

In 1931 My parents, Phil and Peg Gray, built what is now our house, along with two other cottages which now belong to Clive Gray, my brother. The cottage, which was called the boys' house, was where my 3 oldest brothers and, at times, My father's mother stayed while in Greensboro. The house consisted of 3 bedrooms and two bathrooms. When the boys grew up, the cottage became a guest house. In 1964/5 My parents gave my husband, Langley, and me the house and 2.3 acres on the lake. Soon after, we enlarged the cottage, converting one bedroom into the living room, recreating a third bedroom, turning a bathroom into a kitchen, leaving us with one bathroom and, as originally built, three bedrooms. We lived in the house every summer and for weeks in the winter with our two sons, Cameron and Justin, over time somewhat winterizing the house, and in 2016 renovating the kitchen.

Now, as my husband and I age, we would like very much to build an addition.

1).My husband has parkinsons and I have health issues that make it clear we need to make some changes to be able to stay in our house. We would like to add an ADA approved bathroom, with a walk in shower. At this time, the only shower is an outdoor one, which is lovely in the summer when it is sunny and warm, not so much fun when it is raining and cold, and as fall approaches.

2) As It becomes harder for me to carry the laundry to a cottage with a washing machine, we would like to add a laundry room with a washing machine and dryer.

3) The house currently has only 1 small closet, making storage a huge challenge. We would like to add a storage room/space where we could store everything from cleaning supplies and equipment to seasonal items like picnic supplies and outdoor furniture, from paper goods to memorabilia.

We plan to build the addition on the back of the house, the side facing the driveway, which would have the least impact on the property and on our neighbors, my brothers' families (Clive and Nancy Gray, Harold and BJ Gray) and would alter the view from the lake very little.

Thank you for considering this petition. We look forward to hearing from you.

Sincerely,

Nancy and Lang Keyes, Cameron and Justin Keyes

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE
FOR RECONSTRUCTION OR RELOCATION OF NONCONFORMING STRUCTURES
IN THE SHORELAND PROTECTION DISTRICT

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: 2023-039 Tax Map Number 21-00-13
Zoning District Shoreland Protection
Date Application Received 8/30/2023 Fee Paid \$ 0
Reason for Seeking Conditional Use Permit or Variance:
Variance required - within 150' lake setback
27 Shoreland Protection District; 5.1 Variances; 8.8 Nonconforming Uses

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): Nancy Keyes
Mailing Address: 92 Chilton street Cambridge ma 02138
Telephone(s) Home: 617 864 3493 Work: _____ Cell: 617 308 7602
E-Mail: Ngraykeyes@gmail.com

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

Name(s): Keyes lake house LLC
Mailing Address: 35 vine street Reading ma 01867
Telephone(s) Home: _____ Work: _____ Cell: 617 216 4417
E-Mail: Jkeyes70@gmail.com

Physical Location of Property (911 address):

1183 Craftsbury road

Type of Permit:

Conditional Use Variance

Permits Which May Be Necessary:

State Septic & Potable Water Permits - required prior to approval _____

Pre-development Submission Requirements:

- An existing condition site assessment providing slope profiles, existing gradients, sensitive natural communities, and site features that aid in stormwater management such as natural drainage ways and vegetated lands.
- A map drawn to scale showing the location, extent and type of proposed Development and land disturbance and its proximity to the Shoreland Buffer Resource Zone and Lake. The plan shall include consideration of low impact development concepts as recommended in the Vermont Low Impact Development Guide for Residential and Small Sites.
- An erosion and sediment control plan that incorporates accepted management practices as recommended by the state of Vermont is The Low Risk Site Handbook for Erosion Prevention and Sediment Control.

Property Description:

Acreage in lot 2.3

(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 255.72

Setbacks:	Front <u>320'</u> (to center of road)	Left Side <u>32.3'</u>
	Right side <u>100'</u>	Rear _____
	Lakeshore <u>110'</u>	Shoreline Frontage <u>190.21</u>
	Lot Width <u>190.21/255.72'</u>	Lot Depth <u>408.49/513.99</u>
	Other _____	

Dimensions of Proposed and Existing Buildings:

Existing:
 Length 60 No. of Stories 1
 Width 14
 Height 16'

Proposed:
 Length 20 No. of Stories 1
 Width 14
 Height 16'

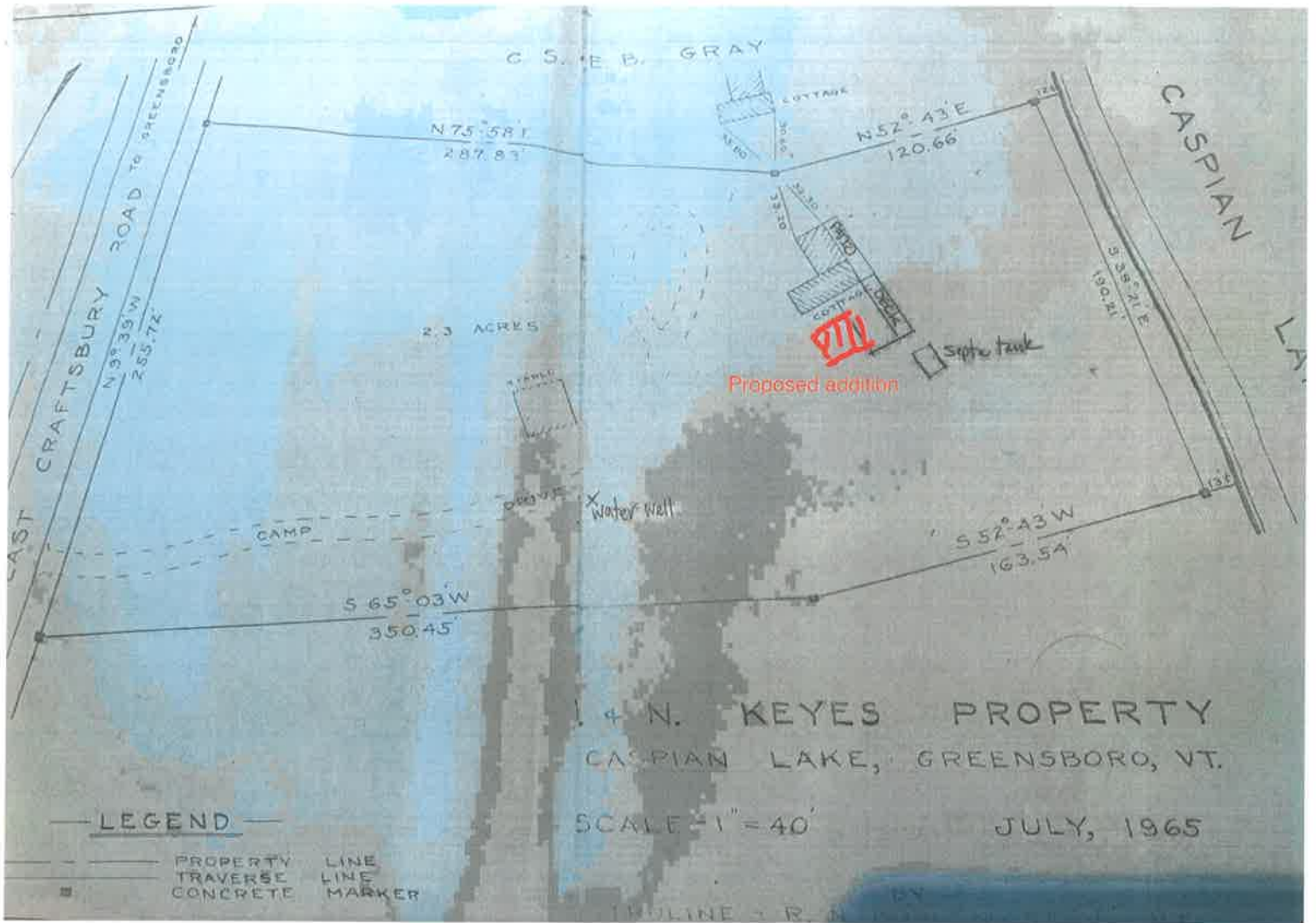
Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 1032
Total Habitable Floor Area is defined in the Greensboro Zoning Ordinances as "The floor area of rooms in a dwelling unit used for bedrooms, living room, dining room, kitchen, and bathroom. Excludes porches and decks."

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") 3 bedroom one bath

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.) Year round ADA bathroom, laundry room and storage

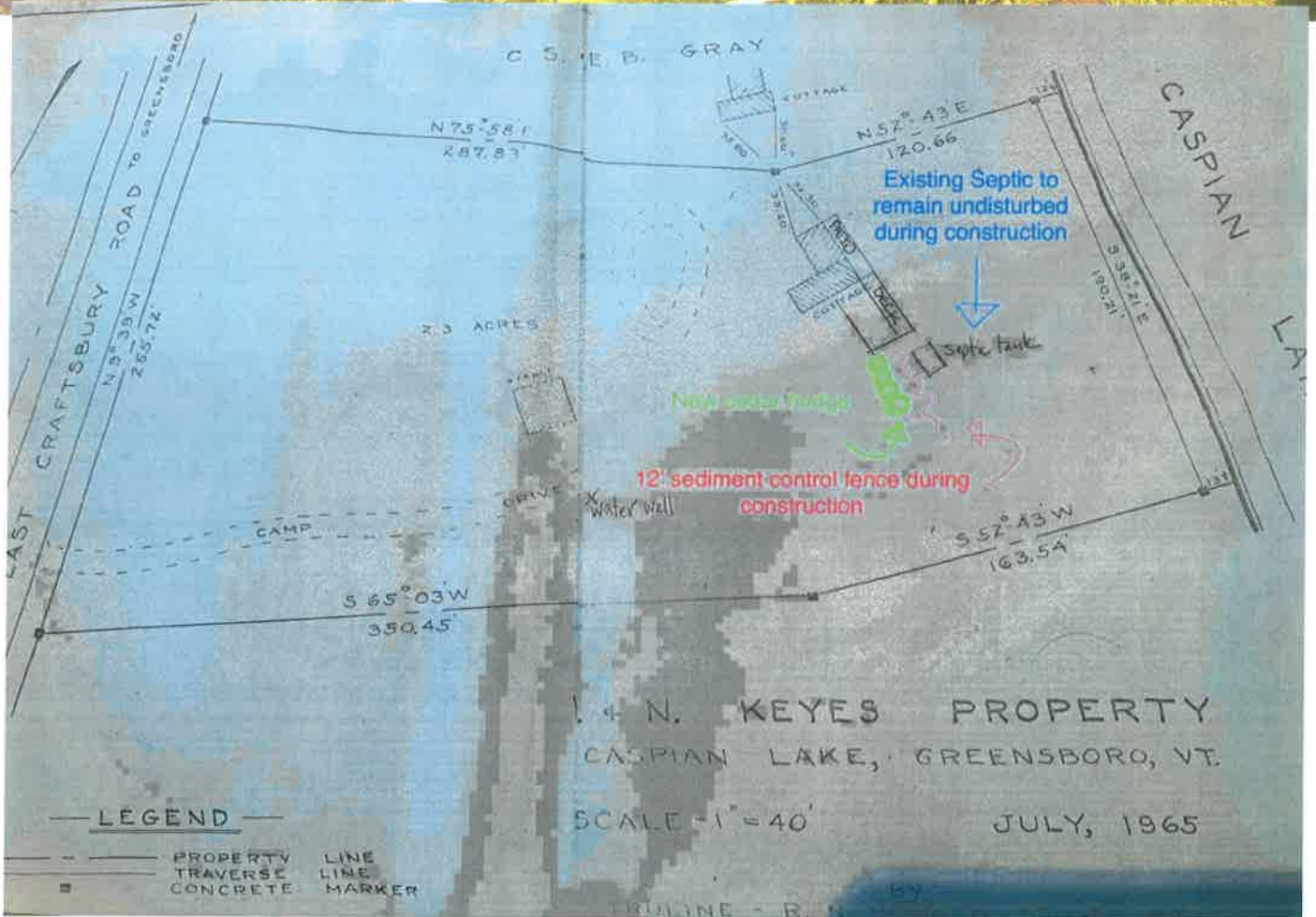
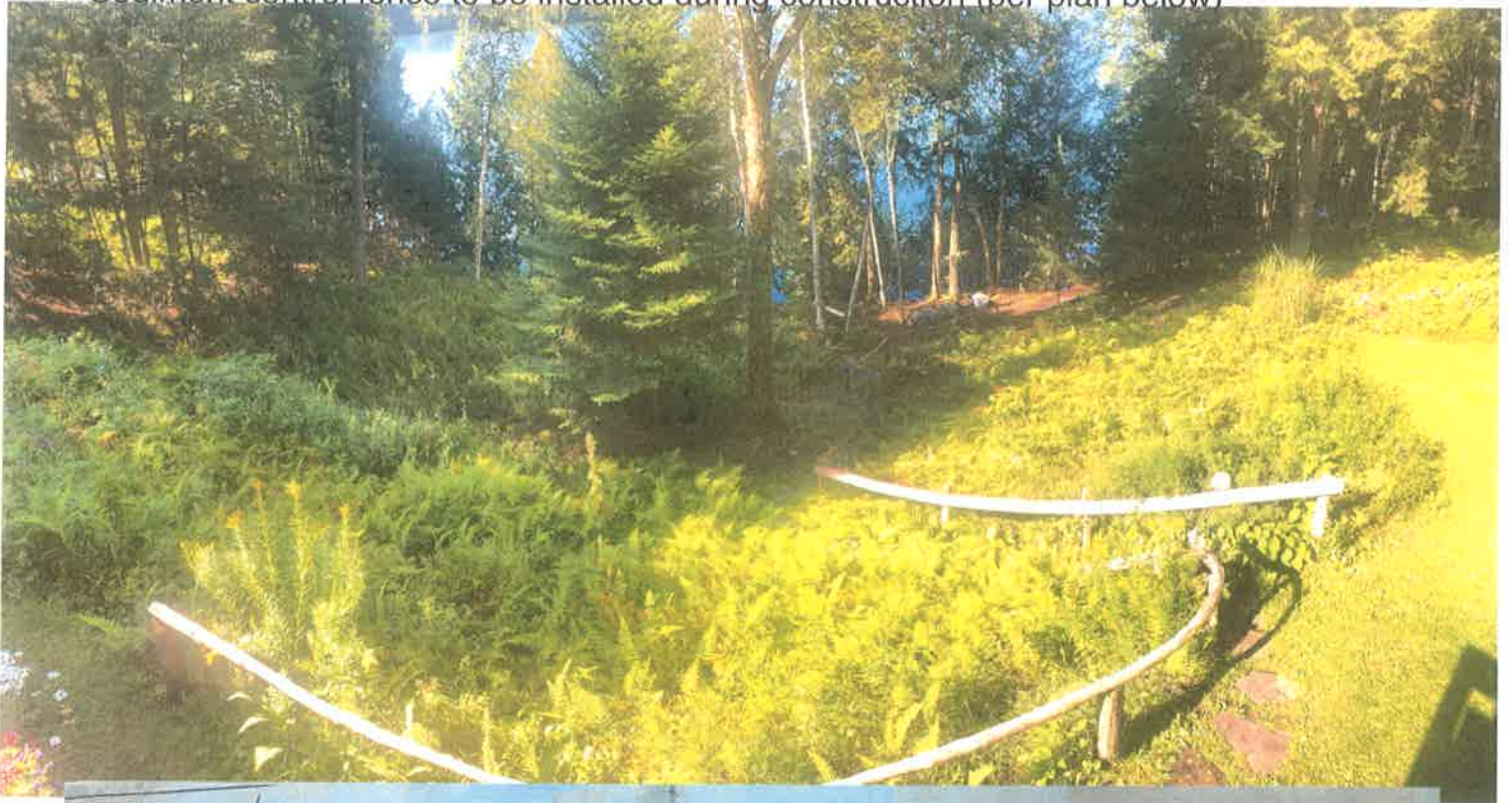
Sketch or attach a general plot plan showing the following:

1. Location of property.
2. Location of buildings on property.
3. Location of driveway.
4. Location of water source and septic/waste water system.



Mitigation plan:

- Existing natural landscaping (and trees) to remain untouched (see photo of existing buffer zone)
- Sediment control fence to be installed during construction (per plan below)



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)



Mitigation Measures:

Mitigation is an action required of a shoreland property owner designed to compensate for shoreland buffer lost to impervious surfaces within the Shoreland Protection District.

In circumstances where nonconforming structures are permitted to be expanded or reconstructed within the Shoreland Buffer Resource Zone, the Development Review Board (DRB) shall require the shoreland property owner to create and adhere to an approved mitigation plan.

Measures which may be included in such a plan are as follows:

- **Buffer Restoration.** Returning mowed or cleared areas to a naturally vegetated state with supplemental planting of appropriate native vegetation in order to restore the lakeshore buffer. **Must be part of the approved mitigation plan.**
- **Rain Gardens.**
- **Implementation of erosion and stormwater runoff controls.** Creating runoff capture and building infiltration structures to prevent stormwater runoff from reaching the lake.
- **Removal of nonconforming or obtrusive accessory structures** within the shoreland setback area.
- **Additional site specific requirements** can be determined by the Development Review Board before final plan approval, based on a review of site conditions and the need for any special buffer area protection or restoration measures.

Please provide the DRB with your proposed mitigation plan. Suggestions and descriptions of various mitigation measures are available from the Zoning Administrator or on-line at www.greensborovt.org/zoning.

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-Laws).

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) Nancy Keyes Date 8/18/2023

Signature of Landowner(s) Justin Keyes Louise Keyes Date 8/16/2023
(All landowners must sign)

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>8.30.2027</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)	