

SITE PLAN AMENDMENT
Reduction in Setbacks
SA-004-25

Owner: Erica & Jason Havers 	Property Tax Parcel & Location: 190 Mills Road Parcel #105160040 Lakeview (LV) & Lakefront (LF) Zoning Districts
Engineer: Colen Johnson, Civil Engineer/Project Manager TCE/Bowman 478 Blair Park Road Williston, VT 05495 Colen.johnson@bowman.com	Surveyor:

BACKGROUND

Erica and Jason Havers, hereafter referred to as Applicants, are requesting a Site Plan Amendment from the previous subdivision of property decision (FP-002-23) to reduce the setbacks shown on the previous subdivision application from 50 feet and 75 feet, to 20 feet and 50 feet, respectively, to allow for construction of a single family home given the 250 foot lakeshore setback encumbering the parcel.

The parcel is located at 190 Mills Road within the Lakefront (LF) and Lakeview (LV) zoning districts with the total acreage of ±3.2 acres in size. The proposed setbacks for the property will match the setbacks for the zoning district in the recently issued 2025 zoning regulations.

PROJECT NARRATIVE SUMMARY

1. **Dimensional Requirements.** The dimensional requirements of the Lakefront (LF) and Lakeview (LV) zoning districts and the proposed dimensional measurements are as follows:

	L1/L2 (old)	LF	LV	Lot #4
Minimum Lot Size	1/3 acres	0.5 acre	1 acre	±3.2 acres
Lot Frontage	250/200 ft	100 ft	100 ft	±170 ft
Front Yard Setback	75 feet	30 ft	50 ft	±50 ft
Side Setbacks	50/30 ft	10 ft	20 ft	±20 ft
Rear Setbacks	50/30 ft	40 ft	25 ft	N/A

1. **Site Plans:** Applicants have submitted the following maps:
 - Havers Site Plan, 190 Mills Road, prepared by Bowman, dated 10/28/2025.
 - Havers Project Location Map, prepared by ERL, dated 10/28/2025.
2. This project proposes reducing the setback size from 50 feet and 75 feet, as shown on previous subdivision plans, to 20 feet and 50 feet respectively. The proposed setbacks reflect the new 2025 zoning regulations for the Lakeview (LV) zoning district.
3. The property spans both the Lakefront (LF) and Lakeview (LV) zoning districts, with the proposed four-bedroom home to be built exclusively in the Lakeview (LV) zoning district.
4. According to 2.1(E) *Parcels in More Than One Zoning District*. Town of Georgia Development Regulations (October 13, 2025):

When a zoning district boundary established by these Regulations divides a lot, the following requirements shall apply. These requirements shall not apply to the boundary lines of the Flood Hazard Area Overlay District:

(1) If at least forty-five percent (45%) of the lot's acreage lies in the zoning district with the least restrictive dimensional requirements, the least restrictive dimensional requirements apply to the entire lot. Otherwise, the dimensional requirements for each zoning district apply to the portion of the lot in that zoning district.

5. **Existing and/or proposed means of access to the site:** Access to the site exists via Mills Road. No change to access is proposed.
6. **Location of parking and proposed number of spaces:** The proposed house will have a garage and driveway sufficient to park two vehicles.
7. **Existing and/or proposed road and driveway access to site:** Road and driveway access exist via Mills Road. No change to access is proposed.
8. **Existing and/or proposed easements and rights-of-way:** There are several existing easements to the benefit of Lot #4. No changes to existing easements are proposed.
9. **Proposed and/or existing wastewater disposal and water supply:** There is an existing wastewater easement located on Lot #1 that benefits Lot #4. No change is proposed.
10. **Proposed drainage/storm water runoff (if required):** None required.
11. **Proposed landscaping (if applicable):** Landscaping will be typical of residential development.
12. **Size and location of proposed and/or existing buildings:** A four-bedroom house is proposed. See attached site plan for location.

13. **State permits required and/or obtained for this project:** WW-6-3912-1

14. **Proposed lighting:** Lighting will be typical of residential development.

Respectfully submitted,

Kollene Caspers
Zoning Clerk
Planning and DRB Clerk