed attached to the rear of the building will improve the aesthetics of the building.



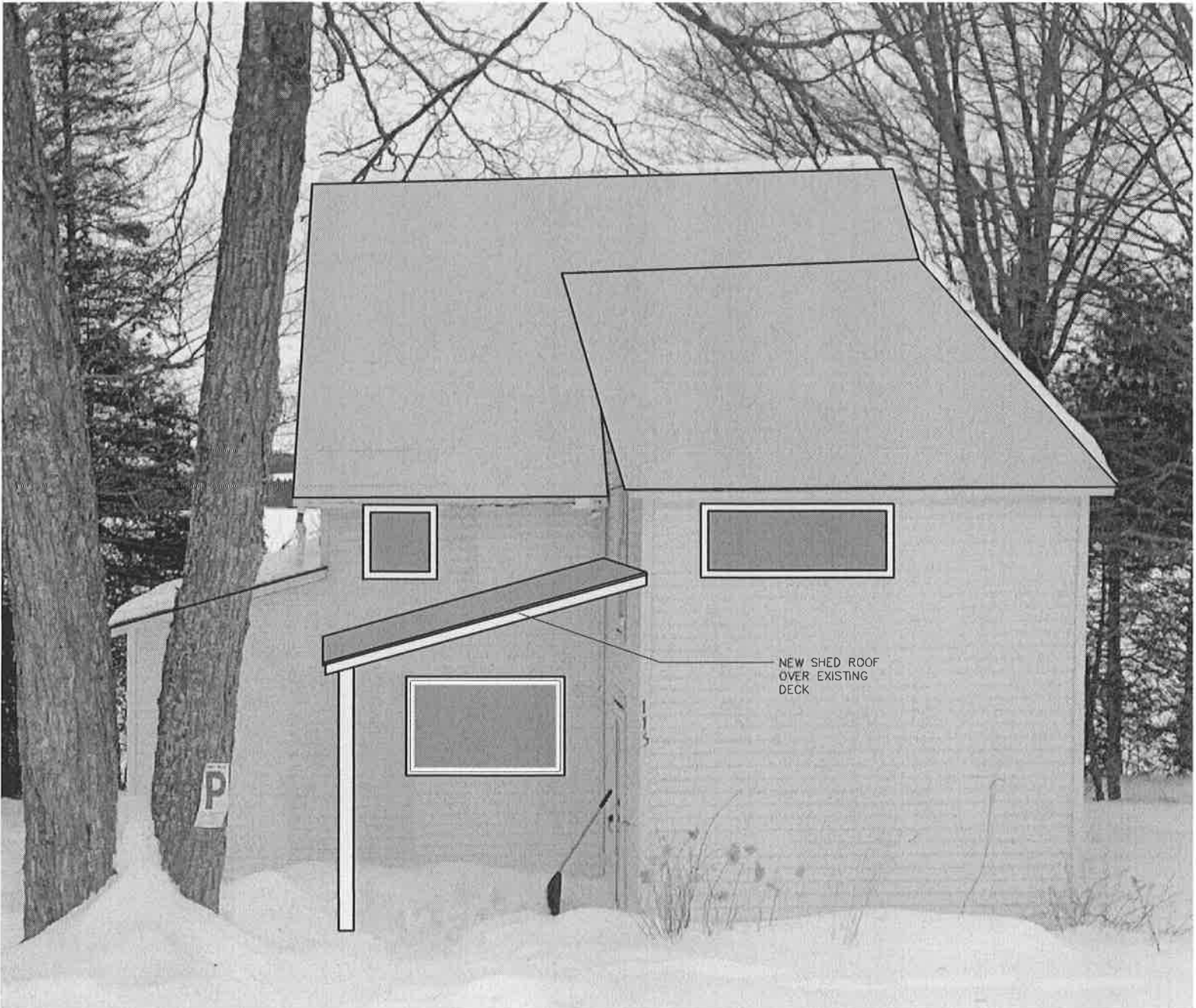
EXISTING DORMER



APPROXIMATE PROPOSED NEW DORMER







NEW SHED ROOF  
OVER EXISTING  
DECK



