

Variance Hearing  
Town of Greensboro  
Elaine Daniels  
July 23, 2012

*To consider a variance request by Elaine Daniels to build a garage within the 150' buffer zone of Eligo Lake. The property is located at 842 Eligo Lake Road.*

The variance request requires review under the following sections of the Greensboro District Zoning By-laws: 2.5 Lakeshore District; 3.9 Protection of Water Resources; and 5.5 Variances.

**Warnings** were posted at the Town Hall, the Greensboro Post Office and the Greensboro Bend Post Office on July 2, 2012. It was published in the Wednesday, July 4, 2012, Hardwick Gazette.

On July 2, 2012, the warning was sent to the applicant and the following abutters: Aaron Goodrich; Elwyn and Lorraine Daniels; and John and Janice Guilmette.

**Zoning Board members present:** Marsha Gadoury, Bud Harvey, Nat Smith, Linda Romans, Janet Travers, and Wayne Young

**Others present:** Elaine Daniels, applicant; and Joe Blaisdell

**Oath:** administered to those present

### **Summary of Discussion**

The hearing was opened at 7:03 PM by vice-chair, Nat Smith. The board went into deliberative session at 7:10 and came back into public session to announce their decision at 7:20.

After the oath was given, Ms. Daniels explained her proposal. She wants to build a 26 by 28 foot garage on her property. It will be about 20 feet in height. The proposed garage meets the setbacks from both sidelines and the road, but because of the narrowness of the property, it cannot meet the 150 foot setback requirement from the lake.

### **Findings**

Based on the application, testimony, and other evidence, the Zoning Board of Adjustment makes the following findings:

1. The property is narrow, hemmed in by the lake on the East and the road on the West.
2. Because of the narrowness of the property, there is no possibility that the garage can be built in conformity with the provisions of the Zoning Bylaws (2.5 Lakeshore District and 3.9 Protection of Water Resources).
3. The hardship has not been created by the applicant.
4. The planned garage is in keeping with the character of the surrounding area.
5. The variance applied for represents the least deviation possible from the bylaws.

The application meets all the criteria for variances (5.5 in the Greensboro Zoning By-Laws)

**Decision**

Based upon these findings, the Zoning Board of Adjustment approved this variance application by unanimous vote.

Signed: Nat Smith, vice-chair  
date 7-25-12

Janet Fravers, clerk  
date 7-25-12

**NOTICE:**

This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding (in person or in writing) before the Zoning Board of Adjustment. Such appeal must be made within 30 days of the date of this decision, pursuant to 24 V.S.A. #4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.