

**APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE
FOR CONSTRUCTION OF A BOATHOUSE IN THE SHORELAND PROTECTION DISTRICT**

**TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2911 Fax (802) 533-2191
zoning@greensborovt.org**

FOR ADMINISTRATIVE USE ONLY

Application Number: 2023-001 Tax Map Number 20-00-70

Zoning District Shoreland Protection District ✓

Date Application Received 1/10/2023 Fee Paid \$ 265⁰⁰ # 3022

Reason for Seeking Conditional Use Permit or Variance:

new boathouse; 8.7 New Uses + Encroachment within
Shoreland Buffer Reserve Zone

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* according to the attached fee schedule.

Applicant(s):

Name(s): Walter + Laura Giles / Sandra Vitzthum
Mailing Address: 550 Park St., Montclair NJ 07043 14 Locust St. Montpelier VT
Telephone(s) Home: 973-202-9414 Work: _____ Cell: 802-279-3437 05602
E-Mail: wgiles88@gmail.com vitzthum@server.net
lhgiles24@gmail.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):

300 (old 298) North Shore Road

Type of Permit:

Conditional Use Variance

Property Description:

Acres in lot 2.5 acres

(Please Note: If your property is enrolled in the Current Use Program, your 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 236 ft.

Setbacks: Front 50 (to center of road)
Right side 20 min 25'-3"
Lakeshore 150

Lake Shore Protection District
Left Side 20 min - 44'-2"
Rear 20
Other _____

Exception for boathouses.

50'-6"

Dimensions of Proposed and/or Existing Boathouse:

Existing:

Length _____ No. of Stories NA
Width _____
Height 4.5

Proposed:

Length 26 No. of Stories 1
Width 15
Height 15 ft.

These conditions shall be met.

Boat Houses:

A.) A new Boat House shall be constructed behind the Natural Berm, if it exists. Where there is no Natural Berm, the following applies:

- i. The Boat House shall be built behind the high water mark. Verified
- ii. Stumps of any trees cut during the construction of the Boat House shall be left in the ground. Verified
- iii. Provisions for adequate control of stormwater runoff shall be made. Verified

B.) A Boat House shall not have plumbing. Verified

C.) The maximum size of a Boat House's footprint shall be 400 sq. feet. Square Footage 400

D.) The maximum height of a Boat House shall be 15 feet. Height 15

E.) There is a limit of one (1) Boat House per tax lot. Verified

F.) No decks, porches, or other similar appendages will be allowed on Boat Houses. Verified

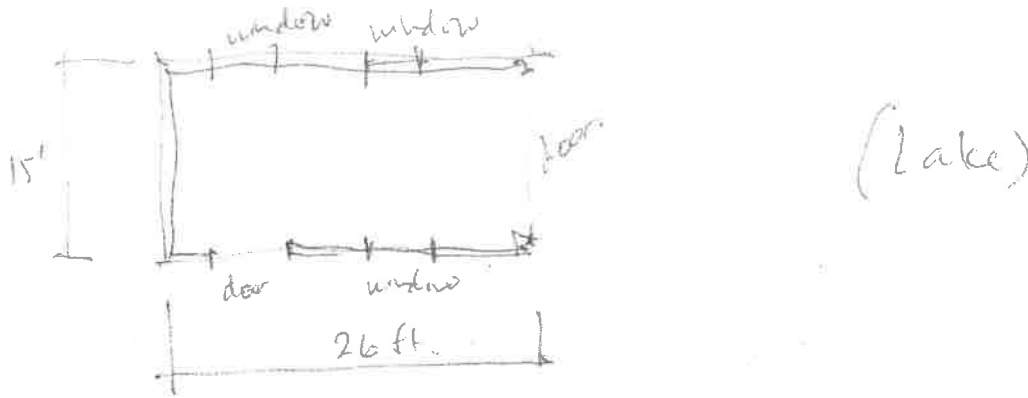
G.) A new or reconstructed Boat House shall require a Conditional Use Permit. Verified

H.) A new or reconstructed Boat House shall be used only for storage of boats. Verified

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. Location of existing or proposed Boat House.

Sketch a floor plan or diagram showing the dimensions of the proposed building Boat House. (This should show the rooms in the inside of the building, including both upstairs and downstairs if there is more than one floor.)

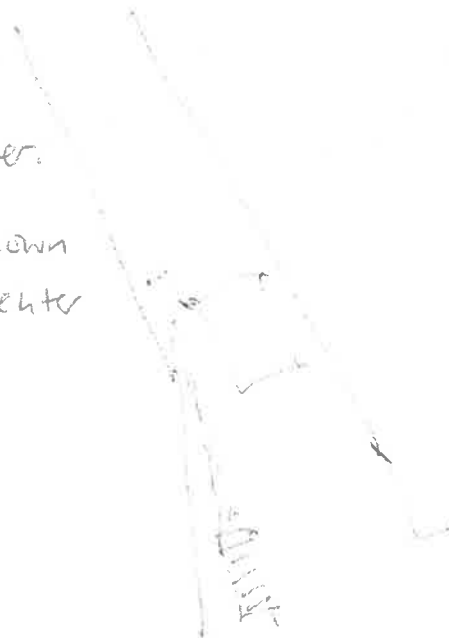


Please attach a landscape design plan for your project. Include types of plantings, landscape materials to be utilized and size and location of access paths. New lawns shall not extend into the buffer.

No new plantings, no landscaping.
Minimal trees to be removed.

Access path
± 3 ft. wide
wood chip cover.

4 ft wide stairs down
to lake - will not enter
lake.



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) Sandra Vitt Date 12/29/22

Signature of Landowner(s) W.G. Date 12/29/22

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 | |
| <input type="checkbox"/> Approved | <input type="checkbox"/> Denied |
| <input checked="" type="checkbox"/> Referred to the Development Review Board | |
| Date <u>1-10-2023</u> | Signature <u>[Signature]</u> |
| 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) _____ | |



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