

**POND COTTAGE
FRISTON, EASTBOURNE
EAST SUSSEX BN20 0AL ENGLAND
01323 422 422**

Bret Stanciu
Zoning Administrator
Town of Greensboro
P.O. Box 119
Greensboro, Vermont 05841
USA

December 28, 2021

Dear Ms Stanciu

Replacement shed at 200 Miller Road, Greensboro

Further to our discussion on September 22, 2021 I enclose an application for a conditional use permit to replace a seventy-year-old shed at 200 Miller Road which is rotting beyond repair. The proposed new shed would occupy the same location, for the same use and have an identical footprint to the old shed. Like its predecessor, the new shed would serve for winter storage of canoes and garden equipment and in summer be used as a study. There will be no plumbing. I foresee no loss of trees.

I enclose a check for \$240 which I understand comprises \$200 for the DRB, \$25 for the application, and \$15 for recording. Please let me know if I have got this wrong.

You indicated to me that this would likely go to hearing, and on the appointed date would likely occur at 7:00 pm EST, which would be midnight for me, GMT. Please in due course advise me if my zoom presence is desirable or necessary and of course I will make myself available. I should be in Greensboro in May and could attend in person then, if that is of any use.

Please let me know if I can answer any questions. Thank you very much for your assistance in this matter.

Yours sincerely,



Charles R. Peck
charlesrussellpeck@gmail.com

Encl: Application, Appendices A through E and check.

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: 2022-001 Tax Map Number 20-00-42
Zoning District Shoreland Protection District
Date Application Received 1 / 15 / 2022 Fee Paid \$ 240.00 check # 1094
Reason for Seeking Conditional Use Permit or Variance: 1.18.2022
Rebuild accessory structure. 2.7 Shoreland Protection District; 5.4 Conditional Use;
8.9 Nonconforming Structures Within a Shoreland

4 Rebuild Accessory Structure.
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): Winter:
Name(s): Charles R. Peck
Mailing Address: Pond Cottage, Friston, Eastbourne, E. Sussex BN20 0AL England
Telephone(s) Home: 011-44-1323-422-422 Work: Cell:
E-Mail: charlesrussellpeck@gmail.com

Summer: 200 Miller Rd.; P.O. Box 10, Greensboro 05841 802-533-2605

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

Physical Location of Property (911 address): 200 Miller Road, Greensboro, Vt. 05841

Type of Permit:
[] 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.
[] Applied (date) N/A [] Not required

Property Description:
Acreage in lot 1.93 +/-
(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 N/A

Setbacks: Front exceeds 50' (to center of road) Left Side exceeds 20'
Right side Rear exceeds 20'
Lakeshore ~70' Other

Dimensions of Proposed and Existing Buildings:

Existing:

Length 20' No. of Stories one

Width 12'

Height _____

plus deck 12' wide
by 3'6" long = 42 ft²

Proposed:

Length 20' No. of Stories one

Width 12'

Height 10'

plus deck 12' x 3'6" =
42 ft²

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 240 ft²

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.")

Winter canoe storage, garden storage; study/spare bed in summer. No plumbing.

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.)

As above - winter storage, summer study/spare bed. No plumbing.

Sketch or attach a general plot plan showing the following:

1. Location of property. see Annex A
2. Location of buildings on property. see Annex B
3. Location of driveway. see Annex B and C
4. Location of water source and septic/waster water system. see Annex D
5. Names of adjoining landowners.

5. Winship Family Trust on west and north; Christine Armstrong on east and north boundary.

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 Annex E

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).

Variance Criteria:

"The DRB may grant a variance and render a decision in favor of the appellant only if all of the following facts are found, and findings are specified in its written decision.

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 37 & 38 of the Greensboro Zoning By-Law).

At your DRB hearing, you will be asked to present your proposal. Please be prepared to explain why your project should be granted a variance.

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) Charles R. Peck Date: December 28, 2021

Signature of Landowner(s) Charles R. Peck Date: December 28, 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 1.26.2022 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) _____

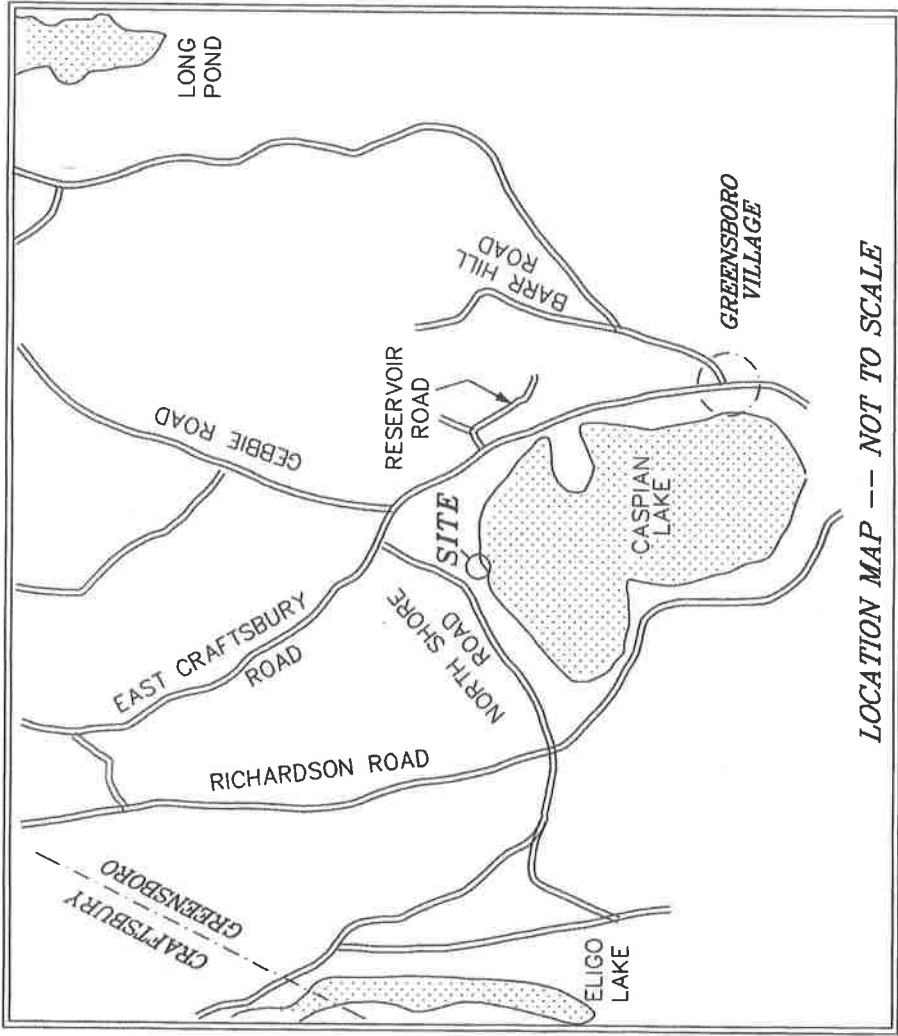
Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): _____ (Date) _____

* Additional architectural drawings available in ZA office

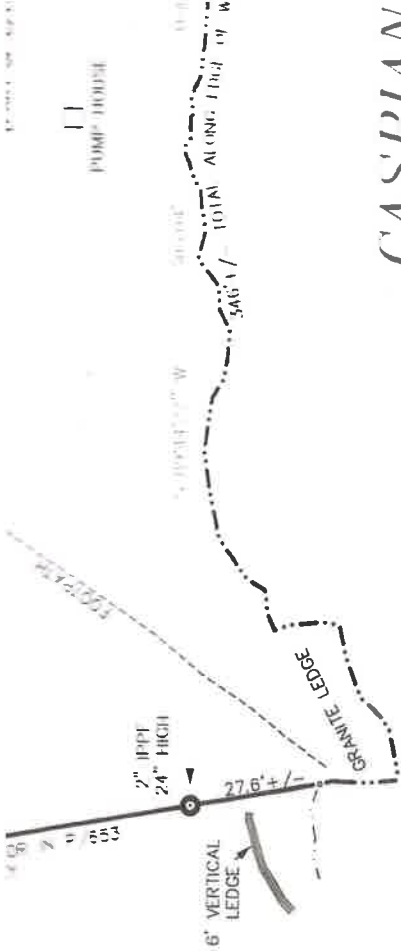
ALL RECORDED SURVEY
01-02-085

OBSERV

*Annex A - location 200 Miller
Road*



LOCATION MAP -- NOT TO SCALE



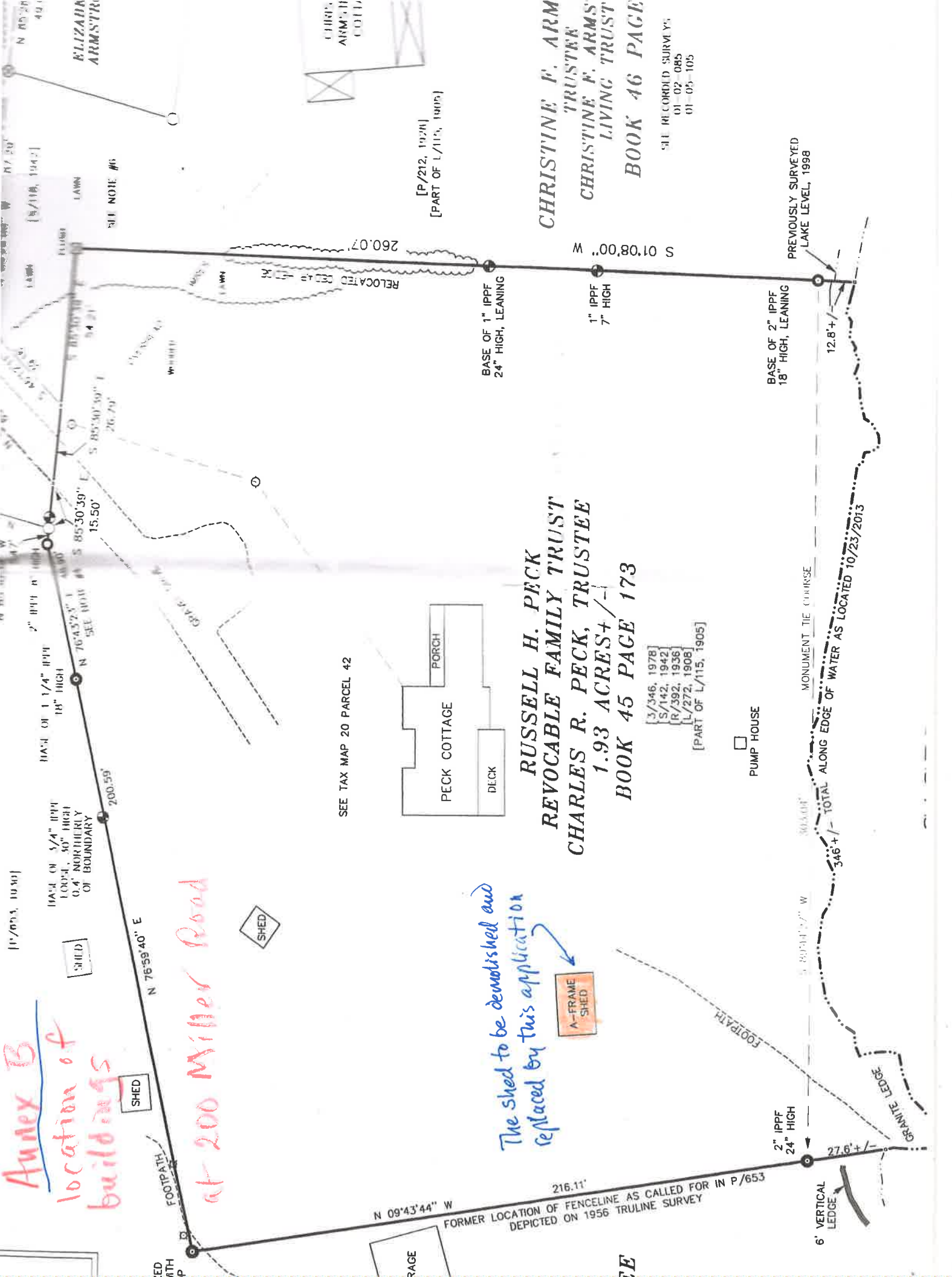
CASPIAN

NOTES

1. THIS SURVEY IS BASED ON A TOTAL STATION INSTRUMENT STATIONS RECOVERED FROM A 1998 BOUNDARY SURVEY, INC. JOB NO. 98-009 RECORDED IN THE GREENSBORO RECORDS. COMPUTED DATA SHOWN IS FOR MAP CLOSURE AND POSITIONAL ACCURACY OF THE MONUMENTS DEPICTED.
2. DIRECTIONS SHOWN HEREON ARE ORIENTED TO THE SHORELINE REFERENCED ABOVE AND MAY BE USED TO DETERMINE ANGULAR RELATIONS BETWEEN ADJACENT COURSES.
3. SHORELINE PRIVATE OWNERSHIP IS PRESUMED TO EXIST IN ACCORDANCE WITH THE VERMONT PUBLIC TRUST ACT. ANY DISCREPANCY BEYOND THE SCOPE OF THIS SURVEY, THE CURRENT AND MINOR DISCREPANCIES MAY BE NOTED BUT NOT ADJUSTED.
4. A DISCREPANCY EXISTS BETWEEN THE LENGTH OF THE SHORELINE AS DESCRIBED IN THE METES AND BOUNDS DEEDS AND THE LENGTH OF THE SHORELINE AS DESCRIBED IN THE METES AND BOUNDS DEEDS. THE DISCREPANCY OF THE DATA GIVEN IN THAT DEED IS 1.5 FEET. OCCUPATION BASED ON A 1956 SURVEY OF THE GREENSBORO RECORDS 01-02-085 IN THE GREENSBORO LAND RECORDS. THE SOUTHERLY BOUNDARY OF THE WINSHIP LAND TRUST IS SHOWN.
5. ALL MONUMENTS SHOWN, BOTH SET AND FOUND, ARE SHOWN OTHERWISE INDICATED.
6. THE ORIGINAL RIGHT OF WAY RESERVED IN BOOK 40 PAGE 193 OF THE GREENSBORO RECORDS IS RESERVED IN BOOK 40 PAGE 193 OF THE GREENSBORO RECORDS TO REACH THE PRESENT PROPERTY.

Annex B
location of
buildings

at 200 Miller Road



The shed to be demolished and replaced by this application

CHRISTINE F. ARM TRUSTEE
CHRISTINE F. ARMS LIVING TRUST
BOOK 46 PAGE

RUSSELL H. PECK REVOCABLE FAMILY TRUST
CHARLES R. PECK, TRUSTEE
1.93 ACRES +/-
BOOK 45 PAGE 173

FILE RECORDED SURVEY:
01-02-085
01-05-105

ELIZABETH ARMSTRONG

ELIZABETH ARMSTRONG

Annex D
Water & Septic at
200 Miller Road

