

VARIANCE APPLICATION
Setbacks for Carport
VAR-002-25

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| Owner: Bonnie Emond 415 Polly Hubbard Road Georgia, VT 05478 # 802-318-3315 Bonniestearns10@yahoo.com | Property Tax Parcel & Location: 415 Polly Hubbard Road, Georgia, VT Parcel#111250000 Zoning District: AR-1 |
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BACKGROUND

Bonnie Emond, hereafter referred to as Applicant, is requesting a variance of the setbacks required to erect a carport off the driveway in front of the house, as there is no room on the sides due to the septic system. The parcel is located at 415 Polly Hubbard Road within the AR-1 zoning district. The parcel is ± 10.16 acres in size, benefitted by ± 250 ft of frontage along Polly Hubbard Road.

Applicant proposes a reduction in the current Front Yard Setbacks from 75 feet to ± 47 feet in order to accommodate a new carport. This request for variance is governed under Section Article 3.5 (C) of the Town of Georgia Zoning Regulations.

VARIANCE JUSTIFICATION

Setbacks for AR-1 Zoning District

Per Town of Georgia Development Regulations dated February 27, 2023 Section 6.4B

| | AR-1 Required: | 415 Polly Hubbard Road |
|--------------------------------|---------------------------|-------------------------------|
| Minimum lot size | 5 acres | ± 10.16 acres |
| Lot Frontage | 250 ft. | ± 250 ft. |
| Front yard setback | 75 ft. | ± 47 ft. |
| Left Side yard setback | 40 ft. | ± 110 ft. |
| Right Side yard setback | 40 ft. | ± 95 ft. |
| Rear yard setback | 40 ft. | ± 523 ft. |

All applications for variance must be heard by the Development Review Board 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:

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.:*

Proposed carport is off the driveway in front of the house. Applicants cannot place the carport on the side of the house due to the septic system.

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:* Without a variance of the current setbacks the Applicant will not have full use and enjoyment of their property.
3. *The unnecessary hardship has not been created by the applicant:* No hardship has been created by applicant.
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:* Yes.
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.:* Yes.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning & DRB Clerk