

Spa-264-083-10671

APPLICATION FOR CONDITIONAL USE PERMIT/VARIANCE
FOR CONSTRUCTION OF A BOATHOUSE IN THE SHORELAND PROTECTION DISTRICT
TOWN OF GREENSBORO
PO Box 119, Greensboro, VT 05841
(802) 533-2911 Fax (802) 533-2191
zoning@greensborovt.org

FOR ADMINISTRATIVE USE ONLY

Application Number: 2020-050 Tax Map Number 22-20-02
Zoning District Shoreland Protection District
Date Application Received 10/19/20 Fee Paid \$ 240
Reason for Seeking Conditional Use Permit or Variance:
2.7 Shoreland Protection District; 5.4 Conditional Uses; 8.8 New Uses
and Encroachments Within the Shoreland Buffer Zone

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): ADAM DAVIS, J. GRAHAM GOLDSMITH ARCHITECTS
Mailing Address: 7 KILBOE STREET, BURLINGTON VT 05401
Telephone(s) Home: _____ Work: 862-4053 Cell: _____
E-Mail: adavis@jggaarchitects.com

Landowner(s) (if different from applicant(s)):
Name(s): ALEX LERNER & CLARA SIEG
Mailing Address: 1863 LAKE SHORE ROAD, GREENSBORO VT 05841
Telephone(s) Home: _____ Work: _____ Cell: 925-209-3555
E-Mail: lerner.alex@gmail.com

Physical Location of Property (911 address):
1863 LAKE SHORE ROAD, GREENSBORO VT 05841

Type of Permit:
 Conditional Use Variance

Property Description:
Acreage in lot 69.4
(Please Note: If your property is enrolled in the Current Use Program, your 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 430'-10"
Setbacks: Front 429'-3" (to center of road) Left Side 102'-1"
Right side 83'-8" Rear NA
Lakeshore 30'-0" Other _____

Dimensions of Proposed and/or Existing Boathouse:

Existing: NA

Length _____ No. of Stories _____

Width _____

Height _____

Proposed:

Length 25'-0" No. of Stories 1

Width 16'-0"

Height 14'-10" AVERAGE

400 SF

Boat Houses:

A.) A new Boat House shall be constructed behind the Natural Berm, if it exists. Where there is no Natural Berm, the following applies:

- i. The Boat House shall be built behind the high water mark. Verified ✓
- ii. Stumps of any trees cut during the construction of the Boat House shall be left in the ground. Verified _____
- iii. Provisions for adequate control of stormwater runoff shall be made. Verified _____

B.) A Boat House shall not have plumbing. Verified ✓

C.) The maximum size of a Boat House's footprint shall be 400 sq. feet. Square Footage ✓

D.) The maximum height of a Boat House shall be 15 feet. Height ✓

E.) There is a limit of one (1) Boat House per tax lot. Verified ✓

F.) No decks, porches, or other similar appendages will be allowed on Boat Houses. Verified ✓

G.) A new or reconstructed Boat House shall require a Conditional Use Permit. Verified _____

H.) A new or reconstructed Boat House shall be used only for storage of boats. Verified _____

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/waster water system.
5. Location of existing or proposed Boat House.

Sketch a floor plan or diagram showing the dimensions of the proposed building Boat House. (This should show the rooms in the inside of the building, including both upstairs and downstairs if there is more than one floor.)

Please attach a landscape design plan for your project. Include types of plantings, landscape materials to be utilized and size and location of access paths. *New lawns shall not extend into the buffer.*

Conditional Use Criteria:

At your DRB hearing, you will be asked to present your proposal. Please be prepared to address the impact of your project based on the following criteria.

"The DRB shall make its findings on general and specific standards. Such general standards shall require that the proposed conditional use shall not result in an undue adverse effect on the following:

1. The capacity of existing or planned community facilities; (e.g. schools, police and fire service, etc.);
2. The character of the area affected, as defined by the purpose or purposes of the zoning district within which the project is located, and specifically stated policies and standards of the Town Plan (e.g. why your project is consistent with other uses in the area or how your project fits in with existing development);
3. Traffic on roads and highways in the vicinity;
4. Bylaws and ordinances then in effect;
5. Utilization of renewable energy resources.

Specific standards shall include:

1. Minimum lot size shall be that which is required for the district in which the use occurs unless other standards are given for conditional use lot size in the district in question;
2. Setbacks for conditional uses will be the same as for permitted uses unless other standards are given for conditional use setbacks in the district in question.
3. Landscaping and/or fencing may be required for commercial and industrial uses to provide screening when in the judgment of the DRB such screening is necessary to protect the character of the area affected.
4. Exterior signs shall conform to the following in all districts:
 - (a) No free standing internally lit signs shall be permitted
 - (b) All signs shall be compatible in size, materials, and workmanship to the area in which they are located.
5. Location on the lot, of structures and service areas shall be compatible with other structures in the area affected.
6. In each district, uses are given specific criteria. In all cases these criteria will be adhered to.
7. Noise, air pollution and effects on the character of the neighborhood shall be considered."

(Page 36 in the Greensboro Zoning By-Laws).

Variance Criteria:

"The DRB may grant a variance and render a decision in favor of the appellant only if all of the following facts are found, and findings are specified in its written decision.

1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions and not to the circumstances or conditions generally created by the provisions of these regulations in the neighborhood or district in which the property is located;
2. Because of these physical circumstances or condition, there is no possibility that the property can be developed in strict conformity with the provisions of these regulations and that the authorization of a variance is necessary to enable the reasonable use of the property;
3. The unnecessary hardship has not been created by the appellant;
4. The variance, if authorized, will not:
 - a) Alter the essential character of the neighborhood or district in which the property is located;
 - b) Substantially or permanently impair the appropriate use or development of adjacent property;
 - c) Reduce access to renewable energy resources;
 - d) Be detrimental to the public welfare.
5. The variance, if authorized, will represent the minimum that will afford relief and will represent the least deviation possible from these regulations and from the plan." (Pages 37 & 38 of the Greensboro Zoning By-Laws).

At your DRB hearing, you will be asked to present your proposal. Please be prepared to explain why your project should be granted a variance.

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 9/24/20

Signature of Landowner(s)  Date 9/29/20

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 Referred to the Development Review Board

Date 10-22-20 Signature 

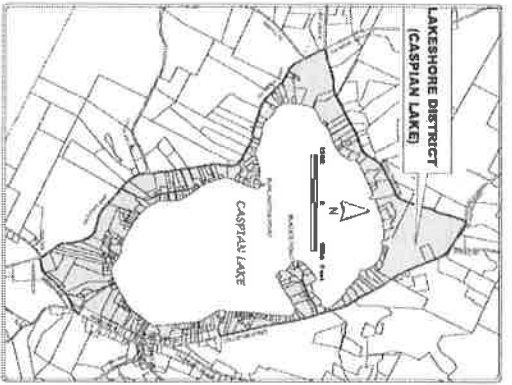
Remarks and/or Conditions: I suggested including a more detailed and comprehensive mitigation plan, more information regarding the foundation, and a soil erosion plan for construction.

Date of Approval or Denial by Development Review Board: _____

Applicant/Landowner Received a Copy of the Applicable Building Energy Standards: _____ (Date)

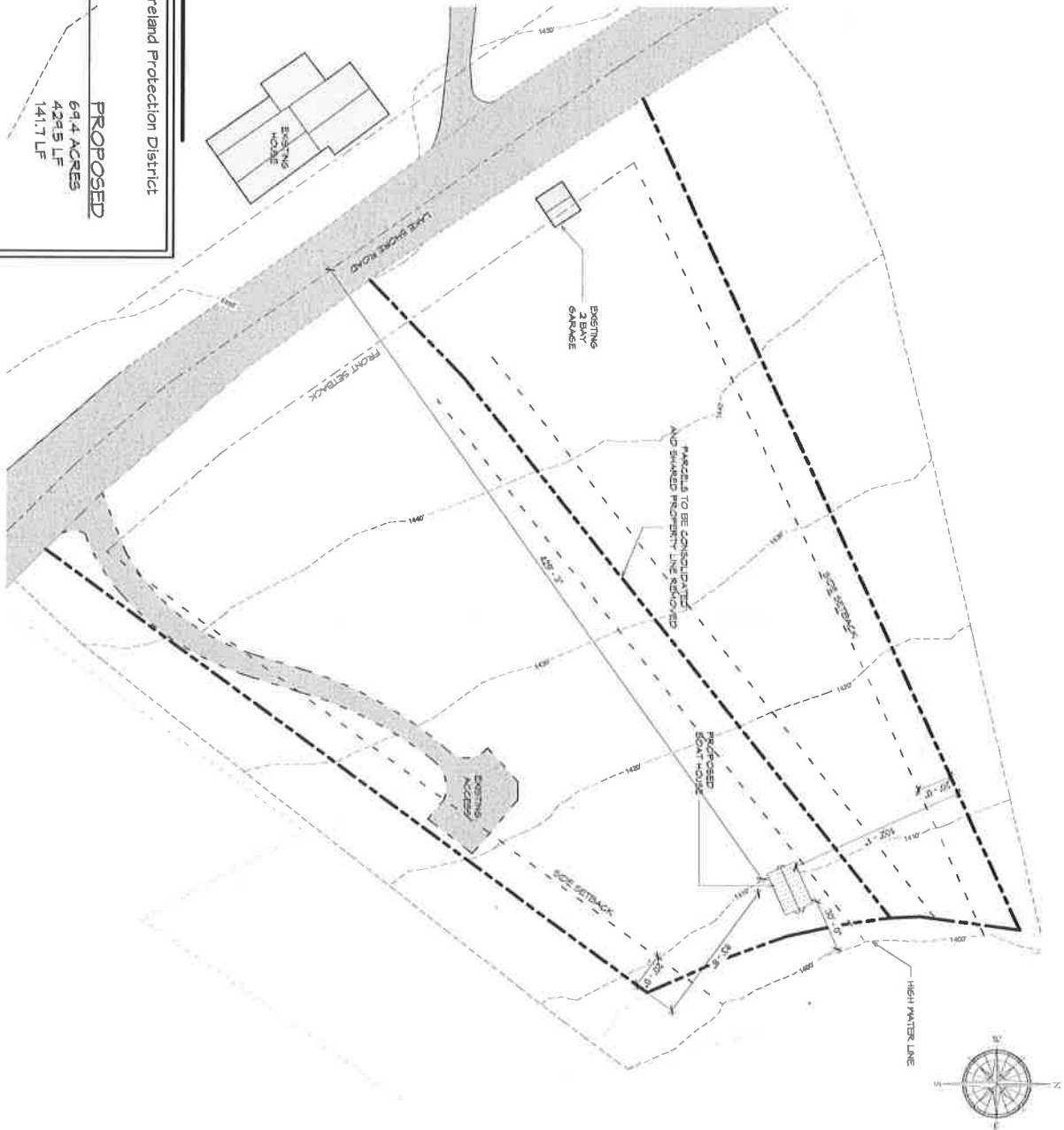
Applicant/Landowner Did NOT Need to Receive a Copy of the Applicable Building Energy Standards (Due to the fact that the structure will not be heated or cooled): _____ (Date)

PROJECT LOCATION



Lot Information

ZONING DIMENSIONAL REQUIREMENTS: Shoreland Protection District 1863 Lake Shore Road, Greenboro VT	
Lot Size	1 ACRES
Road Frontage	64.4 ACRES
Lot Width/ Shoreline Frontage	4,291.5 LF 141.7 LF
Front (Road) setback	50'-0"
Rear Setback	HIGH WATER MARK: 1400'-0"
Side	20'-0" 30' Distance From 83'-8" / 102'-1"
ALLOWABLE	PROPOSED



Proposed Site

JOHANNA GILBERT
ARCHITECTS
100 N. Main Street
Greenboro, VT 05743
802-248-2222
www.johanna-gilbert.com

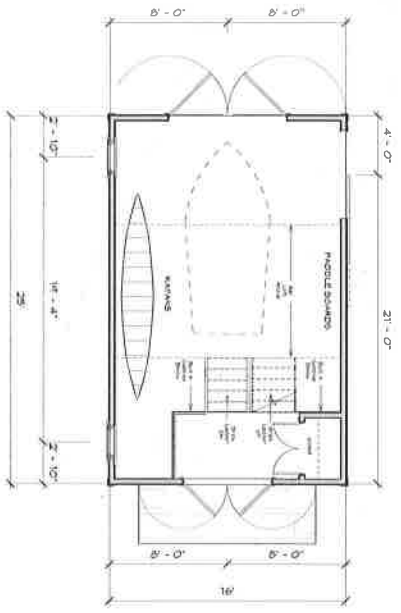
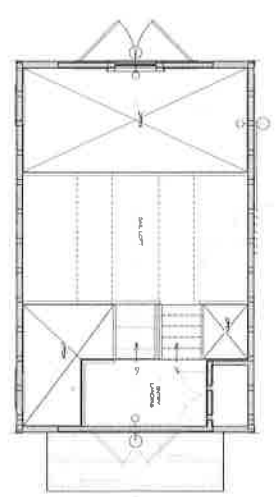
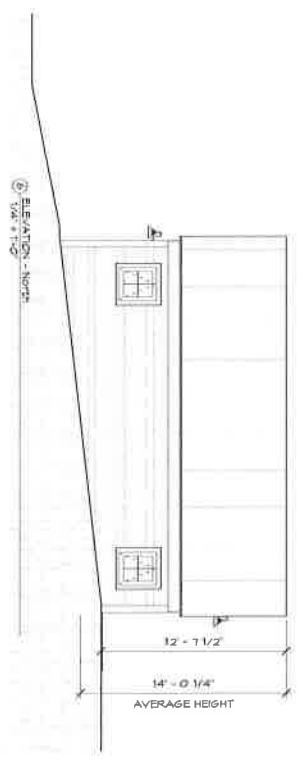
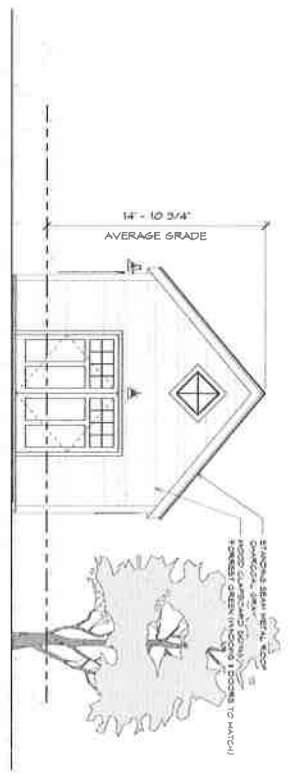
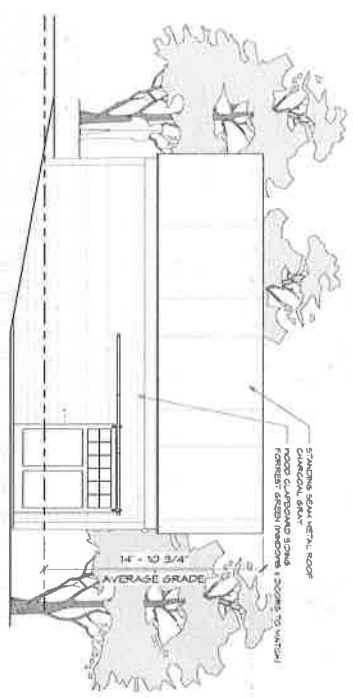
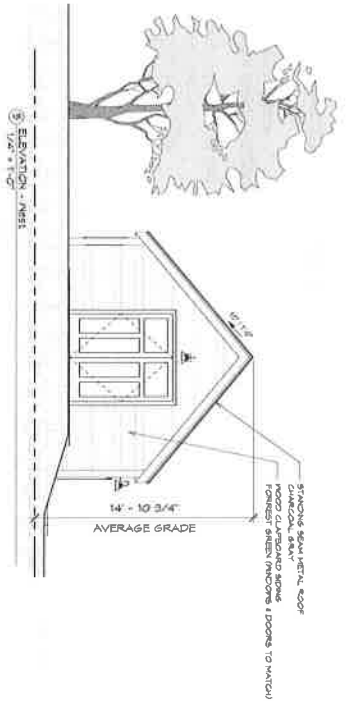
NO.	DESCRIPTION	DATE



1863
Lake Shore Road
Greenboro, VT
2 pages
10/01/2023

A1.0

DATE	DESCRIPTION
10/01/2023	
10/01/2023	



GRIFFIN CONSULTANTS
ARCHITECTS
100 Main Street, Suite 100
Greenwich, CT 06830
Tel: (203) 426-1111
Fax: (203) 426-1112

NO.	DESCRIPTION	DATE
1	PRELIMINARY	08/05/20
2	REVISED	08/05/20
3	REVISED	08/05/20
4	REVISED	08/05/20
5	REVISED	08/05/20
6	REVISED	08/05/20
7	REVISED	08/05/20
8	REVISED	08/05/20
9	REVISED	08/05/20
10	REVISED	08/05/20

1863
Lake Shore Road
Greenwich, VT
Project for
The Spitz Family
Floor Plans &
Elevations

A1.0

**J. GRAHAM GOLDSMITH
ARCHITECTS**

7 Kilburn Street, Burlington, VT 05401
86 Pocomo Road, Nantucket, MA 02554
201 Grenville Road, Hobe Sound, FL 33455
t 800 862 4053 . f 802 864 8267

www.jggarchitects.com

MEMO

DATE: 16 OCTOBER 2020
PROJECT: 1863 LAKE SHORE ROAD, GREENSBORO VT

To the Greensboro Development Review Board;

For your consideration, I present our plans for a new boat house, located at 1863 Lake Shore Road. Per the lakeshore zoning guidelines, we are proposing a 400 sf structure, built into the hill, roughly 30' back from the shore. Our intent is to preserve the shoreline, while also keeping a natural look and view from the road down to the water.

The property associated with this application is quite large, and the owners wish to preserve the view from the road, thus we plan to have as little impact as possible. The boat house is to be built into the hill, keeping the hill side elevation quite low. We plan to paint the building a dark green, with charcoal grey metal roof, again to blend in with its surroundings.

Given the natural look we are proposing, and considering the boathouse is located in a field, we intend to keep landscaping minimal, with some native species plantings around the foundation of the boathouse, with leaving the rest as open pasture.

Thank you for your time and consideration.
Sincerely,

Adam Davis

