

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) 533-2640 Fax (802) 533-2191
zoning@greensborovt.gov

FOR ADMINISTRATIVE USE ONLY

Application Number: 2023-029 Tax Map Number 20-00-31
Zoning District Shoreland Protection District
Date Application Received 8/9/2023 Fee Paid \$ 9205.00 8.9.2023
Reason for Seeking Conditional Use Permit or Variance:
2.7 Shoreland Protection District; 5.4 Conditional Use; 8.7 (B)3 Boathouses.

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): COE AND COE ARCHITECTURE JAMES COE
Mailing Address: 2342 Andersonville Road, West Glover, VT
Telephone(s) Home: 802-673-4184 Work: _____ Cell: 802-673-4184
E-Mail: James@coeandcoearchitecture.com

Landowner(s) (if different from applicant(s)):

Name(s): NICHOLAS AND SUSANNA GUNTER
Mailing Address: 2631 REGATTA LANE, DAVIS, CALIFORNIA 95618
Telephone(s) Home: 530-848-8808 Work: N/A Cell: 530-564-4190
E-Mail: NICKANDSUSANNA@GMAIL.COM NLGUNTHER@GMAIL.COM SUSANNAELIZABETH@GMAIL.COM

Physical Location of Property (911 address):

151 GUNTHER LANE, GREENSBORO VT

Type of Permit:

Conditional Use Variance

Property Description:

Acreage in lot 1.8 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 0

Setbacks of proposed project:

Front	<u>181 FT.</u> (to center of road)	Left Side	<u>APPROX. 73 FT.</u>
Right side	<u>APPROX. 242 FT.</u>	Rear	_____
Lakeshore	<u>10 FT.</u>	Other	_____

Dimensions of Proposed and/or Existing Boathouse:

Existing:

Length _____ No. of Stories _____

Width _____

Height _____

Proposed:

Length 22 FT. _____ No. of Stories 1

Width 18 FT. _____

Height 15 FT. _____

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 X
- ii. Stumps of any trees cut during the construction of the Boat House shall be left in the ground. Verified X
- iii. Provisions for adequate control of stormwater runoff shall be made. Verified X

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

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

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

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

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

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

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

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.*

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. Exterior signs shall conform to the following in all districts:
 - (a) No 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.
4. Location, on the lot, of structures and service areas shall be compatible with other structures in the area affected.
5. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
6. Noise, air pollution, exterior light, viewshed, and effects on the character of the neighborhood shall be considered.

(Page 36 in the Greensboro Zoning By-Laws).

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 30 days from the date of approval on this permit.

Signature of Applicant(s) [Signature] Date 6-30-2023

Signature of Landowner(s) [Signature] Date 6-30-2023

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		
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied	<input checked="" type="checkbox"/> Referred to the Development Review Board
Date <u>8.10.2023</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)		

Gunther Boat House

NOTES

1. SITE PLAN: SEE ATTACHED

1. PROJECT: BOAT HOUSE
2. LOCATION: 151 GUNTHER LANE, GREENSBORO VERMONT 05441
3. CLIENT: GUNTER FAMILY
4. DESIGNER: COE + COE ARCHITECTURE LLC
5. DATE: 08/2015
6. SCALE: 1/8" = 1'-0"
7. SHEET: 1 OF 1

PARCEL DATA

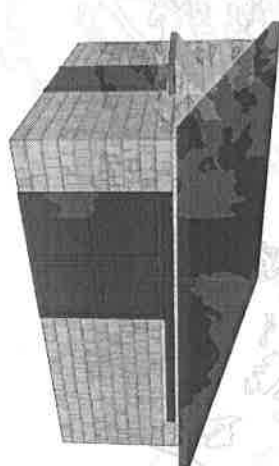
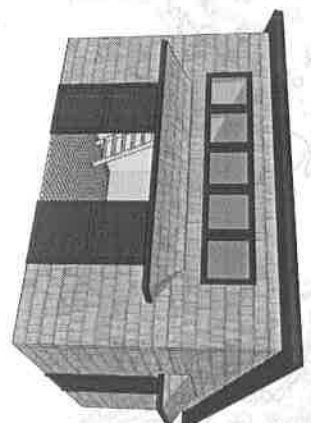
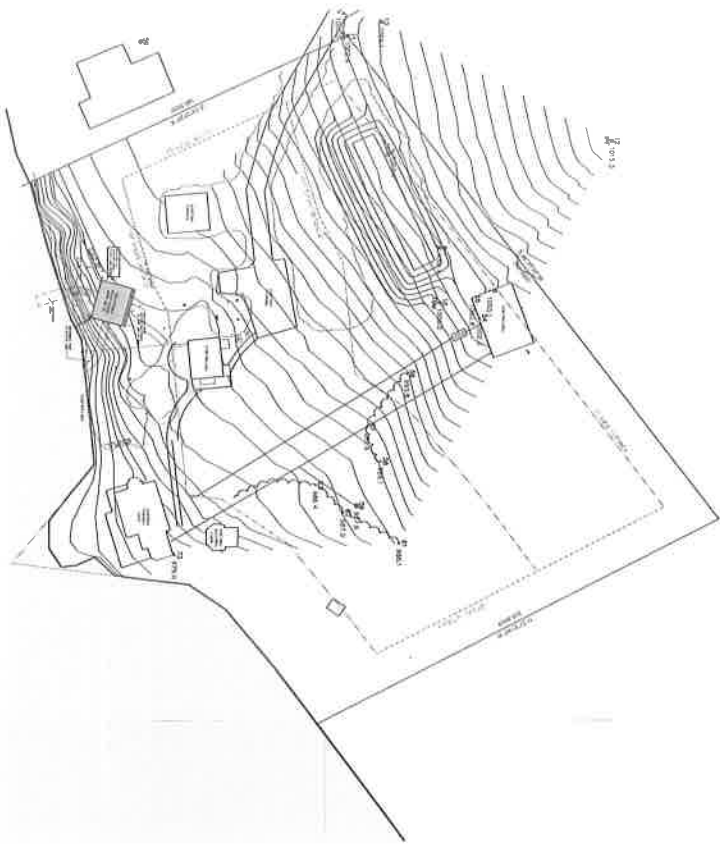
LOT# 151
 LOT AREA: 1.9 ACRES
 911 ADDRESS: 151 GUNTHER LANE, GREENSBORO VERMONT 05441

ZONING DATA

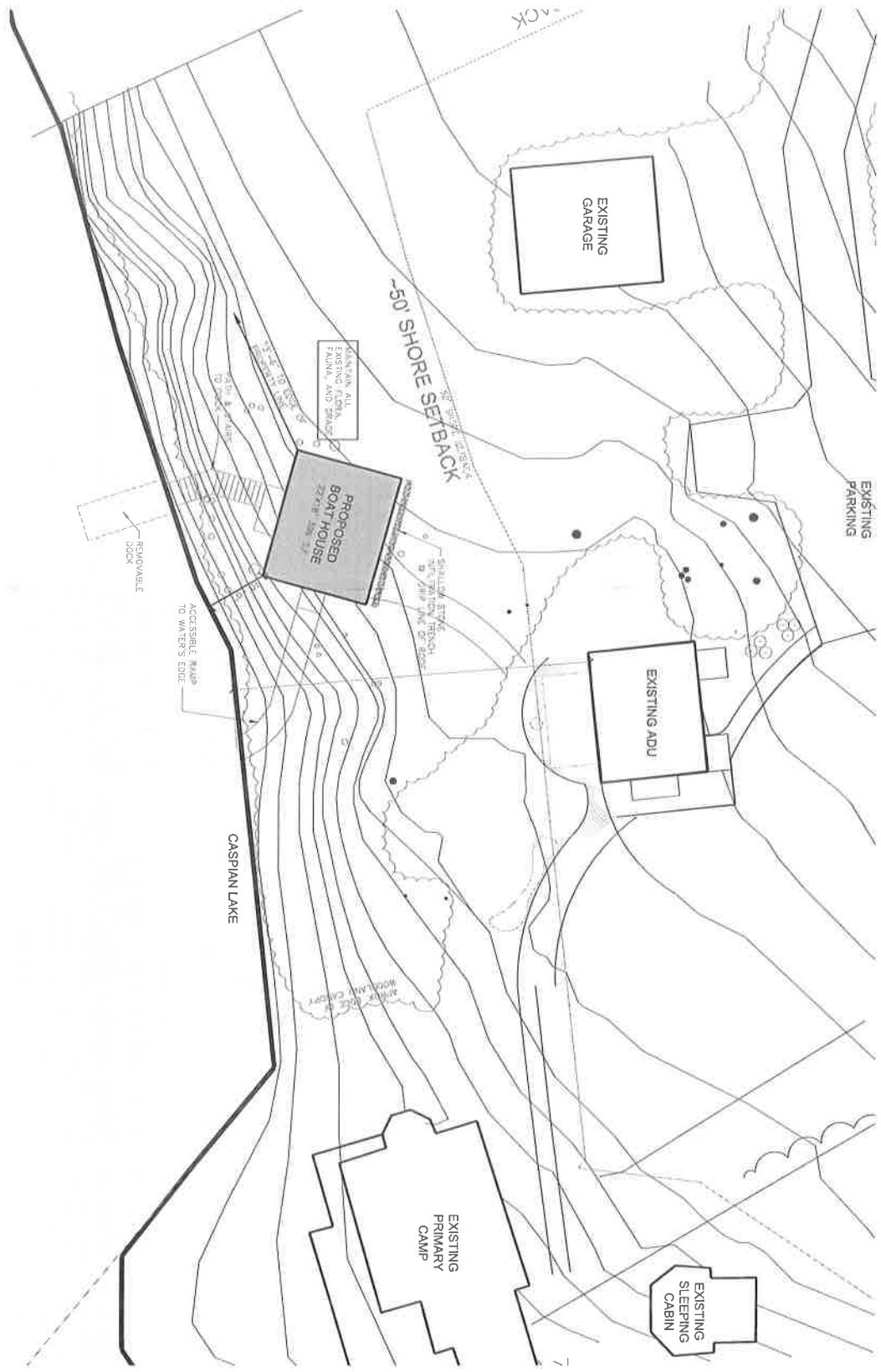
SHRDLAND DISTRICT
 PERMITTED USE:
 SINGLE-FAMILY

SPERMING SHEET DATA

DATE: 08/2015
 SHEET: 1 OF 1
 SCALE: 1/8" = 1'-0"
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT: BOAT HOUSE
 LOCATION: 151 GUNTHER LANE, GREENSBORO VERMONT 05441
 CLIENT: GUNTER FAMILY
 DESIGNER: COE + COE ARCHITECTURE LLC



1 PROPOSED SITE PLAN
1/8" = 1'-0"



PROJECT STATUS

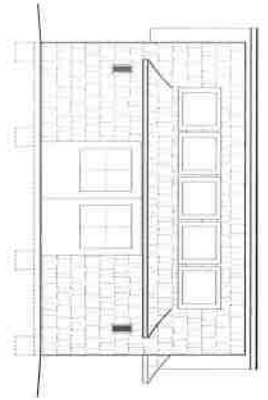
NO.	DATE	DESCRIPTION
1	1/15/2023	PROPOSED SITE PLAN
2	1/15/2023	PROPOSED SITE PLAN
3	1/15/2023	PROPOSED SITE PLAN
4	1/15/2023	PROPOSED SITE PLAN
5	1/15/2023	PROPOSED SITE PLAN

PROJECT: GUNTHER BOAT HOUSE
1% GUNTHER LLC
CRENSHAW
VENICE, CA 90411
OWNER: GUNTHER
2831 REGATA LANE
IRVINE, CALIFORNIA 92618

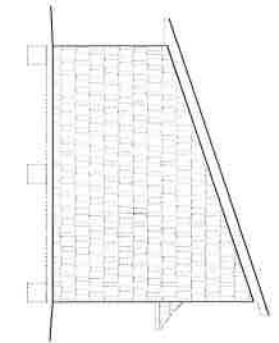
ARCHITECT
COE + COE ARCHITECTURE LLC
3142 ANDERSON AVE #200
LOS ANGELES, CA 90008
TEL: 310.415.1111
WWW.COEARCHITECTURE.COM
NO. 00000000
COPYRIGHT 2023
COE + COE ARCHITECTURE LLC

PRELIMINARY
NOT FOR
CONSTRUCTION

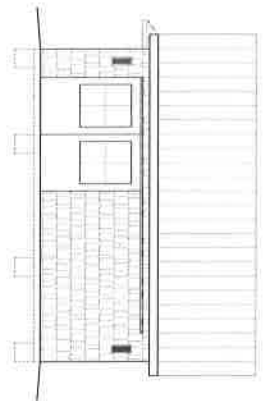
COE + COE ARCHITECTURE



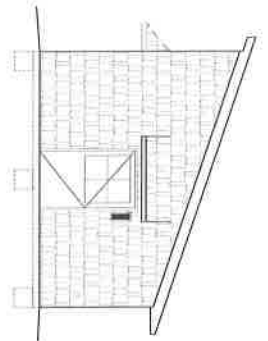
7 ELEVATION
1/4" = 1'-0"



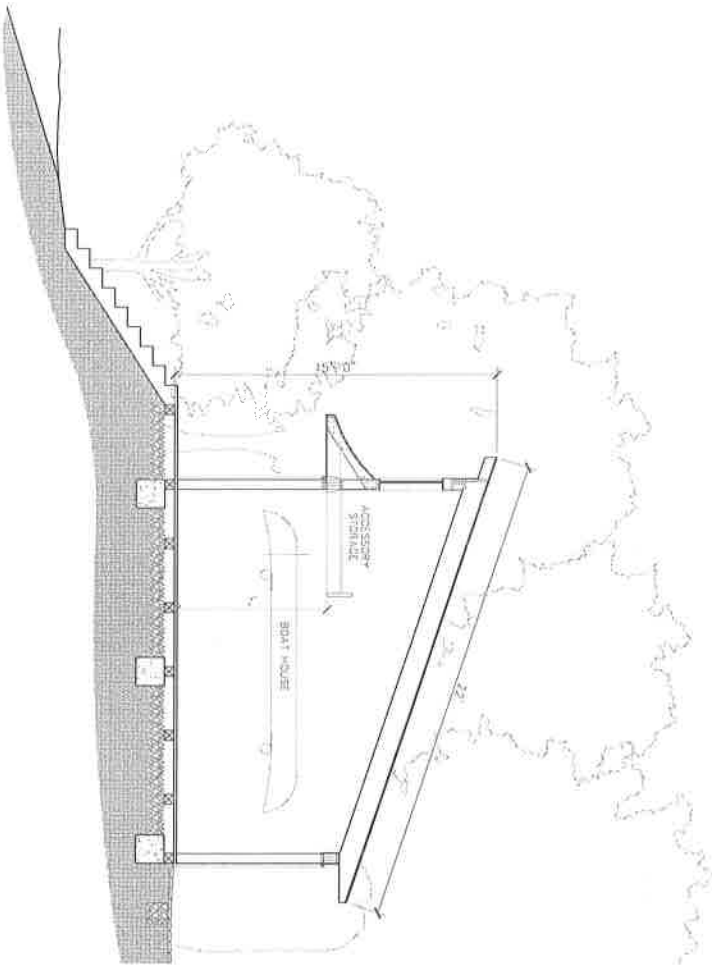
6 ELEVATION
1/4" = 1'-0"



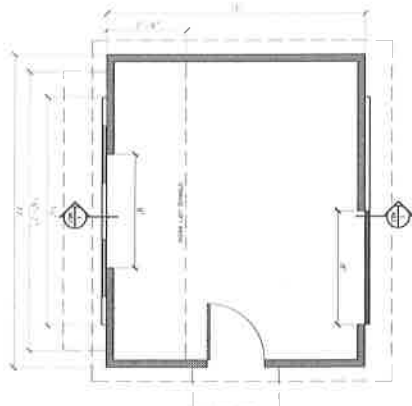
5 ELEVATION
1/4" = 1'-0"



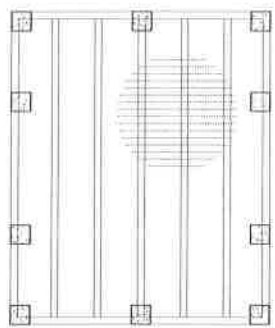
4 ELEVATION
1/4" = 1'-0"



2 SECTION
1/8" = 1'-0"



3 FLOOR PLAN
1/4" = 1'-0"



1 FOUNDATION PLAN
1/4" = 1'-0"

A20

PROJECT: GUMPTON BOAT HOUSE
155 QUINCY LANE
DUNSMITH, VERMONT 05841
DATE: 07/27/21
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 7/15/21

ARCHITECT: COE + COE ARCHITECTURE LLC
224 W. BURLINGTON ST.
BURLINGTON, VT 05401
TEL: 802.249.4400
WWW.COEARCHITECTURE.COM
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COE + COE ARCHITECTURE

Purchase Information 23221579990410394

message

noreply@mpnotify.com <noreply@mpnotify.com>

Wed, Aug 9, 2023 at 4:08

To: nella@coeandcoearchitecture.com

Cc: treasurer@greensborovt.org

Hello Nella,

Thank you for making a purchase. Here are the details of your purchase:

CREDIT CARD Transaction Summary

Payment Item	Reference Number	Amount
MuniciPAY*Service Fee - Town of Greensboro VT		\$7.02
Building Permits	20230809	\$265.00
Total:		\$272.02

Transaction Number: 23221579990410394

Date Processed: 08/09/2023 16:08:25 GMT-04:00

Transaction Type: CREDIT CARD

Card Number: *****1457

Cardholder Name: Nella Coe

Phone: (802) 673-4182

Town of Greensboro VT

82 Craftsbury Road

Greensboro, VT 05841

802 533-2911

Authorization: 190639

Reference Number: c3b80b2edf

Building Permits \$265.00

Total: \$265.00

MuniciPAY*Service Fee - Town of Greensboro VT

10 Dynamic Drive

Suite 201

Scarborough, ME 04074

(877) 590-5097

Authorization: 190640

Reference Number: c3b80b2fdf

MuniciPAY*Service Fee - Town of Greensboro VT \$7.02

Total: \$7.02