



**APPLICATION FOR CONDITIONAL USE PERMIT**

**APPLICATION DATE:** 05.22.2024

**HAMOR ARCHITECTURE ASSOCIATES**

Brian Hamor, Principal  
458 Mountain Rd.  
Stowe, VT. 05672  
C. (802) 497-4224  
brian@hamor.com

**CLIENT:**

Nancy Bennum  
Richard Bennum  
(802) 229-8262

**PROJECT NAME/LOCATION**

New Old Camp  
342 Lake Shore Rd.  
Greensboro, VT. 05841

**PROJECT SUMMARY:**

Nancy and Richard Bennum are the owners of 342 Lakeshore Rd. (Parcel ID 005-0342) a 10.01-acre lot with (2) existing year-round camps. The Bennum's are proposing to raise and replace the pre-existing nonconforming structure at the corner of Lakeshore Rd. and Randolph Rd. with a new year-round camp of approximately the same size and in approximately the same location. The New Old Camp will connect to a new state permitted well and inground wastewater system.

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE  
TOWN OF GREENSBORO  
PO Box 119, Greensboro, VT 05841  
(802) 533-2640 Fax (802) 533-2191  
zoning@greenborovt.gov

FOR ADMINISTRATIVE USE ONLY

Application Number: 2024-022 Tax Map Number 22-20-62  
Zoning District Shoreland Protection District  
Date Application Received 5/29/2024 Fee Paid \$ \_\_\_\_\_  
Reason for Seeking Conditional Use Permit or Variance:  
Raze & rebuild old cottage. 2.7 Shoreland Protection District, 54' Conditional Use  
3.8 Nonconformities

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): Hamor Architecture Associates  
Mailing Address: 458 Mountain Rd, Stowe, 05672  
Telephone(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: 802-497-4224  
E-Mail: brian@hamor.com

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

Name(s): Nancy and Richard Bennum  
Mailing Address: 393 Lower Moulton Ln, Stowe, VT 05672  
Telephone(s) Home: \_\_\_\_\_ Work: \_\_\_\_\_ Cell: 802-229-8262  
E-Mail: rrbvrad@myfairpoint.net

**Physical Location of Property (911 address):** 342 Lake Shore Rd

**Type of Permit:**

Conditional Use  Variance

**Other Permits Which May Be Necessary:**

State Septic Permits - required prior to approval yes \* permit applied for, in process 5-30-2024  
State Potable Water Supply Permits - required prior to approval yes  
All utilities and DigSafe approval \_\_\_\_\_  
Curb Cut - requires a separate application - necessary if a new driveway must be installed.  
[ ] Applied (date) \_\_\_\_\_ [X] Not required

**Property Description:**

Acreage in lot 10.01

(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 1530'

Project Setbacks: Front 38' (to center of road)  
Right side 28'  
Lakeshore \_\_\_\_\_

Left Side 1050'  
Rear 260'  
Other \_\_\_\_\_

**Dimensions of Proposed and Existing Buildings:**

Existing:  
Length 56' No. of Stories 3  
Width 40'  
Height 20'

Proposed:  
Length 58' No. of Stories 3  
Width 40'  
Height 30'-0"

**Lakeshore District Properties, please indicate the total habitable floor area of the dwelling:** 2500 SF  
*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.") Camp

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.) Full year camp

**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/wastewater system.
5. Names of adjoining landowners.

**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) [Signature] Date 05/23/2024

Signature of Landowner(s) [Signature] Date 05/27/2024

**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.**

<b>FOR ADMINISTRATIVE USE ONLY</b>	
<input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> Referred to the Development Review Board	
Date <u>5.30.2024</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)	