

10/24/17

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

SPAN #  
264-083-10796

FOR ADMINISTRATIVE USE ONLY

Application Number: 2019- Tax Map Number 06-00-03  
 Zoning District Lakeshore - Ellis  
 Date Application Received 5/1/17 Fee Paid \$ 260  
 Reason for Seeking Conditional Use Permit or Variance:  
Conditional Use - Enlargement, reconstruct nonconforming structure edge lake

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): NANCY A. SHEPARD & CHARLES A. COCKRELL, JR.  
 Mailing Address: 3411 NW 32 DRIVE, GAINESVILLE, FL 32605  
 Telephone(s) Home: 352-222-1885 Work: 352-222-3132 Cell: 352-222-1886  
 E-Mail: NANCY.SHEPARD@COX.NET

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

**Physical Location of Property (911 address):**  
90 PURKEY DRIVE, GREENSBORO

**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 0.5 ACRES

(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 20± ROUTE 14

Setbacks:	Front <u>120±</u> (to center of road)	Left Side _____
	Right side _____	Rear <u>112±</u>
	Lakeshore <u>140±</u>	Shoreline Frontage <u>89±</u>
	Lot Width <u>110±</u>	Lot Depth <u>248±</u>
	Other _____	

**Dimensions of Proposed and Existing Buildings:**

Existing:  
 Length 8' No. of Stories 1  
 Width 4'  
 Height 9'

Proposed: SEE SKETCH  
 Length 8' No. of Stories 1  
 Width 16'  
 Height 12'

**Lakeshore District Properties, please indicate the total habitable floor area of the dwelling:** \_\_\_\_\_  
*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.") OUTHOUSE

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.) OUTHOUSE

**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.

**Dimensions of Proposed and Existing Buildings:**

Proposed:

Length 8' No. of Stories 1  
 Width 8'  
 Height 12'

Existing:

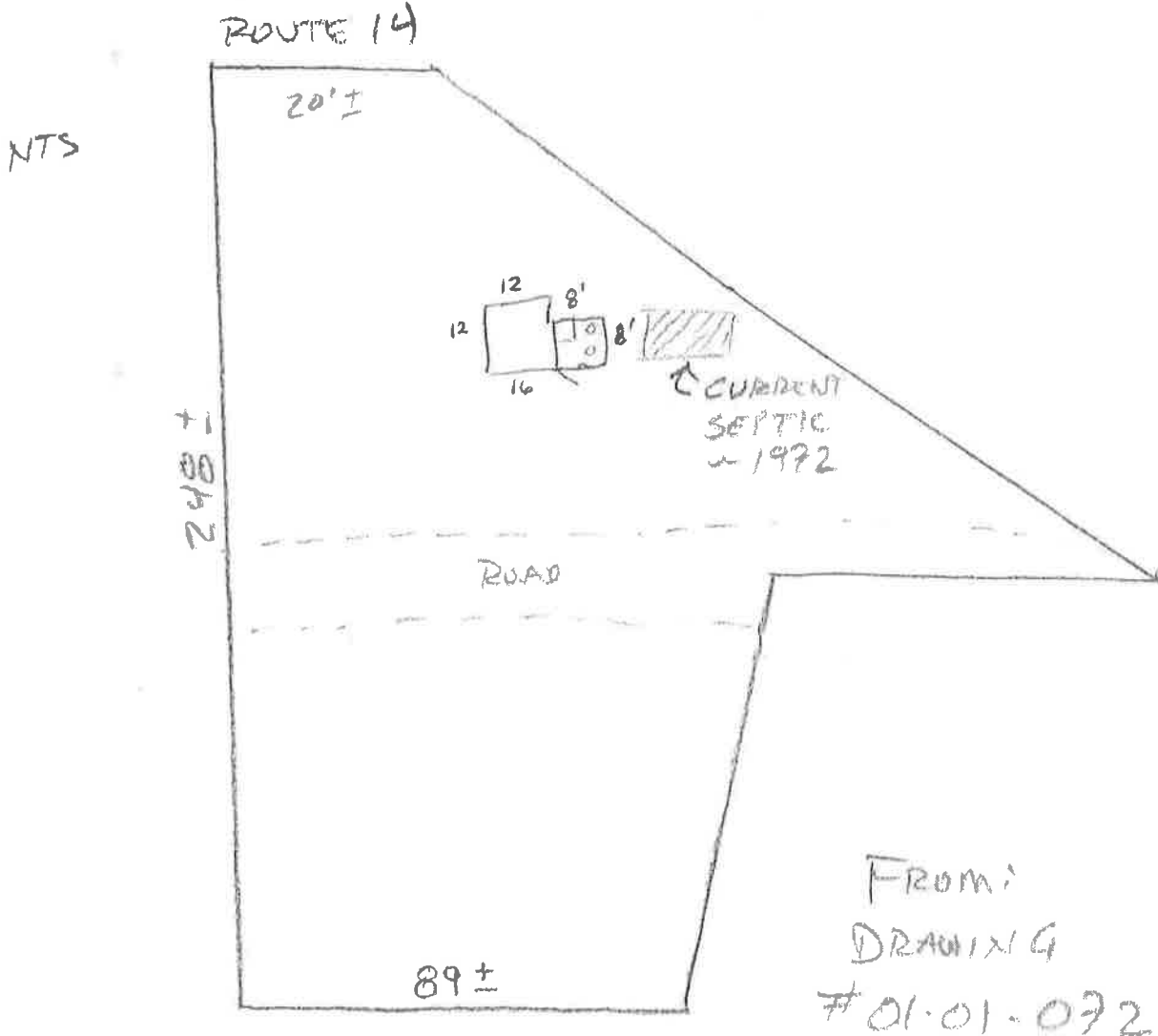
Length 8' No. of Stories 1  
 Width 4'  
 Height 9'

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

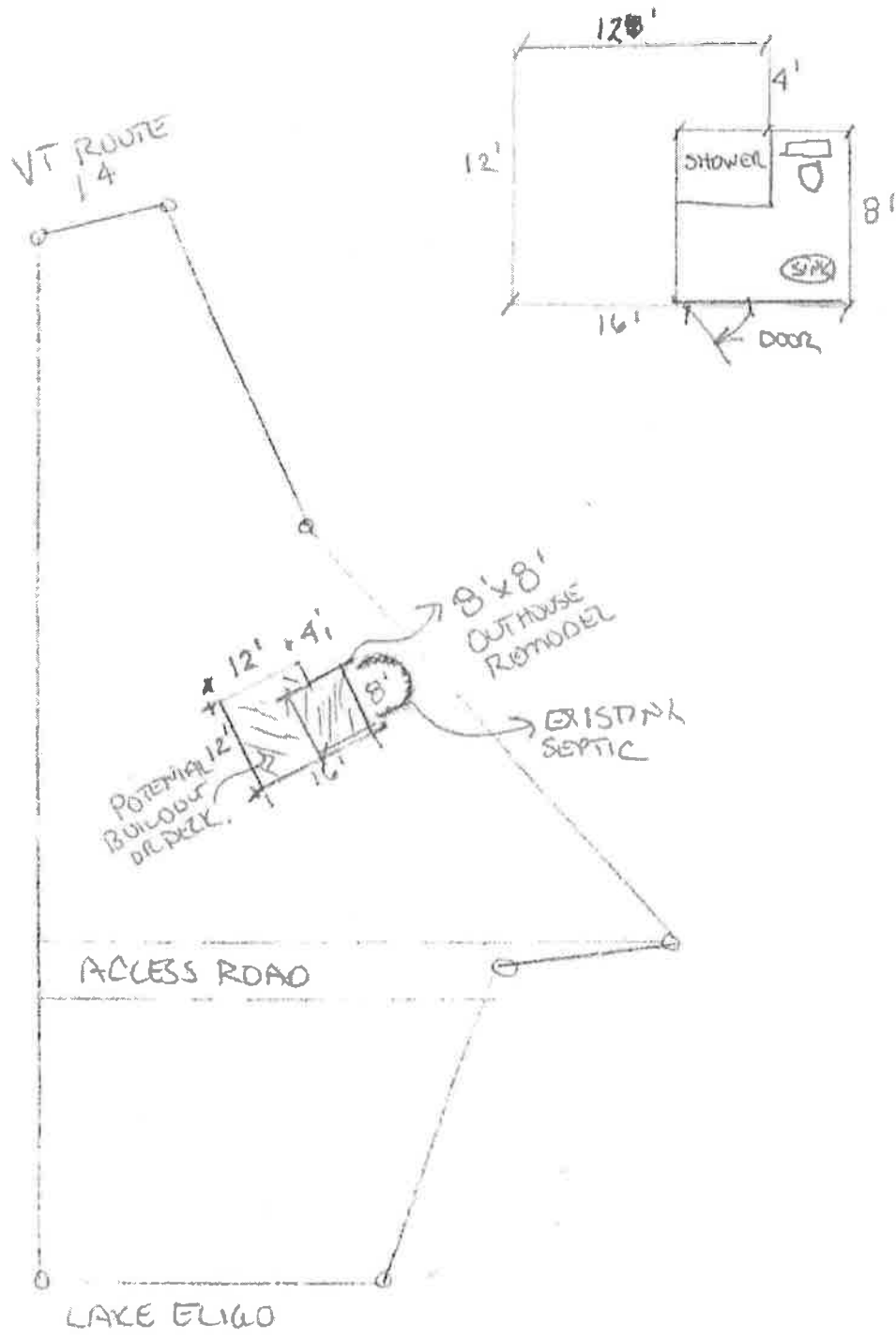
Proposed use and occupancy. (Write whether it will be seasonal or full year. If you decide to change the use of your property later you may need another permit.) OUTHOUSE, SEASONAL

**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.



90 DORKEE DRIVE  
GREENSBORO, VT  
NANCY SHEPARD & AL COCKRILL



**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) Charles J. Corbett Date 5/13/19

Signature of Landowner(s) Nancy A. Stepan Date 5/13/19  
*(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)751-0127.**

<b>FOR ADMINISTRATIVE USE ONLY</b>	
<input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/> Referred to the Development Review Board	
Date <u>5-23-19</u>	Signature <u>Alicia M. Prosperi</u>
Remarks and/or Conditions: <u>to DRB</u>	
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)	

