



GEORGIA VERMONT

Application for Zoning Permit

VOL: 420 PG: 55
Recording Information
00107606

RECEIVED & RECORDED
Sep 05, 2025 08:40A
DOCUMENT TYPE: PERMIT
DOCUMENT NUMBER: 00107606

Application Approval Date: 9/5/25
Appeal Period Expires: 9/20/25
Zoning District: L-1-LF
Permit Number: 2A-086-25

- ⇒ For any change of use on State Highways (Route 7 & 104A) contact VTRANS
- ⇒ Post **Permit Poster** so it is visible to the road immediately as the Permit is appeal-able within 15 days of issuance.
- ⇒ Complete a Certificate of Occupancy application upon completion of project.
- ⇒ Provide a diagram showing the proposed project, well location, septic location and setbacks from the property line.
- ⇒ Property information & forms are available at townofgeorgia.com or using the [Georgia VT Parcel Map](#).

A

Parcel Number: 106060000

Property Address (E911): 2964 GEORGIA SHORE RD.

Applicant Name: MICHAEL DANIS

Applicant Address: [REDACTED]

Applicant Phone: [REDACTED] Applicant Email: [REDACTED]

Owners Name (if different): _____

Property Owner Authorization: *The undersigned property owner hereby certifies that the information submitted in this application regarding the property line is true, accurate, and complete. The Applicant has full authority to request approval for the proposed use of the property and any proposed structure.*

Date: 9/2/25 Owner's Signature: [Signature]

B

Proposed Construction

Dimensions: (1) L 32 x W 36 x H 24' (2) L ___ x W ___ x H ___ Total ft² 2400

of floors: 2 # of Bedrooms 3 # of Bathrooms 2.5

C

Property Information

Lot Size .80 acres Lot road frontage 60'±

Proposed Setbacks (in feet)

Center of Road 40' Right Side 15' Left Side 6' Rear 150'

D

Previous Permits / Subdivision Name / Driveway Permit / DRB Application

_____/_____/_____/_____

E

Septic Information: *Applicants should visit the Agency of Natural Resources Department of Environmental Conservation to determine if a wastewater and Potable Water Supply Permit is required in accordance with 10 V.S.A. Chapter 64.*

Website: <https://dec.vermont.gov/water/forms/ww-systems-permits>

Changes are not proposed to the building or to the use which will increase the amount of wastewater disposal. (i.e. adding bedroom or change of use)

Wastewater & Potable Supply Permit is required. State Permit # _____

see TOH exemption letter

F

VT Building Energy Standards Certificate (RBES): *The Vermont Residential Building Energy Standard (RBES) - 30 V.S.A. § 51 affects all new homes built after July 1, 1998. It is the energy code for all residential buildings 3 stories or less above grade in Vermont. RBES Disclosure Statement must be filled out and recorded with the town prior to the issuance of a Certificate of Occupancy. Applicant must certify the following:*

Structure which is subject of this application DOES NOT require an RBES Certificate

Structure which is subject of this application DOES require an RBES Certificate

G

Check box(es) which describe proposed use or construction (circle choice in parenthesis)

N = New A = Addition R = Remodel

Residential:

	N	A	R
Single Family	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Two-family (Duplex)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Multi-family	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condominium / Townhouse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Manufactured Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal Camp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ADU (accessory dwelling unit)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Inclusions or Additions:			
Garage <input type="checkbox"/> attached <input type="checkbox"/> detached	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Porch <input type="checkbox"/> enclosed <input type="checkbox"/> open	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck / Patio	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pool <input type="checkbox"/> in ground <input type="checkbox"/> above	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shed / Play House / Coop	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Barn <input type="checkbox"/> residential <input type="checkbox"/> agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Greenhouse <input type="checkbox"/> residential <input type="checkbox"/> agriculture	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fence (< 5' in height no permit required)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Other: _____			
Non-Residential:			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sign	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: check if needed			
Change in Use	<input type="checkbox"/>		
Home Occupation	<input type="checkbox"/>		
Permit Renewal Appeal	<input type="checkbox"/>		
Variance / Waiver	<input type="checkbox"/>		

H

Please check the appropriate box for the following:

Additional Property Information

	Yes	No
Is there a stream or wetland on property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in a Special Flood Hazard Area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property in an L1 zone on Lake Champlain?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property in the South Village?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve work in town right of way?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve a change in the # of bedrooms?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Project involve demolition / renovation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you attached a drawing of project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a primary residence?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is there an HOA (Home Owners Association)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Property have a E911 sign at end of driveway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there an increase in impervious surface? (includes roof, deck, porch, pavement, patio etc.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes total square feet _____ ft ²		

Property Owner Acknowledgement: *The undersigned applicant hereby affirms that the information provided in this application is true, accurate, and complete. I understand if this application is approved, I must post the building poster provided on the property in public view and allow a 15 day appeal period before work begins. I understand Vermont law allows 30 days to find this application complete. I understand that my signature on this application constitutes permission for on-site inspection of the property described on this application form under Article 3 of the Georgia Development Regulations.*

Applicant Signature: [Signature] Date 9/2/2025 Co-Applicant Signature: _____ Date ___/___/___



OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY

Date Application Received: 9/2/25 Zoning District: Z-1/HF
Project Description: Teardrop existing 1208SF Replace SFD

Additional Action Needed:

Variance / Waiver: _____
Appeal: _____
Conditional Use Res: _____
Conditional Use Com: _____
Concept / Sketch Plan: _____
Site Plan: _____
BLA: _____
Amend / Renew: _____

Meeting date with DRB: / /
Meeting date with DRB: / /

Fees	
Permit Fee:	\$ <u>1,000</u>
Recording Fee:	\$ <u>60</u>
RBES Record:	\$ _____
VTRANS Record:	\$ _____
Driveway Permit:	\$ _____
ROW Permit:	\$ _____
Road Inspection:	\$ _____
Cert. of Occupancy:	\$ <u>150</u>
Cert of Occ Record:	\$ <u>4,112</u>
Impact Town:	\$ <u>4,112</u>
Impact School:	\$ <u>4,100</u>
Other:	\$ _____

Final Zoning Administrator Action

ZONING PERMIT

Approved Date: 9/5/25 Zoning Administrator: Kellene Cargers

Permit EFFECTIVE date: / / Permit EXPIRATION date: / /

CONDITIONS of Approval:

- RBES Required
- Certificate of Occupancy Required
- VTRANS Permit Required
- Driveway Permit
- ROW Permit
- Class 4 Road Agreement
- Other: _____
- E911 Sign

Denied Date: / / Zoning Administrator: _____

Reason for Denial: _____

Total Fees Zone:	\$ <u>1150</u>
Total Record:	\$ <u>60</u>
Total Highway:	\$ _____
Total Impact Town:	\$ <u>4,112</u>
Total Permit Fees:	\$ <u>5,322</u>

Notice of Appeal Rights: Any interested person may appeal this decision by filing a written Notice of Appeal with the Zoning Administrator or DRB Clerk within 15 days of the date of this decision. (Title 24 VSA ch. 117 Section 4465)

This permit does not authorize commencement of any development activity approved by the permit until the permit takes effect as set forth above.

Site modifications and improvements made prior to this permit becoming effective may be subject to removal and site restoration if a timely appeal is commenced.

Expiration: This permit expires one year from the date of issue or date listed at top of permit and may be extended one additional year upon application.

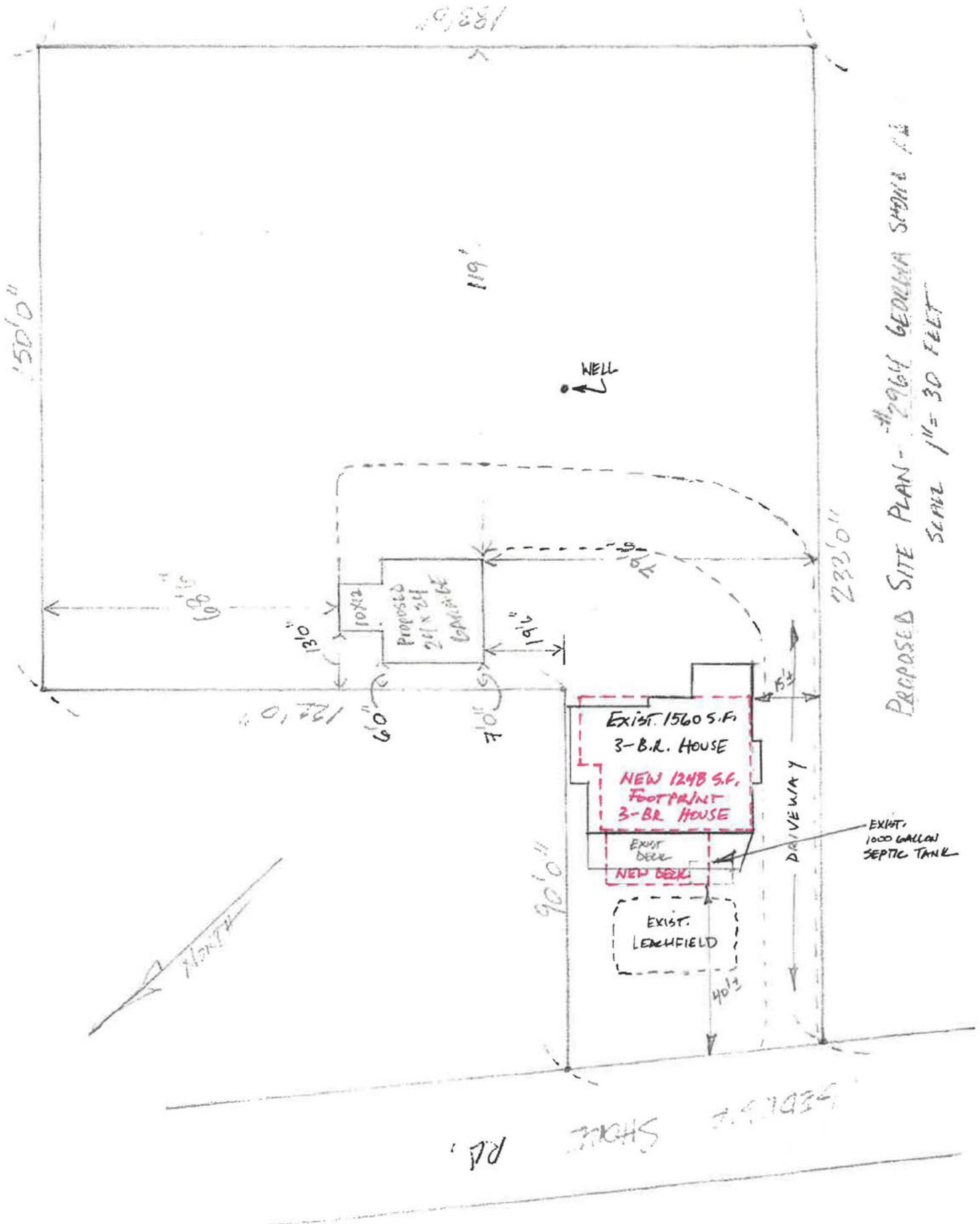
Conditions: Conditions imposed by the Zoning Administrator, Planning Commission, DRB, or Selectboard are hereby incorporated into this permit and are binding on the permittee.

Note: The applicant retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802)477-2241 to speak with a regional Permit Specialist.

2A-086-25

VOL: 420 PG: 57
INST: 00107606

DANIS, MICHAEL & BALLBACH



PROPOSED SITE PLAN - 29964 GEDULMA STONE RD
SCALE 1" = 30 FEET

SHORE RD. 29964