



# GEORGIA VERMONT

## Variance Application

Permit # VAR - 001-25

### SECTION 1: OWNER/APPLICANT INFORMATION (complete all)

Owner(s): Bonnie Emond  
Address: 415 Polly Hubbard Road

Zip Code 05478 Telephone 802-318-3315

Email bonniestearns10@yahoo.com

Applicant(s): \_\_\_\_\_

Address: \_\_\_\_\_

Zip Code \_\_\_\_\_ Telephone \_\_\_\_\_

Email \_\_\_\_\_

Tax Parcel ID: 111250000 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: Bonnie Emond Date: 4-14-25

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: Bonnie Emond Date: 4-14-25

Signature of Owner: \_\_\_\_\_ Date: \_\_\_\_\_

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

Phone: 802-524-3524 • Fax: 802-524-3543 • website: [townofgeorgia.com](http://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.

Alexandra Higgins  
David Hurwitsch  
Walter Krol  
Cathy Boissonneault

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

3. Describe in detail the variance you are seeking.

Setback variance from 75' to 47'

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): 10.16 Lot Frontage: 250' Lot Depth: 602.1

**Current Setbacks:**

Front Yard Setback: <u>75</u>	Left Side Yard Setback: <u>40</u>	Right Side Yard Setback: <u>40</u>	Rear Yard Setback: <u>40</u>
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**Proposed Setbacks:**

Front Yard Setback: <u>50'</u>	Left Side Yard Setback: <u>110'</u>	Right Side Yard Setback: <u>95'</u>	Rear Yard Setback: <u>523'</u>
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Current Building Height: \_\_\_\_\_ Proposed Building Height: ± 12'

**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.:

Carport off driveway in front of house - no  
room on sides septic

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:

new proposed bylaw is a 50' setback  
current is 75' 47'

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

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

**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: 4-14-25 Fee paid: See Check # Cash

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.**