

\$250



GEORGIA VERMONT

Variance Application Permit # VAR 002-23

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Park & Nancy Newton Applicant(s): _____
 Address: 705 Connet Rd. Address: _____
 Zip Code: 05478 Telephone: 802-527-7862 Zip Code: Same Telephone: _____
 Email: pktn1@hotmail.com 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: 9/11/23

Signature of Applicant: Nancy Fox Newton Date: 9/11/23

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: 9/11/23

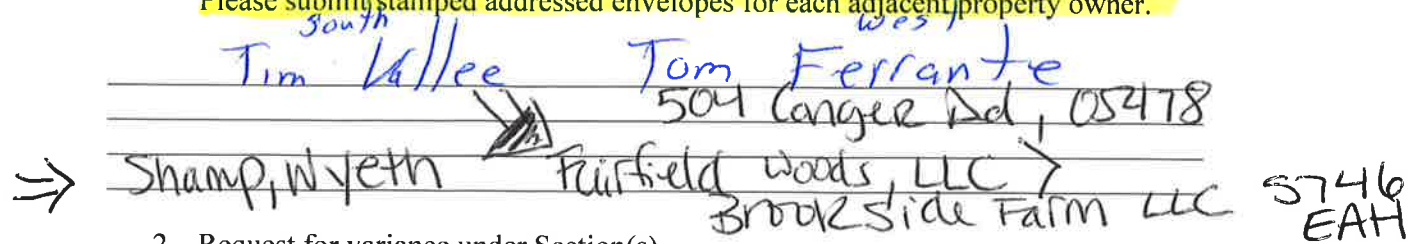
Signature of Owner: Nancy Fox Newton Date: 9/11/23

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

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

Brian & Heather Dunsmore 6086 EAH
Bette Dunsmore 6604 EAH

1. List adjacent property owners including those across the road right-of-way.
Please submit stamped addressed envelopes for each adjacent property owner.



2. Request for variance under Section(s) _____ of the Town of Georgia Zoning Regulations.

3. Describe in detail the variance you are seeking.
I need variance on south east corner of the house because of the difficulty of moving it to be in compliance because of wet area to the west.

4. Title of plan(s) submitted with application, and, if applicable, firm which prepared plan, project number; date of plan and revisions; building elevation where required. Plans shall include, where applicable, land use areas, existing and proposed structures, roads, driveways, parking and loading spaces, pedestrian walkways, general landscaping, sign, and lighting. Please provide eight copies no larger than 24" x 18" with application. See Table 3.2 in Section 3.3 of the Development Regulations for the full listing.

5. **Property Dimensions:** Please submit sketch or plans showing the following dimensions:

Lot Size (in acres): 4.68 Lot Frontage: 570' Lot Depth: _____

Current Setbacks:

Front Yard Setback: 75' Left Side Yard Setback: 40' Right Side Yard Setback: 40' Rear Yard Setback: 40'

Proposed Setbacks:

Front Yard Setback: 75' Left Side Yard Setback: 15' Right Side Yard Setback: 40' Rear Yard Setback: 15'

Look at drawings

Current Building Height: _____ Proposed Building Height: 20'

Variance Justification

All applications for variance must be heard by the Zoning Board of Adjustment according to the criteria set forth in 24 V.S.A. Section 4469(a). The DRB must find that your application meets **all five of these criteria** in order to approve your application. In

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.:

front corner high spot on property before drop off

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:

drop off become wet - required fill if variance not given

3. The unnecessary hardship has not been created by the applicant:

condition of land - neighboring property in land trust cannot acquire neighboring land

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:

Open fields - neighbor is land trust

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.:

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: 9/11/23 Fee paid: 250 Check # Curj

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.

