



GEORGIA VERMONT

Variance Application

Permit # VAR 002-24

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Park & Nancy Newton
Address: 660 Conger Road
Georgia, VT
Zip Code 05478 Telephone 802-527-7762
Email pntn1@hotmail.com

Applicant(s): _____
Address: _____

Zip Code _____ Telephone _____
Email _____

Tax Parcel ID: 102690200 Zoning District: AR-1

CERTIFICATION OF APPLICANT(S)

AFFIRMATION: The undersigned hereby certifies that the information submitted in this application is true, accurate, and complete.

Signature of Applicant: *Park H. Newton* Date: 8/12/2024

Signature of Applicant: _____ Date: _____

PROPERTY OWNERS' AUTHORIZATION

The undersigned property owner(s) hereby certify that the information submitted in this application regarding this property is true, accurate and complete and that the Applicant(s) have full authority to request approval for the proposed use of the property and any proposed structure(s).

Signature of Owner: *Park H. Newton* Date: 8/12/24

Signature of Owner: _____ Date: _____

47 Town Common Road North • St. Albans, VT 05478

Phone: 802-524-3524 • Fax: 802-524-3543 • website: townofgeorgia.com

support of your application, please describe why you feel your application meets these criteria (attach a separate sheet if necessary).

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 the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.:
Shape of lot and slope limit area to locate single family dwelling

2. Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property: Due to wetland delination from Vermont ANR there was an increase in wetland and wetland buffer that requires moving the proposed location of the single family dwelling

3. The unnecessary hardship has not been created by the applicant: _____
This is in response to the new findings from Vermont ANR

4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare: _____
Property surrounding is open fields

5. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.:
The plan outlines the minimum setbacks needed

NOTE: The DRB may not grant a variance for a use or structure which is not permitted or conditionally permitted within a subject zoning district.

DECISION/ACTION TAKEN (FOR TOWN USE ONLY):

Date received: 8/12/24 Fee paid: 500 Check # CC
Approved ☐ Denied ☐ Returned (incomplete) _____ Date: _____
Permit valid on _____

Signed: _____

Douglas Bergstrom
Zoning Administrator
Planning, DRB & 911 Coordinator

You will receive a written Decision and Finding of Fact within 45 days of the close of the hearing.