

Conditional Use Application for 137 High Pines, Greensboro VT

Supporting Details

Conditional Use Proposal: Demo existing carriage barn (storage use) and replace with a 899 s.f. (total habitable floor area) ADU matching the existing footprint, roof pitch and height.

Article 4.2 Accessory Dwelling Unit

(C)5.In the Shoreland Protection district the unit shall not exceed 900 square feet of Total habitable floor area, which excludes porches and decks, or 30% of the total habitable floor area of the principal dwelling, whichever is greater.

Proposal:

The proposal is to re-construct the non-conforming accessory structure within the same footprint and building shell geometry. No increase in area, height or size is proposed.

- No change to existing impervious areas. No new impervious surfaces proposed.
- Proposed mitigation includes rear eave drip line infiltration trench and front eave gutters to rain barrel for watering.
- A future garage and relocating the driveway further from the lake (reduction in impervious area) is indicated but is not part of this application.
- The ADU will remain clearly subordinate to the existing dwelling (camp) and remain "as is" in shape, form and materials
- The ADU has an existing State Wastewater permit. Infrastructure is installed and approved.
- The ADU is an existing legal non-conforming structure. Existing encroachments into setbacks will remain
- The application will preserve the essential character of the neighborhood and district by maintaining the existing structure and historic relationship of buildings on the property.
- The application will not impair the appropriate use of development of adjacent properties. The ADU allows the property owner to use the property for 4-seasons without substantial alteration of the primary and historic seasonal "primary structure".
- The proposal will not reduce access to renewable energy
- The proposal will not be detrimental to the public welfare.
- The proposal allows only the re-use of the existing structure's square footage. It is the minimum relief to occupy and utilize a building legally owned and assessed at the size that it is.