

BUILDING PERMIT

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: 2025-904 Tax Map Number _____
Zoning District Rural Lands
Date Application Received 02 / 18 / 2025 Fee Paid \$ _____

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): ISAAC JACOBS DBA 177 HIGHLANDER STREET LLC
Mailing Address: P.O. Box 13, CRAFTSBURY, VT 05826
Telephone(s) Home: _____ Work: _____ Cell: (802) 730-3148
E-Mail: I4ISAAC@YAHOO.COM

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

Name(s): _____
Mailing Address: _____
Telephone(s) Home: _____ Work: _____ Cell: _____
E-Mail: _____

Physical Location of Property (911 address):

177 HIGHLANDER STREET

Necessary Permits:

- ☐ State Septic Permits - required prior to approval _____
☐ State Potable Water Supply Permits - required prior to approval _____
☐ All utilities and DigSafe approval - required prior to approval _____
☐ Site visit approval **Application cannot be approved until after site visit by the zoning administrator.**
Schedule site visit when completed application is submitted. ☐ Visit Waived _____
☐ Curb Cut - requires a separate application - necessary if a new driveway must be installed.
[] Applied (date) _____ [] Not required

Property Description:

Acreage in lot 2.4

(Please Note: If your property is enrolled in the Current Use Program, your building 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 300

Setbacks of proposed structure: Front _____ (to center of road) Rear _____
ALL EXISTING Right side _____ Left side _____
Lakeshore _____ Other _____

Dimensions of Proposed and Existing Buildings:

Proposed:

Length _____ No. of Stories _____

Width _____

Height _____

TWO EXISTING BUILDINGS

Existing:

Length 35 / 60Width 42 / 30Height 28 / 17No. of Stories 2/1

Existing use and occupancy. (If there are no buildings currently on the property, please write "bare land.") SMALL FAMILY RESIDENCE AND GARAGE/SHOP

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.) CONVERSION TO APTS. 3 - ONE BEDROOM UNITS IN EXISTING "RANCH" STYLE HOME. 2-TWO BEDROOM AND 2-ONE BEDROOM IN EXISTING GARAGE FOR A TOTAL OF 7 NEW APARTMENTS

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 well and septic system.

ATTACHED

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.)

ATTACHED

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 02/05/25

Signature of Landowner(s) _____

Date 02/05/25

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.

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{ } Approved { } Denied { } Referred to the Development Review Board

Date: _____ Signature: _____

Remarks and/or Conditions: _____

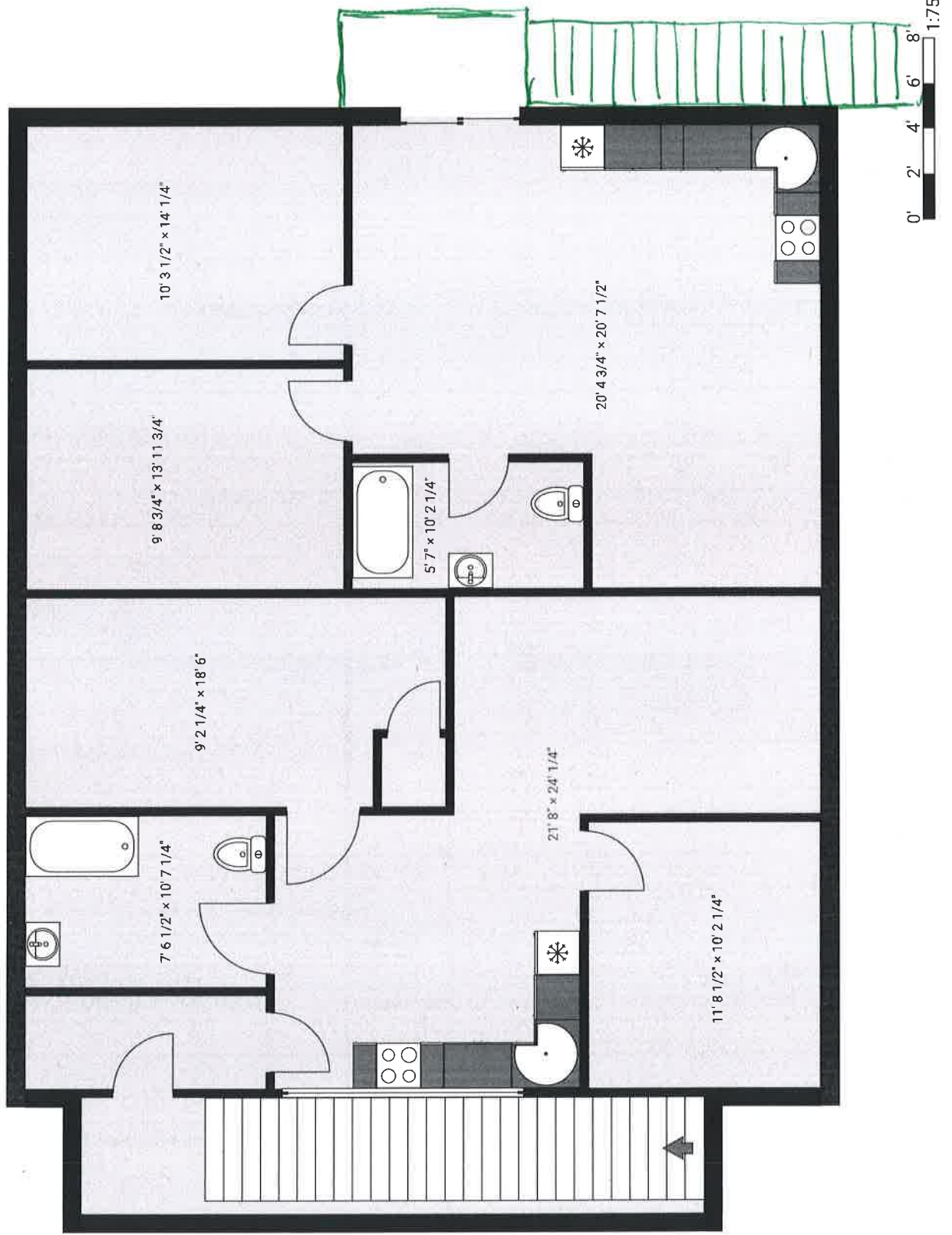
Date of Approval or Denial by Development Review Board: _____

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) _____

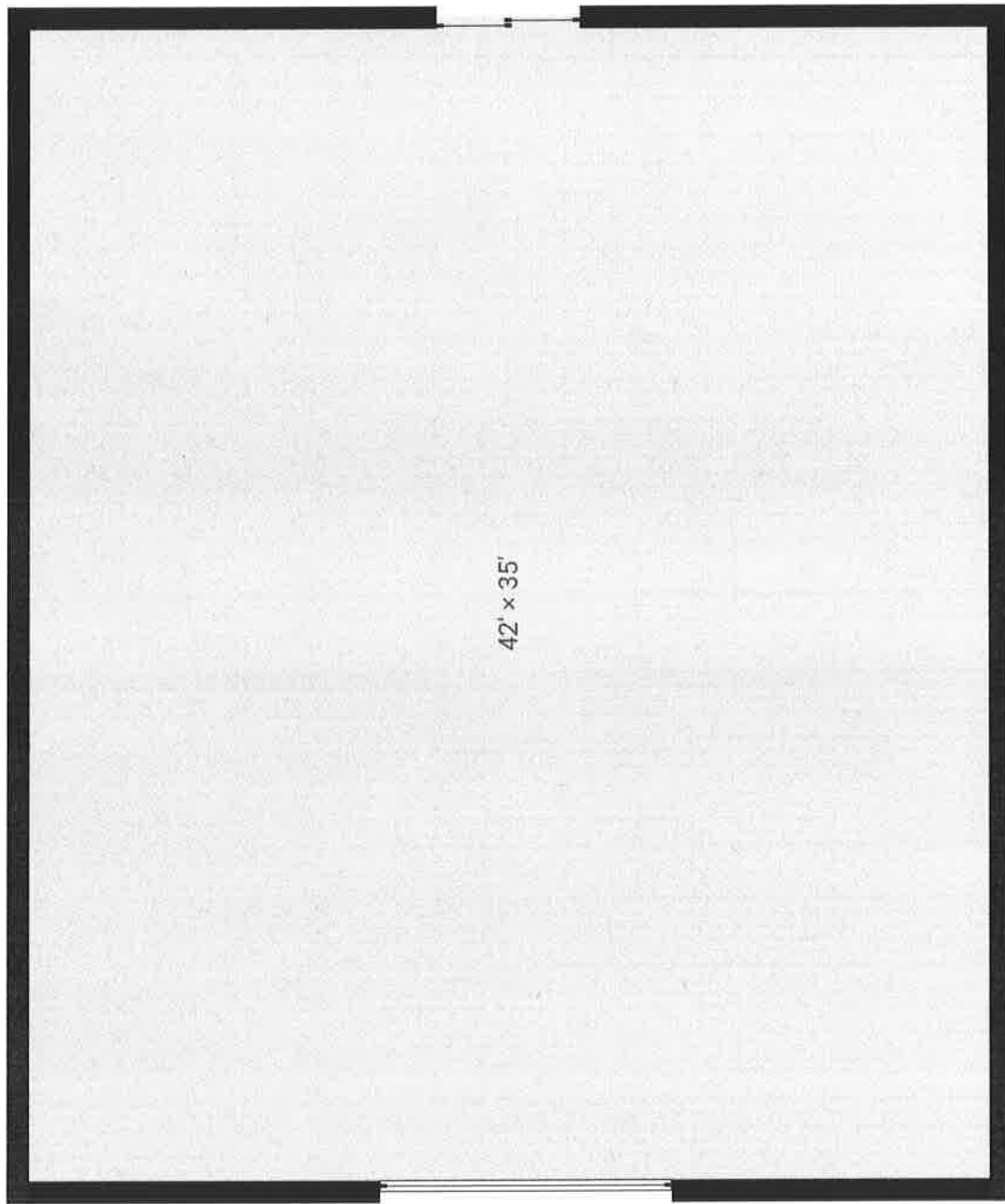
▼ Garage 2nd floor proposed

ROOMS: 11



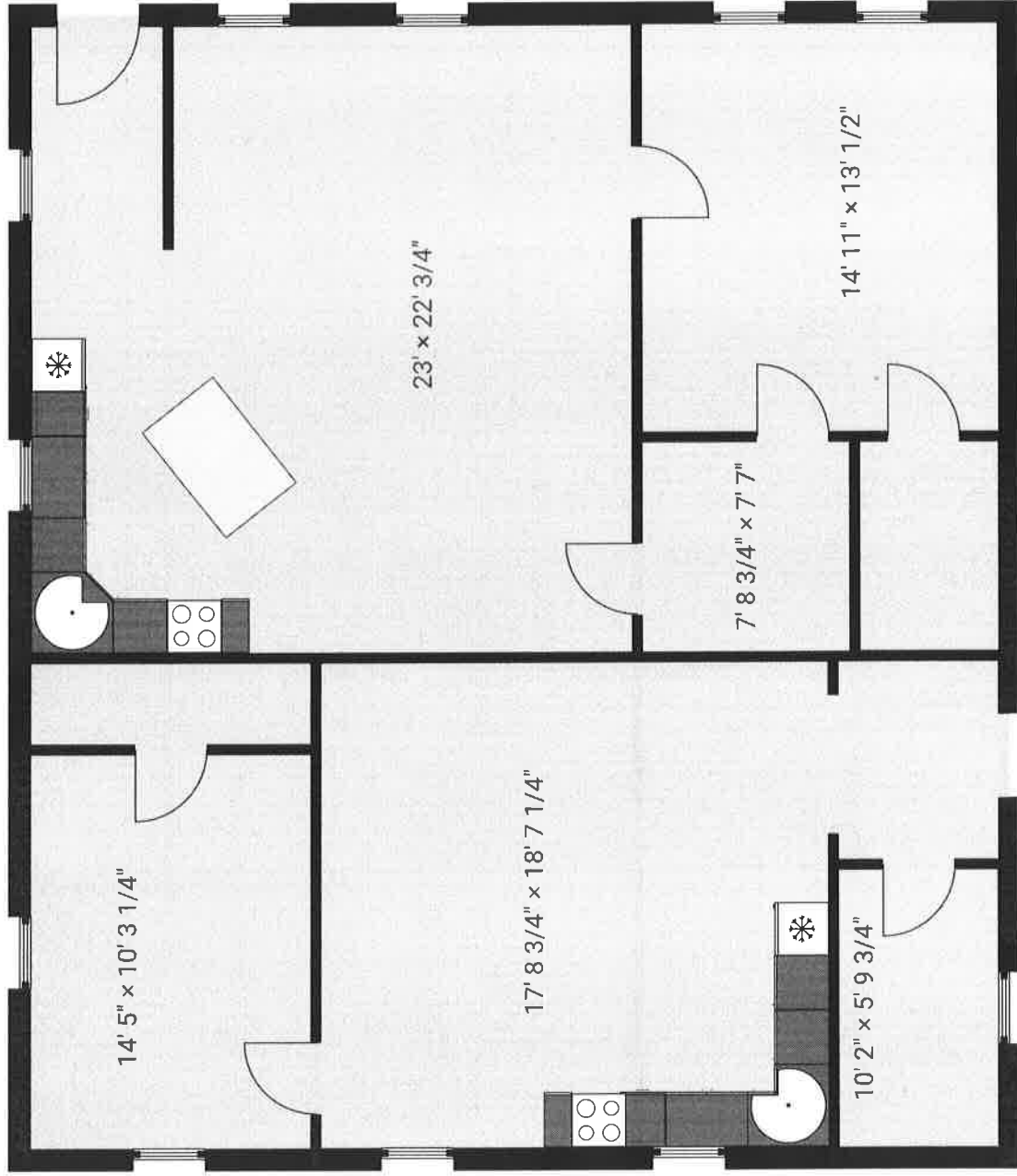
▼ Garage 2nd floor existing

ROOMS: 1



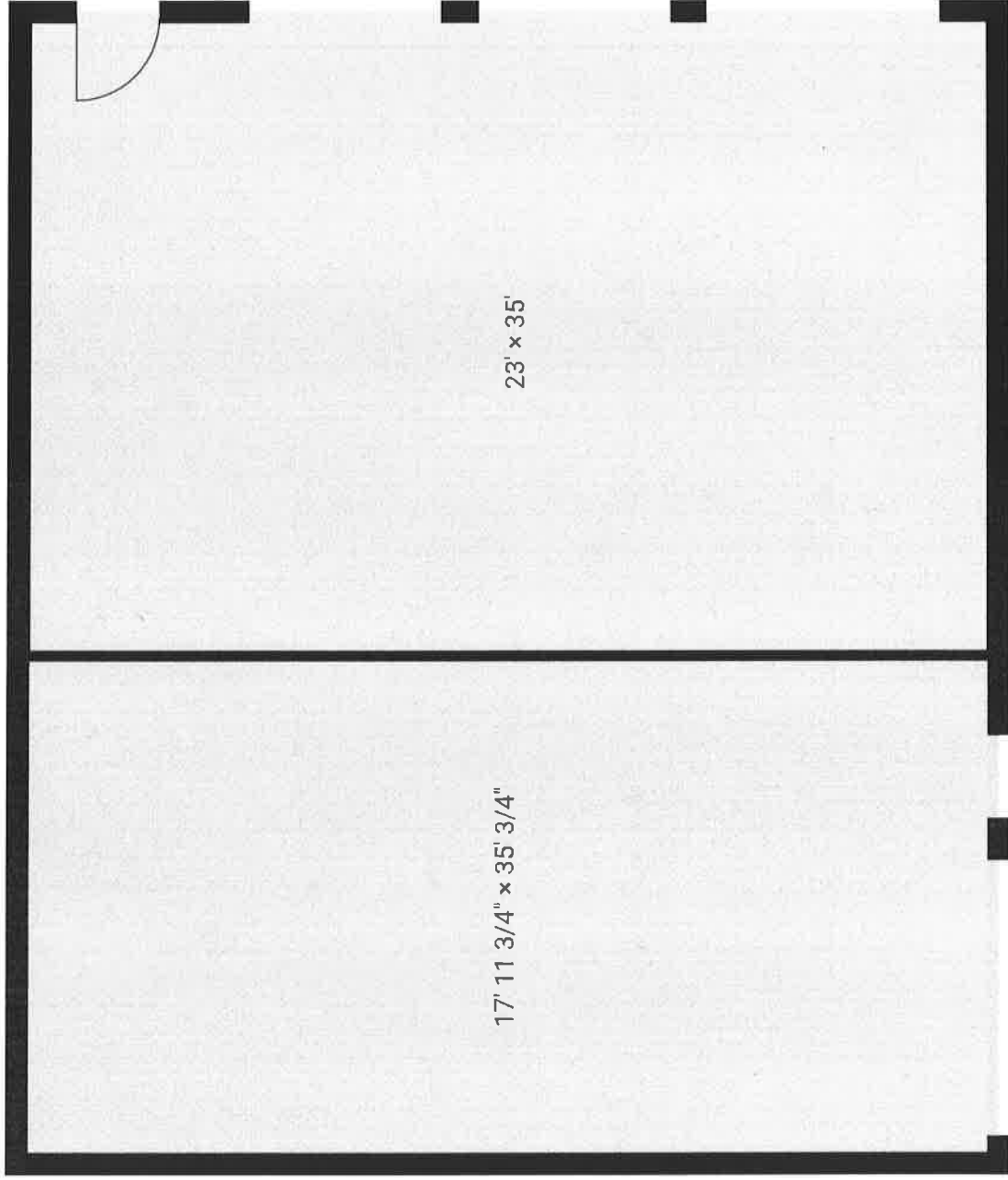
▼ Garage 1st floor proposed

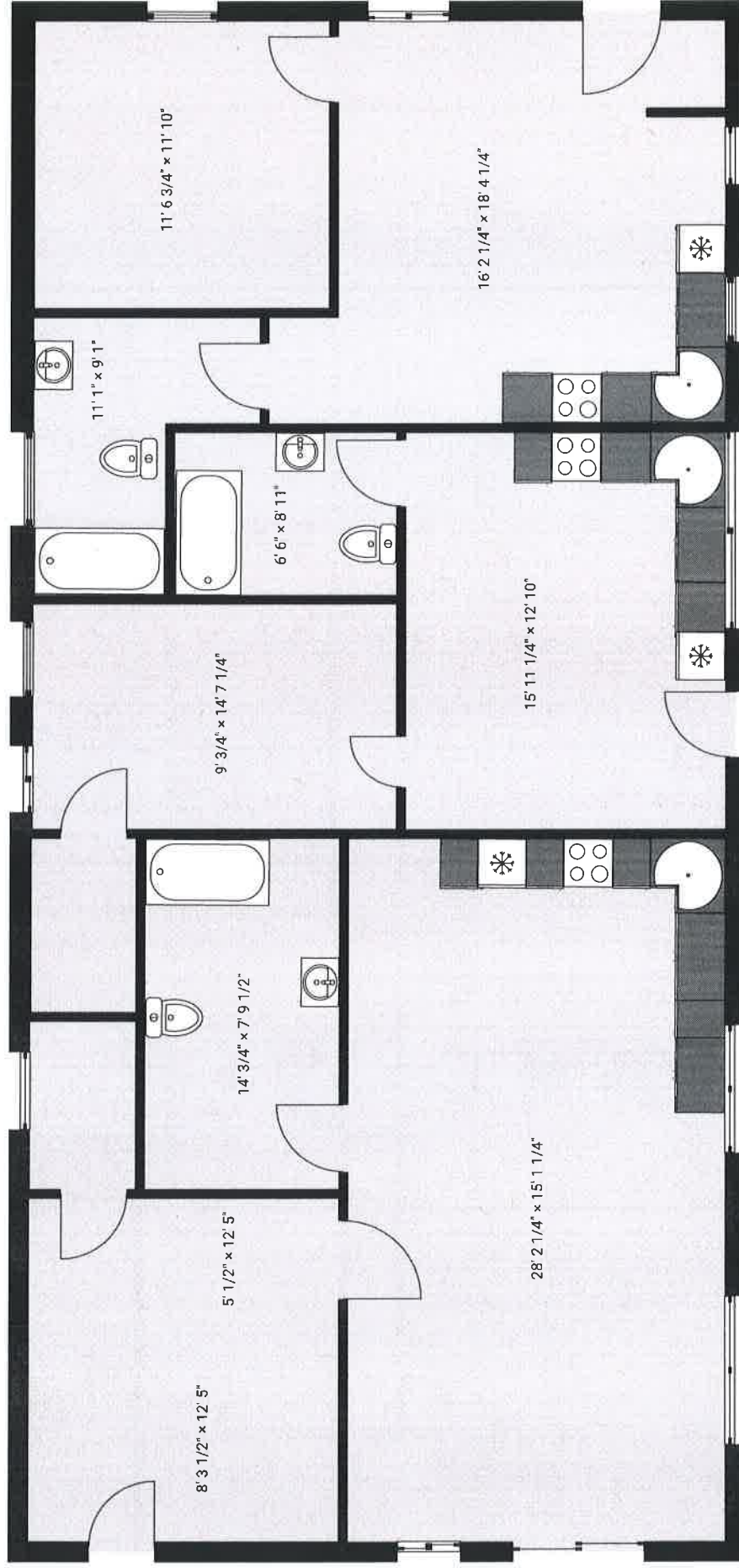
ROOMS: 9

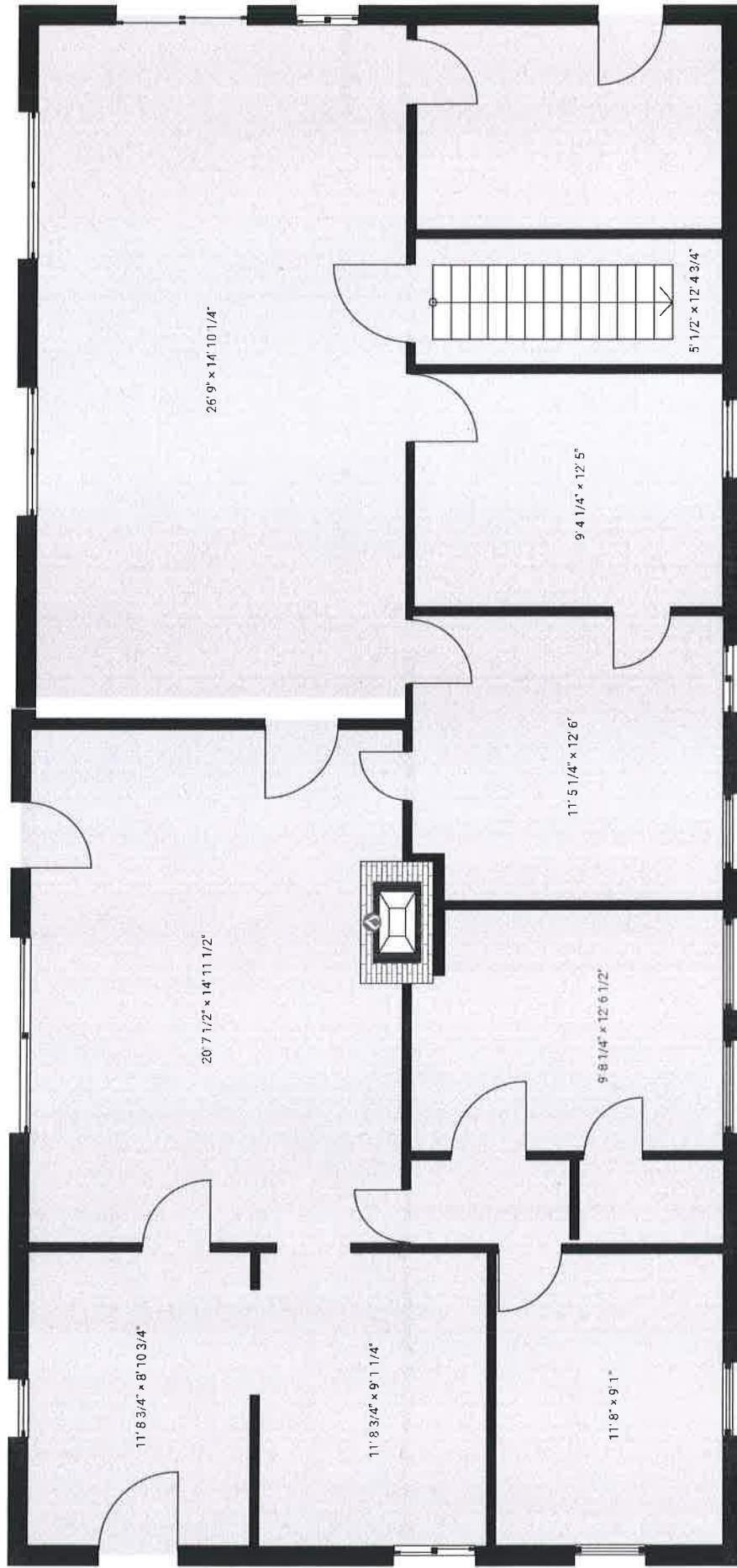


▼ Garage 1st floor existing

ROOMS: 2

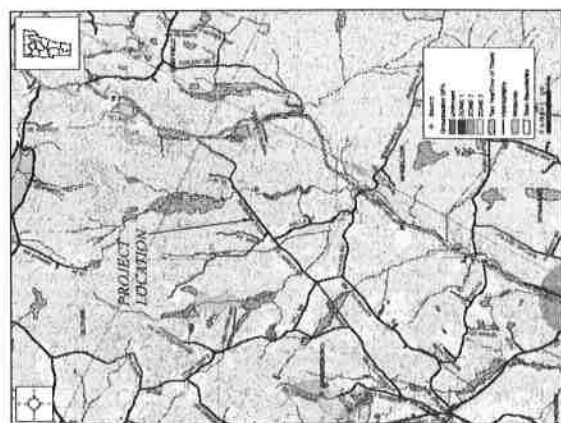
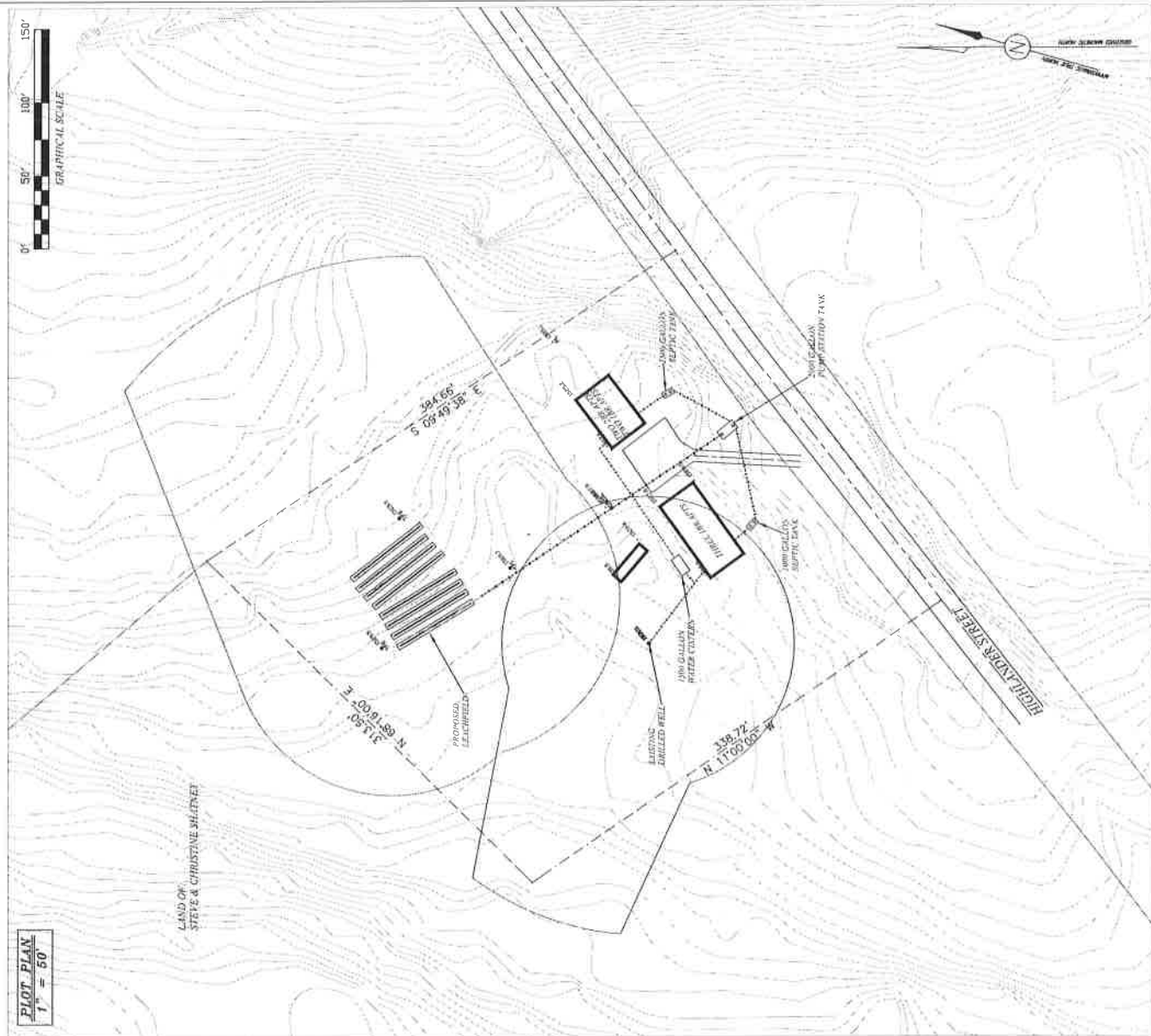






[illegible]

SHEET 1 OF 2
SCALE: 1"=50'
DCL BY PUL
DRAWN BY PUL
VT DESIGNER:
DATE: 1/24/25
PROJECT NO. 241208

[illegible]

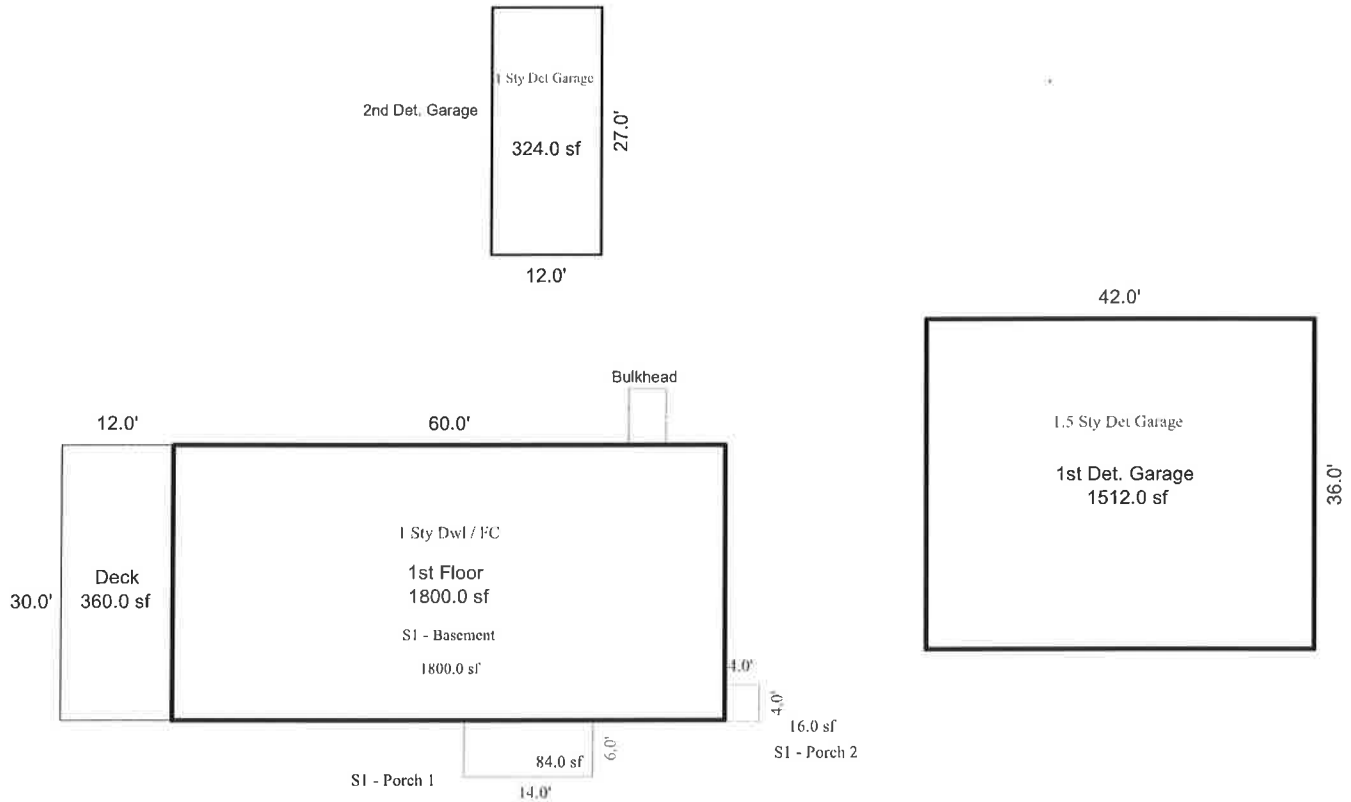
LOCALS MAP

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO

File No.: Parcel No.: 016-0177
 Property Address: 177 HIGHLERDER RD
 City: GREENSBORO BEND County: State: VT ZipCode:
 Owner: TOLMAN HAROLD & LORRAINE
 Client: Client Address:
 Appraiser Name: RQV Inspection Date: 2010 REAPPRAISAL

SKETCH



Sketch by ApexSketch

AREA CALCULATIONS SUMMARY

Code	Description	Factor	Net Size	Perimeter	Net Totals
1BS	S1 - Basement	1.0	1800.0	180.0	1800.0
1DG	1st Det. Garage	1.0	1512.0	156.0	1512.0
1FL1	1st Floor	1.0	1800.0	180.0	1800.0
2DG	2nd Det. Garage	1.0	324.0	78.0	324.0
P/P11	S1 - Porch 1	1.0	84.0	40.0	84.0
P/P12	S1 - Porch 2	1.0	16.0	16.0	16.0
P/P13	Deck	1.0	360.0	84.0	360.0

COMMENT TABLE 1

COMMENT TABLE 2

COMMENT TABLE 3

Net BUILDING cnt 1 (rounded) 1,800

Itemized Property Costs						
From Table: MAIN Section 1		Town of Greensboro			Record # 211	
Property ID: 016-0177		Span #: 264-083-10877		Last Inspected: 04/01/2014		Cost Update: 12/12/2024
Owner(s): 177 HIGHLANDER STREET LLC			Sale Price: 0		Book: 64	Validity: No Data
			Sale Date: 05/23/2022		Page: 297	
Address: PO BOX 13			Bldg Type: Single		Quality: 2.50 FAIR/AVG	
City/St/Zip: CRAFTSBURY VT 05826			Style: 1 Story		Frame: Studded	
Location: 177 HIGHLANDER STR			Area: 1800		Yr Built: 1968	Eff Age: 57
Description: 12.45 AC & DWL			# Rms: 7		# Bedrm: 4	# Ktchns: 1
Tax Map #: 09-00-27			# 1/2 Bath: 0		# Baths: 1	
Item	Description	Percent	Quantity	Unit Cost	Total	
BASE COST						
Exterior Wall #1:	Plywood / Ht=8	100.00		67.54		
ADJUSTMENTS						
Roof #1:	Metal-Chn	100.00				
Subfloor	Wood					
Floor cover #1:	Allowance	100.00		2.44		
Heat/cooling #1:	ForcAir	100.00				
Energy Adjustment	Average					
ADJUSTED BASE COST			1,800.00	69.98	125,954	
ADDITIONAL FEATURES						
Fixtures (beyond allowance of 6)				1,087.50		
Roughins (beyond allowance of 1)				460.00		
Fireplaces	1 Story / Single		1.00	3,012.50	3,013	
Porch #1:	WoodDck/NoWall/Roof/N		84.00	31.92	2,681	
Porch #2:	WoodDck/NoWall/NoRoo		16.00	28.19	451	
Porch #3:	WoodDck/NoWall/NoRoo		360.00	10.25	3,690	
Basement	Conc 8"		1,800.00	15.97	28,746	
Basement Outside Entrance				1,394.00	1,394	
Subtotal					165,928	
Local multiplier		0.85				
Current multiplier		1.00				
Percent complete		90.00				
REPLACEMENT COST NEW					126,935	
Condition	Fair/Avg	Percent				
Physical depreciation		40.00	-50,774			
Functional depreciation		5.00	-6,347			
Economic depreciation		5.00	-6,347			
REPLACEMENT COST NEW LESS DEPRECIATION					63,500	
LAND PRICES	Size	Nbhd Mult	Grade	Depth/Rate		
SI Bldg Lot	2.00	0.90	1.00		40,500	
SI Other	0.35	0.90	0.90		900	
Total	2.35					41,400
SITE IMPROVEMENTS	Hsite/Hstd	Quantity	Quality			
Water	y / y	Typical	Average	7,000		
Sewer	y / y	Typical	Average	10,000		
Landscape	y / y	Typical	Average	5,000		
Total				22,000		
OUTBUILDINGS	Hsite/Hstd	% Good	Size	Rate.	Extras	
DGS 1.5S	y / y	35	1512	10.30	15,600	
Equip shed	y / y	10	324	1.51	500	
Total				16,100		
TOTAL PROPERTY VALUE						143,000
NOTES						HOUSESITE VALUE : . 142,100

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Description: 12.45 AC & DWL		# Rms: 7	# Bedrm: 4	# Ktchns: 1	
Tax Map #: 09-00-27		# 1/2 Bath: 0	# Baths: 1		
Item	Description	Percent	Quantity	Unit Cost	Total
			HOMESTEAD	VALUE : .	143,000
<p>2023 DECREE OF DISTRIBUTION 30 ACRES TO JEFFERSON TOLMAN AND 33.7 TO PENNY ANNETTE AND LAURIE ON PARCEL 014-0395. REMAINING 12.45 ACRES STAY ON THIS PARCEL</p> <p>2010: 76.95 AC & DWL: , TRIM MISSING IN MANY AREAS, HEAVIER WEAR AND TEAR THAN AGE WOULD INDICATE, NO FINISHED FLOORS, PANEL BOARD WALLS. EXTERIOR BOILER OIL - FHA HEAT, NO EXTERIOR SIDING ON APPROXIMATELY 30%, SOME EXTERIOR TRIM UNFINISHED. 5% FUNC FOR SIZE OF BSMT. CALL DWL 90% COMPLETE. GARAGE HAS GRAVEL FLOOR, NO SIDING. PARCEL ALSO FRONTS ON HUNT AVE AND TAMARACK RANCH RD (CLASS 4 ROADS). PARCEL HAS BEEN APPROVED FOR SUBDIVISION INTO 6 LOTS (SEE SURVEY 2012-005).</p>					