

**APPLICATION FOR SUBDIVISION OR BOUNDARY LINE ADJUSTMENT 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: <u>2025-009</u>	Tax Map Number <u>04-00-641</u> <u>07-00-20</u>
Zoning District <u>Rural lands</u>	Fee Paid \$ <u>\$ 240.00</u>
Date Application Received <u>04/07/2025</u>	
Reason: _____	

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): APPLICANT/LANDOWNER 1

Name(s): ELEKTRA BUHALIS
 Mailing Address: 89 HANSON DRIVE, GREENSBORO, VT. 05841
 Telephone(s) Home: _____ Work: _____ Cell: 914-388-5246
 E-Mail: ebuhalis.eb@gmail.com

Landowner(s) (if different from applicant(s)): APPLICANT/LANDOWNER 2

Name(s): 2012 HOME TRUST (JOHN O. DOWNING, AUTHORIZED AGENT)
 Mailing Address: 895 GEBBIE ROAD, GREENSBORO, VT. 05841
 Telephone(s) Home: _____ Work: _____ Cell: 802-239-4947
 E-Mail: jodowning13@gmail.com

Physical Location of Property (911 address):

89 HANSON DRIVE

Necessary Permits:

- State Septic Permits - required prior to approval state BLA exemption pending APPROVED
- State Potable Water Supply Permits - required prior to approval state BLA exemption pending APPROVED
- 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

Property Description:

Acreage in current lot 16.81 ac. survey on file

(Please Note: If your property is enrolled in the Current Use Program, your subdivision application may impact your Current Use status. Please verify your status with Vermont Property Valuation and Review, Current Use Program at 802-828-6633).

Acreage in proposed lot(s) NO NEW LOTS CREATED; AREA TO BE TRANSFERRED BY BLA IS APPROXIMATELY 4.8 AC PER EXISTING SURVEY DATA TO INCREASE CONTIGUOUS 10.05 AC. HOME TRUST LOT TO 14.85 AC; BUHALIS IS TO RETAIN 12.01 AC. DEVELOPED LOT; CURRENT ADJUSTMENT SURVEY IS PENDING

All proposed lots must meet the dimension requirements of the Zoning District in which they are located. Boundary Line Adjustments will not make complying lots nonconforming and will not increase the nonconformance of any existing lot. (initial of applicant(s)) EKB

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Acres in current lot 16.81 ac. survey on file
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EKB
ELEKTRA
BUHALIS

JD
JOHN O. DOWNING

Application requirements:

1. All relevant State permits must be obtained.
2. A survey map prepared by a licensed surveyor which includes existing and proposed property lines, lot lines, boundary dimensions, location of roads, driveways, ROWs, easements, culverts, waterways, wetlands, floodplains, existing structures, wells, septic systems.
3. Recording fee and other local fees.
4. The Town Clerk of Greensboro shall not record any deed which evidences a subdivision of land unless the ZA certifies that such subdivision is in compliance with town zoning and subdivision regulations and after the appeal period and all appeals are considered. The ZA may refer any subdivision to the Development Review Board, if deemed necessary.

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 4/2/2025
APPLICANT/LANDOWNER 1 ELECTRA BUHALIS

Signature of Landowner(s) SEE ATTACHED SIGNATURE COPY Date _____
APPLICANT/LANDOWNER 2 JOHN O. DOWNING FOR 2012 HOME TRUST

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	
{ } Approved { } Denied _____	
Date: _____	Signature: _____
Remarks and/or Conditions: _____	

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Signature of Applicant(s) _____

Date

4/2/2025

Signature of Landowner(s) _____

Date

3/3/25

APPLICANT/LANDOWNER 1: _____ APPLICANT/LANDOWNER 2: JOHN G. DOWNING FOR 2012 HORSE TRUST

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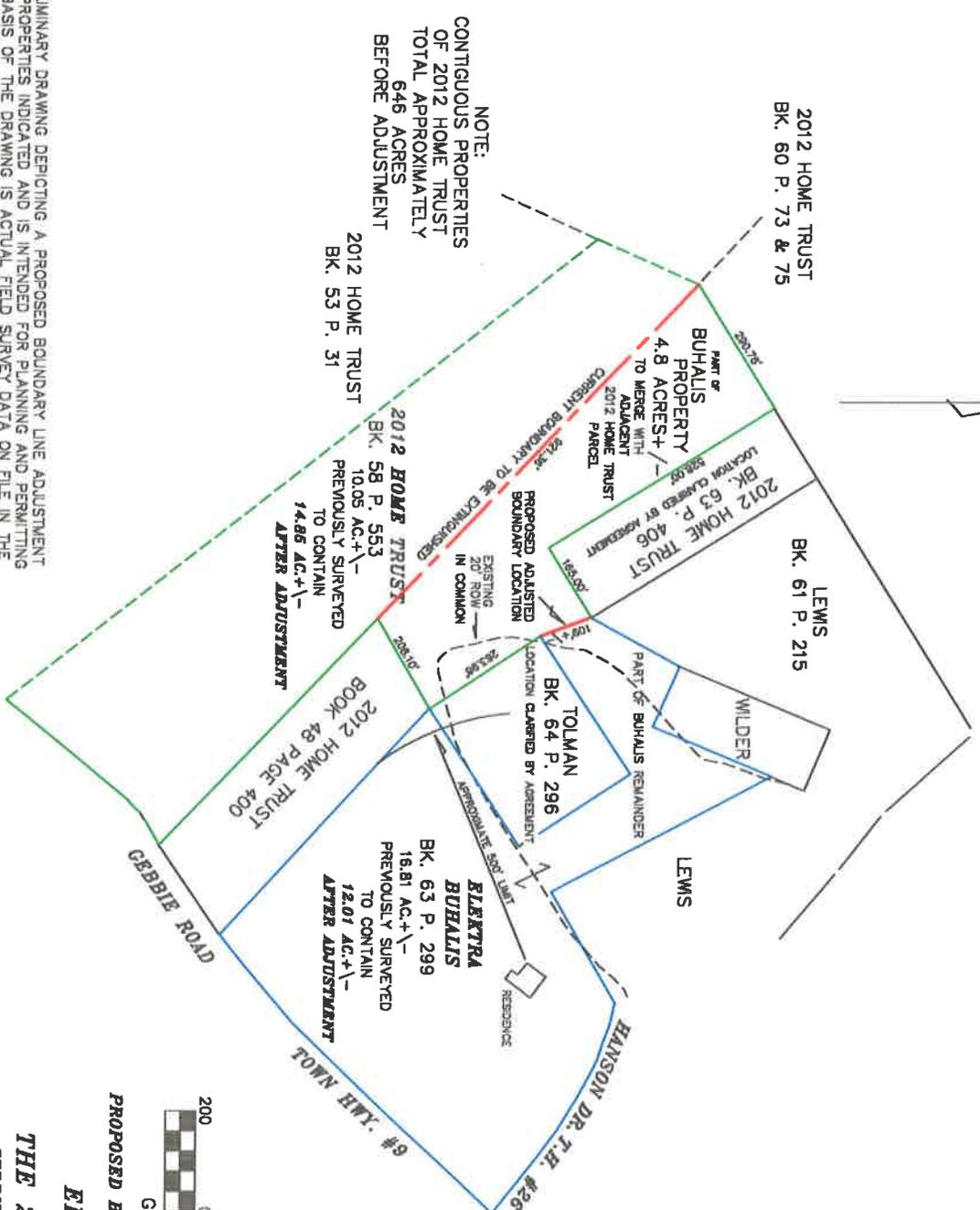
FOR ADMINISTRATIVE USE ONLY

Approved Denied

Date: _____

Signature: _____

Remarks and/or Conditions: _____



NOTES

THIS IS A PRELIMINARY DRAWING DEPICTING A PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN THE PROPERTIES INDICATED AND IS INTENDED FOR PLANNING AND PERMITTING REVIEW. THE BASIS OF THE DRAWING IS ACTUAL FIELD SURVEY DATA ON FILE IN THE LAND RECORDS OF THE TOWN OF GREENSBORO AND IS CONSIDERED SUFFICIENTLY ACCURATE FOR THOSE PURPOSES AT THIS TIME, BUT A FORMAL RETRACEMENT SURVEY OF THE ADJUSTMENT AREA FOR THE RECORD IS PENDING.

THIS PROPERTY IS LOCATED WITHIN THE RURAL LANDS DISTRICT.

NO NEW LOTS OR NONCONFORMING EXISTING LOTS ARE BEING CREATED BY THIS PROPOSED ADJUSTMENT.

THE PROPOSED BOUNDARY ADJUSTMENT AREA IS UNDEVELOPED WOODLAND.



GRAPHIC SCALE IN FEET

PROPOSED BOUNDARY LINE ADJUSTMENT PLAN
BETWEEN LANDS OF
ELEKTRA BUHALIS
AND
THE 2012 HOME TRUST
GEBBIE ROAD AND HANSON DRIVE
GREENSBORO, VERMONT
MARCH 29, 2025

Stephan Foster
 VT L.S. 619

MURRUX SURVEYS
 INCORPORATED
 CRAFTSBURY COMMON, VT. --- (802) 588-7821