

**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: 2023-047 Tax Map Number 23-22-35
 Zoning District Shoreland Protection District
 Date Application Received 11/15/2023 Fee Paid \$ 265⁰⁰ ck# 2386
 Reason for Seeking Conditional Use Permit or Variance: 11-15-2023
2.7 Shoreland Protection District; 5.4 Conditional Use;
9.7 New Uses & Encroachments - New Boathouse

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): PATRICK KANE - KANE ARCHITECTURE
 Mailing Address: BOX 2 E. WARREN, VT 05836
 Telephone(s) Home: 802-472-5939 Work: _____ Cell: 802-535-9894
 E-Mail: PKANE@GMAIL.COM

Landowner(s) (if different from applicant(s)):
 Name(s): STEPHEN AUDRICH
 Mailing Address: _____
 Telephone(s) Home: _____ Work: _____ Cell: _____
 E-Mail: SAUDRICH@FWDGMAIL.COM

Physical Location of Property (911 address):
156 BURETT AV.

Type of Permit:
 Conditional Use Variance

Property Description:
 Acreage in lot _____
 (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 _____

Setbacks of proposed project:
 Front ± 35' (to center of road) Left Side 49'
 Right side 20' Rear _____
 Lakeshore 50' Other _____

Dimensions of Proposed and/or Existing Boathouse:

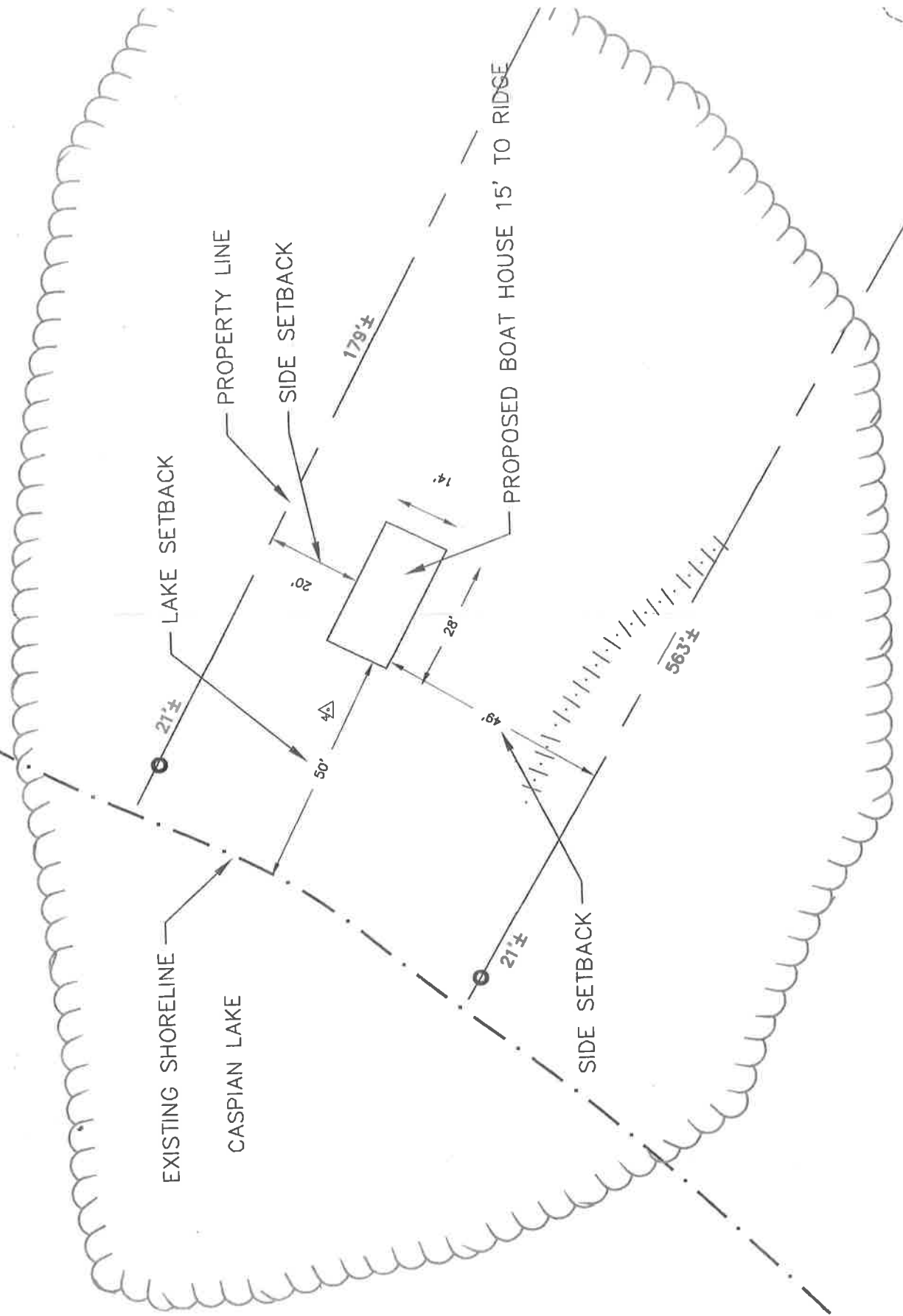
Existing:		Proposed:	
Length _____	No. of Stories _____	Length <u>28'</u>	No. of Stories <u>1</u>
Width _____		Width <u>14'</u>	
Height _____		Height <u>15'</u>	

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 PK
 - ii. Stumps of any trees cut during the construction of the Boat House shall be left in the ground. Verified PK
 - iii. Provisions for adequate control of stormwater runoff shall be made. Verified PK
- B.) A Boat House shall not have plumbing. Verified PK
- C.) The maximum size of a Boat House's footprint shall be 400 sq. feet. Square Footage PK
- D.) The maximum height of a Boat House shall be 15 feet. Height PK
- E.) There is a limit of one (1) Boat House per tax lot. Verified PK
- F.) No decks, porches, or other similar appendages will be allowed on Boat Houses. Verified PK
- G.) A new or reconstructed Boat House shall require a Conditional Use Permit. Verified PK
- H.) A new or reconstructed Boat House shall be used only for storage of boats. Verified PK

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.



EXISTING SHORELINE

CASPIAN LAKE

PROPERTY LINE

LAKE SETBACK

SIDE SETBACK

PROPOSED BOAT HOUSE 15' TO RIDGE

SIDE SETBACK

21'±

50'

49'

14'

20'

28'

179'±

563'±

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).

* A full site map is available in the town office.

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)  Date 11/15/23

Signature of Landowner(s)  Date 11-19-2023

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)751-0130.

FOR ADMINISTRATIVE USE ONLY	
<input type="checkbox"/> Approved	<input type="checkbox"/> Denied
<input checked="" type="checkbox"/> Referred to the Development Review Board	
Date: <u>11.27.2023</u>	Signature: <u></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) _____	

KANE ARCHITECTURE

Patrick Kane, Architect

Memo

DATE: November 21,2023

TO:

Brett Stanciu
Zoning Administrator
Town of Greensboro
Greensboro, VT 05841

RE: Aldrich boat house application – 156 Breezy Avenue - shoreland mitigation.

Brett,

Below is a building permit application clarification on the proposed shore land mitigation planned for the proposed Aldrich boat house:

Within 50 feet of the existing shore line we propose to convert a minimum of 400 square feet of existing lawn area into native plantings consistent with the Vermont Shoreland Protection Act, Version 1.2, April 2015.

Please let me know if you have any questions.

Thank you,

Patrick Kane