



GEORGIA VERMONT

Variance Application Permit # VAR-001-25

SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Michael Florucci
Address: 1093 Polly Hubbard Rd
Georgia, VT
Zip Code 05478 Telephone (619)208-4393
Email michaelfl80@gmail.com

Applicant(s): Michael Florucci
Address: 1093 Polly Hubbard Rd
Georgia, VT
Zip Code 05478 Telephone (619)208-4393
Email michaelfl80@gmail.com

Tax Parcel ID: 111380000 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:  Date: 12/23/24

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:  Date: 12/23/24

Signature of Owner: _____ Date: _____

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

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

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

See Attachment 1

2. Request for variance under Section(s) 5.12
of the Town of Georgia Zoning Regulations.

3. Describe in detail the variance you are seeking.

I'm requesting permit approval for building an accessory structure in an area of maintained yard that is a
class II wetland or buffer.

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.

Site Plan - Michael Logan Florucci - prepared by Barnard & Gervais, LLC - Proj. # 23388 dated 01-31-2024

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

Lot Size (in acres): 10.2 Lot Frontage: 250 Lot Depth: 1,700

Current Setbacks:

Front Yard	Left Side Yard	Right Side Yard	Rear Yard
Setback: <u>195</u>	Setback: <u>115</u>	Setback: <u>83</u>	Setback: <u>1500</u>

Proposed Setbacks:

Front Yard	Left Side Yard	Right Side Yard	Rear Yard
Setback: <u>105</u>	Setback: <u>115</u>	Setback: <u>55</u>	Setback: <u>1500</u>

Current Building Height: 2 Story **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.:

The entirety of the property north of the mill river is Class II wetland or buffer, providing no alternative building location that would not violate section 5.12 of the zoning regulations.

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:

This structure is required for my home based business and no other site exists on the property that would fall within section 5.12 of the zoning regulations.

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

Full wetland mapping of the property was not done until after purchasing the property, when the existing septic system failed and required replacement.

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:

The proposed structure is in keeping with the character of the area, confined to the subject property, and well within setbacks for the area.

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.:

See Attachment 2

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: 12/23/24 Fee paid: _____ Check # 157

Approved ☒ Denied ☐ Returned (incomplete) _____ Date: 1/17/25

Permit valid on _____

Signed: Koller [Signature]

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.