

**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 gov**

FOR ADMINISTRATIVE USE ONLY

Application Number: 2024-009 Tax Map Number 20-00-35
 Zoning District Shoreland Protection District
 Date Application Received 3/21/2024 Fee Paid \$ 265⁰⁰ ck 4752 4.3.2024
 Reason for Seeking Conditional Use Permit or Variance:
new deck; dormer on roof
8.8 Nonconforming Uses + Structures in SRZ; 2.7 Shoreland Protection District; 5.4

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): John Schweizer + Jennifer Lucas
 Mailing Address: P.O. Box 303
Greensboro, Vermont 05841
 Telephone(s) Home: JohnSrz70@gmail.com Work: 533 4289 Cell: 802 422 1591
 E-Mail: _____

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

Physical Location of Property (911 address):
770 North Shore Road, Greensboro VT 05841

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 4.8

(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 ~530'

Setbacks: Front 400'+ (to center of road)
Right side 200'
Lakeshore 110'
Lot Width ~400
Other _____

Left Side 100' - stream
Rear 110' - Lake side
Shoreline Frontage 330'
Lot Depth ~400±

*Front +
house +/- 80'
from shoreline

Dimensions of Proposed and Existing Buildings:

Existing:

Length 60 No. of Stories 2
Width 28
Height 25

Proposed:

Length 60 + 13 No. of Stories 2
Width 28
Height 25

Lakeshore District Properties, please indicate the total habitable floor area of the dwelling: 197
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."

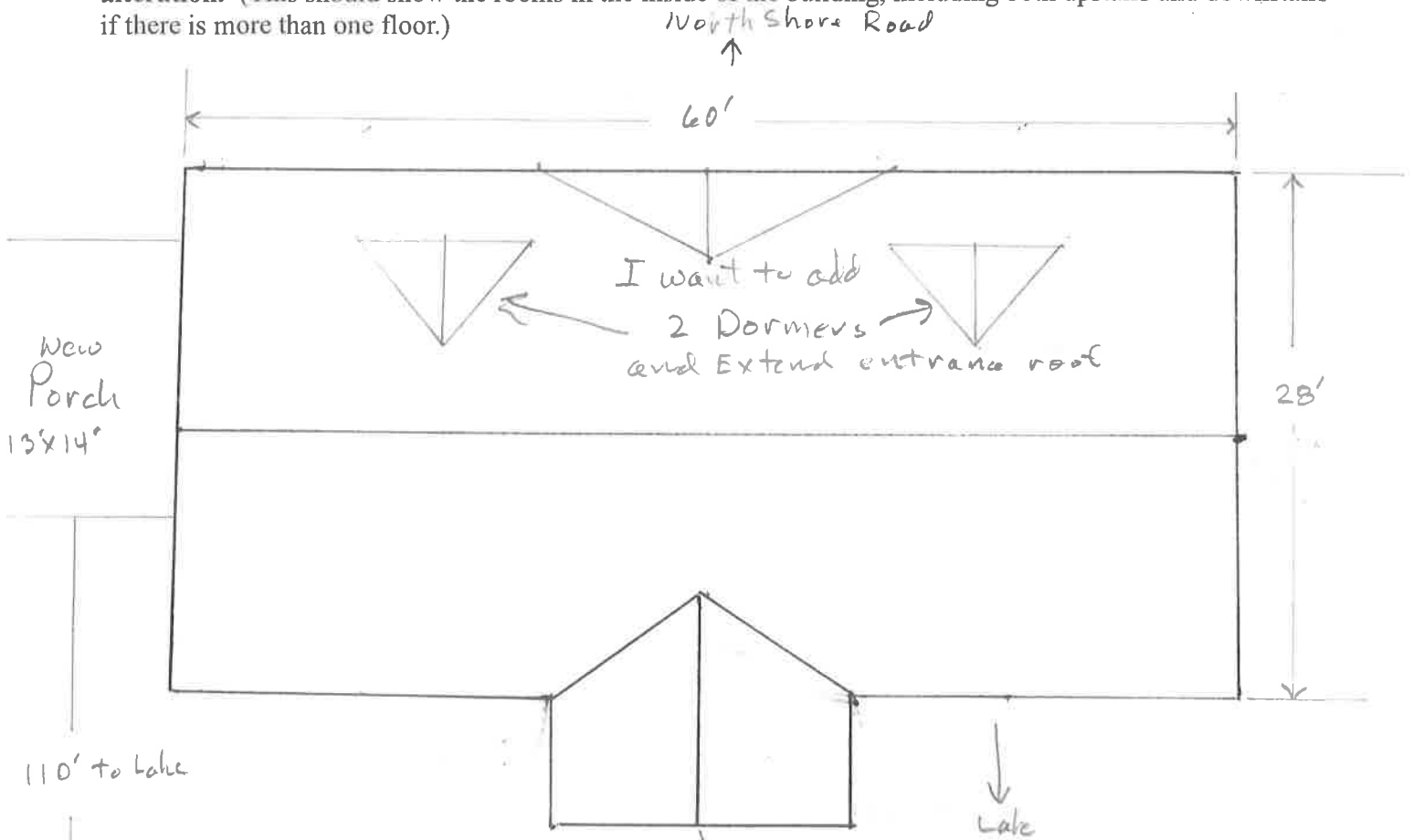
Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") Residence - full year

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.)
Residence full year

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.

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.)



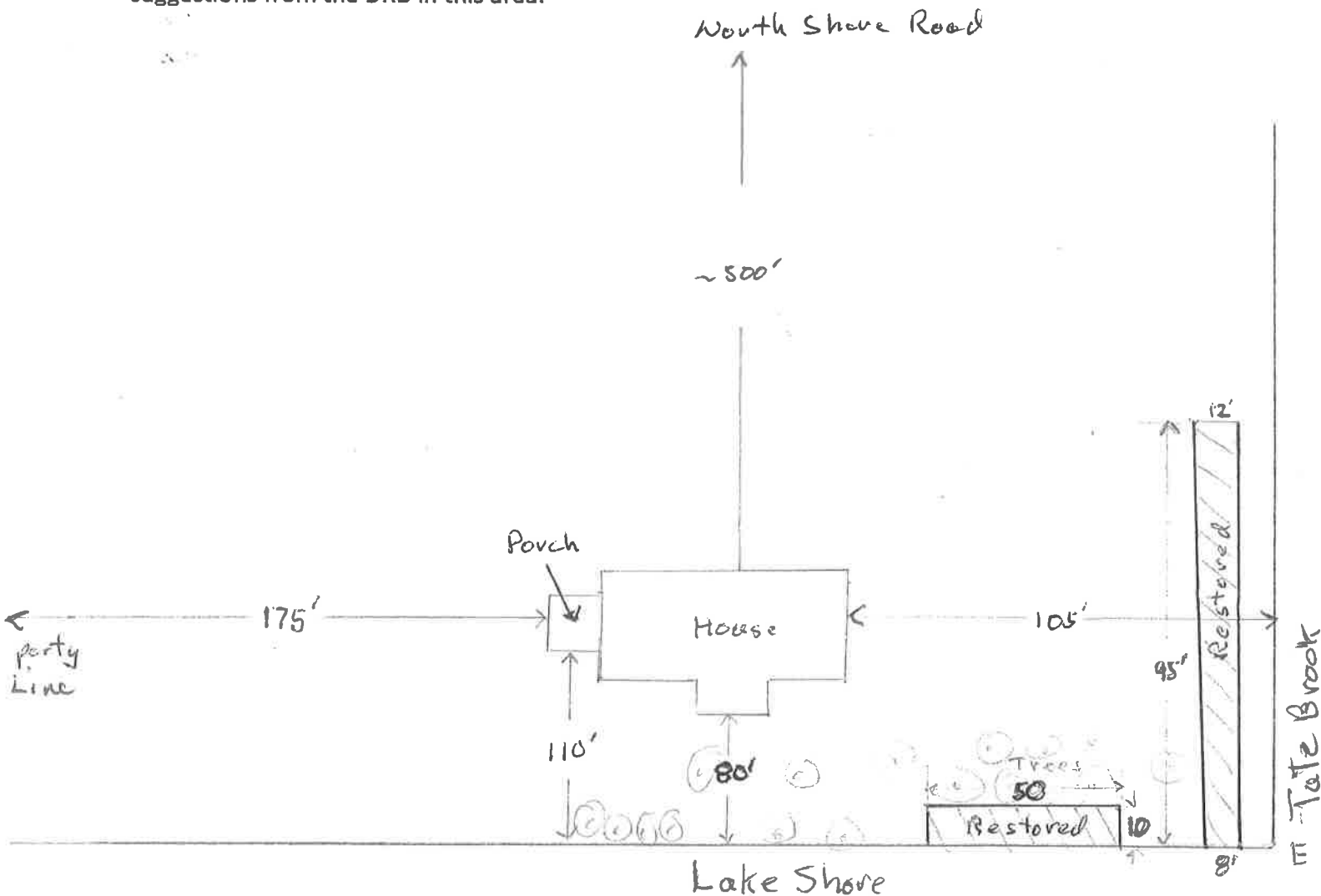
If the property is sited within the buffer area of a major water body (within 75' of Caspian or Eligo Lakes, 50' of Horse & Mud Ponds, 100' of Long Pond, or 25' of any river or stream), **please attach a landscape design plan for your project. Include types of plantings, landscape materials to be utilized and size and location of access paths. New lawns shall not extend into the buffer.**

To Greensboro Development Review Board
From: John Schweizer and Jennifer Lucas
April 5, 2024

Brett suggested we submit to the DRB some background to go along with our application. Our application is for a screened-in porch (area 156 sq. ft.) and two dormers on the north side of our roof. Our house is located on 4.7 acres with 340 of lake frontage at 770 North Shore Road.

Foot Print: On Oct. 28, 2013, the DRB approved our application to build our present house on the 1950 sq. ft. foot print of the old Watson Lower camp. The foot print starts 80 feet back from the lake. Due to limited funds at the time of construction, we postponed building the screened-in porch and used only 1792 sq. ft. of our allotted foot print. The porch design starts 110 feet from the lake on the west side of our house. Our intent was and still is to add the porch on the remaining unused 158 sq. ft. of the original foot print (See diagrams).

Mitigation: Brett suggested we offer to return at least 156 sq. ft. of our grass lawn within 150 feet of the lake to its natural vegetation as compensation for the grassy area covered by the porch. In the last five years, we have restored 1400 sq. ft. of the Shore Line Buffer Zone to its natural vegetation. This is the area bordering the confluence of Tate Brook and Caspian Lake on the east corner of our property. If this is not sufficient, we would consider other mitigation suggestions from the DRB in this area.





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 3-20-24
Signature of Landowner(s)  Date 3.20.24
(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>4.4.2024</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)	

18 Pine
3 Hardwood

