

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: 2021-027 Tax Map Number 23-20-32
Zoning District Shoreland Protection District
Date Application Received 6/7/2021 Fee Paid \$ 240.00 check #2326
Reason for Seeking Conditional Use Permit or Variance:

Existing small lot requires a variance for a side setback to place a 10' x 12' shed.

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): Richard Ahern / Molly Plaster
Name(s):
Mailing Address: 560 Bedford St PO Abington MA 02351
Telephone(s) Home: Work: Cell: 508-280-3750
E-Mail: mollyplaster@yahoo.com

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

Physical Location of Property (911 address): 479 Craftsbury Rd.
Type of Permit:
[] Conditional Use [x] Variance

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

Property Description:
Acreage in lot .40
(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
Setbacks: Front 50'+ (to center of road) Left Side 21'
Right side 20'+ Rear 10'
Lakeshore 150'+ Other

Dimensions of Proposed and Existing Buildings:

Existing:
Length _____ No. of Stories _____
Width _____
Height _____

Proposed:
Length 12 feet No. of Stories 1
Width 10 feet
Height 11 feet shed

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 10x12
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.") _____

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.) _____

Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of water source and septic/waster water system.
5. Names of adjoining landowners.

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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.)



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) [Signature] Date: 6-3-2021

Signature of Landowner(s) [Signature] Date: 6-3-2021

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.

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{ } Approved { } Denied { } Referred to the Development Review Board	
Date _____	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) _____	

Ahern / Plaster
479 Craftsbury Rd

Variance Criteria:

1. Our lot is a pre-existing small lot that makes it nearly impossible to place the shed in a conforming location.
2. The position of the shed in the back of the property backing up to a wooded area is a reasonable use. This is the area we generally park our vehicles. Placing the shed 20' off the back of the property line would not look aesthetically correct and in keeping with the neighborhood.
3. The septic system is on the right side of the property when facing the house, which leaves the left side of the property the only viable option.
4. A
The requested location of the shed is in keeping with the neighborhood. Placing the shed in the back left hand side of the property, and not the front yard, is in keeping with the character of the area
B
The shed backs up to the woods which are owned by our neighbor. We would be 10' off their property line. As mentioned, this is where we currently park our vehicles.
C
Not Applicable
D
Not Applicable
5. The shed placement is in compliance with the road setback and is compliance with the side of the property setback.