

**Town of Georgia**
Application for Zoning Permit
& Building Permit

Recording Information

RECEIVED & RECORDED
Jul 05, 2023 11:45A
DOCUMENT TYPE: PERMIT
DOCUMENT NUMBER: 00104931
CHERYL LETOURNEAU, TOWN CLERK
GEORGIA, VT

- ⇒ 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.

Application Approval Date 7/5/23
Appeal Period Expires 7/20/23
Zoning District B
Permit Number BP-045-23

A

Parcel Number: 117850014

Property Address (E911): 154 Mountain View Dr.

Applicant Name: Barbara Dewey-Rainville

Applicant Address: 154 Mountain View Dr.

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

Owners Name (if different): same

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: 6/23/2023 Owner's Signature: [REDACTED]

B

Proposed Construction

Dimensions: (1) L 24 x W 28 H 12 (2) L x W x H Total ft² 672

of floors: 2 # of Bedrooms 0 # of Bathrooms 0

C

Property Information

Lot Size 18.42 acres Lot road frontage ± 216'

Proposed Setbacks (in feet)

Center of Road 20 Right Side 20 Left Side 20 Rear 20

D

Previous Permits / Subdivision Name / Driveway Permit / DRB Application

CU-033-16 / CU-033-21

CU-026-17 /

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/swr-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 # W06-1406

F

VT Building Energy Standards Certificate (RBES): The Vermont Residential Building Energy Standard (RBES) - 20 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 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 checked="" type="checkbox"/> detached Addition	<input checked="" 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 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: <u> </u>			
Non-Residential:			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sign	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other: <u> </u>			
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 checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Have you attached a drawing of project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is this a primary residence?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there an HOA (Home Owners Association)?	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
If yes total square feet <u> </u> 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 in this application. I understand the provisions of Article 3 of the Georgia Development Regulations.

Applicant Signature: [REDACTED] Date: 6/30/2023 Co-Applicant Signature: Date: / /



OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY

Date Application Received: 7/5/23 Zoning District: B

Project Description: Detached Garage

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: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Meeting date with DRB: / /

Final Zoning Administrator Action

ZONING PERMIT



Approved

Date: 7/5/23

Zoning Administrator: _____

Permit EFFECTIVE date: 7/21/23

Permit EXPIRATION date: 7/5/24

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: _____

Fees

Permit Fee: \$ 150

Recording Fee: \$ 60

RBES Record: \$ _____

VTRANS Record: \$ _____

Driveway Permit: \$ _____

ROW Permit: \$ _____

Road Inspection: \$ _____

Cert. of Occupancy: \$ 75

Cert of Occ Record: \$ _____

Impact Town: \$ _____

Impact School: \$ _____

Other: \$ _____

Total Fees Zone: \$ 225

Total Record: \$ 60

Total Highway: \$ _____

Total Impact Town: \$ _____

Total Permit Fees: \$ 285

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)

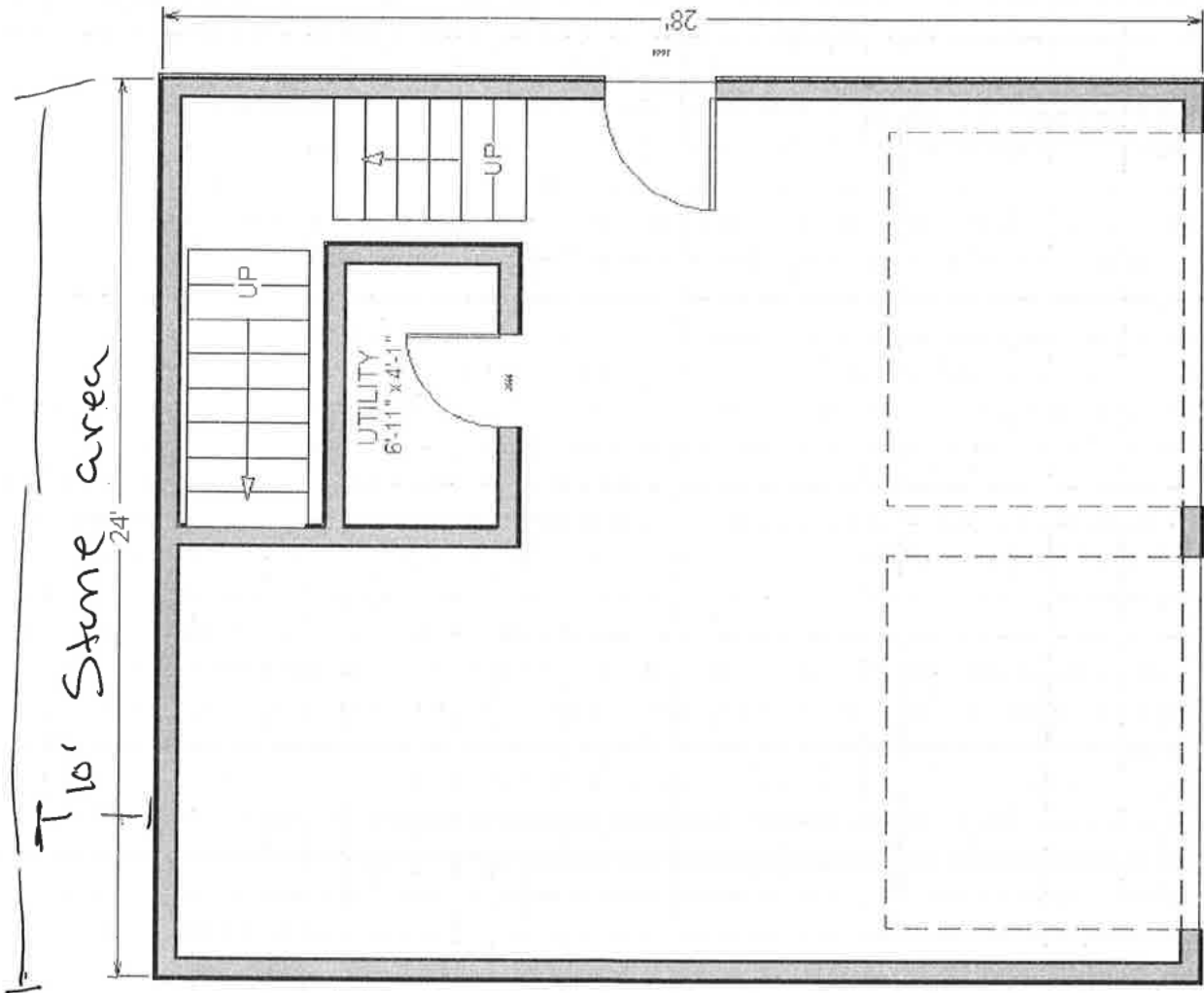
This permit does not authorize commencement of any development activity approved by the permit until the permit takes effect as set forth above.

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.

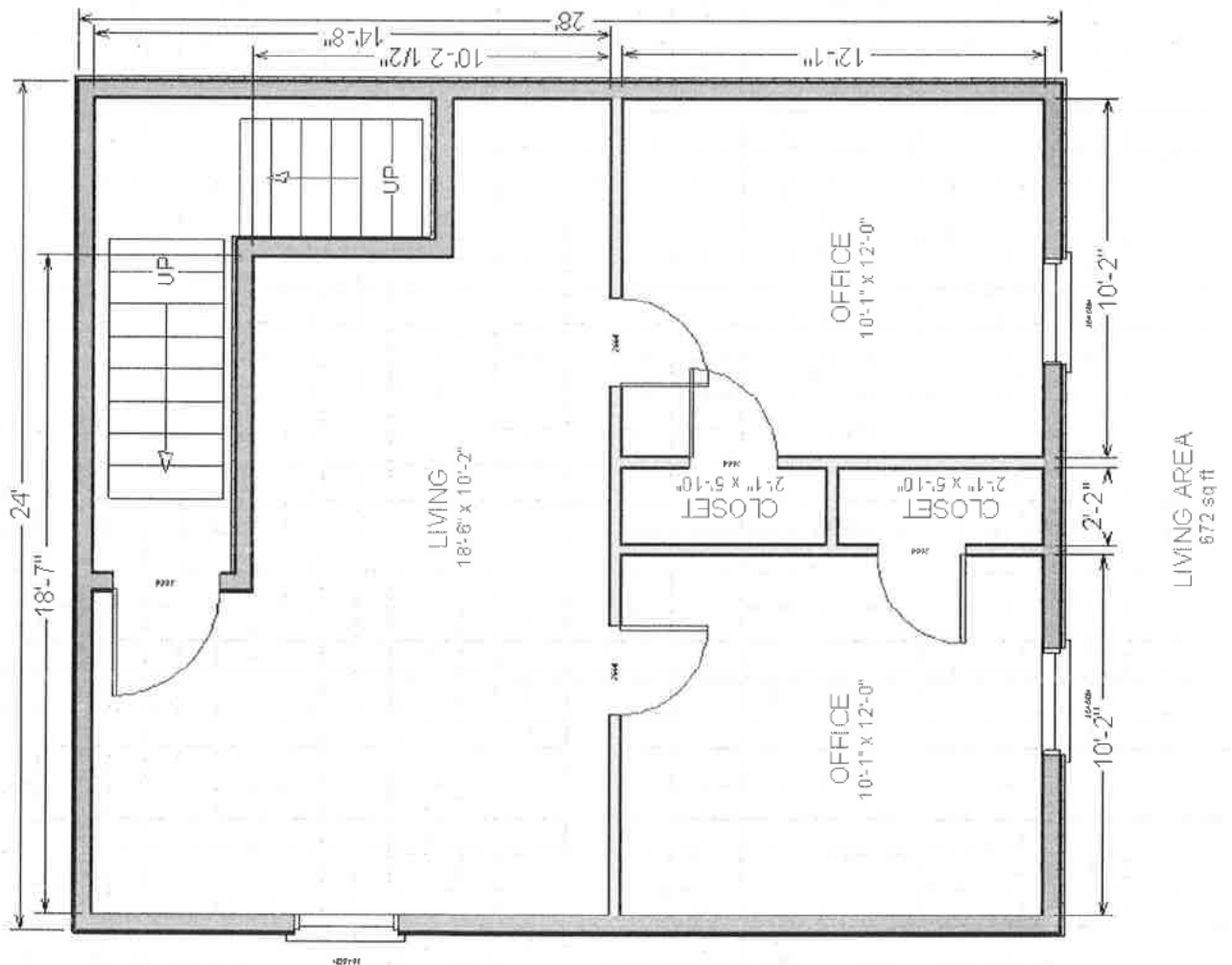
Expiration: This permit expires one year from the date of issue or date listed at top of permit and may be extended one additional year upon application.

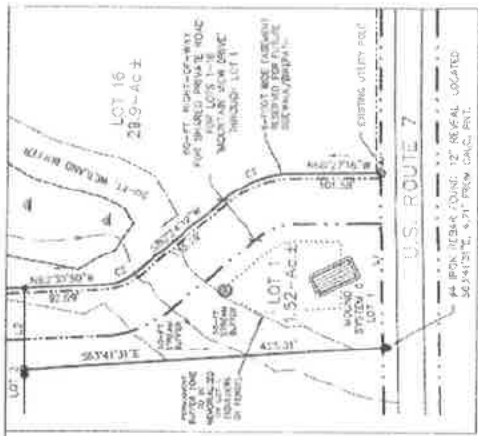
Conditions: Conditions imposed by the Zoning Administrator, Planning Commission, DRB, or Selectboard are hereby incorporated into this permit and are binding on the permittee.

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.



LIVING AREA
672 sq ft

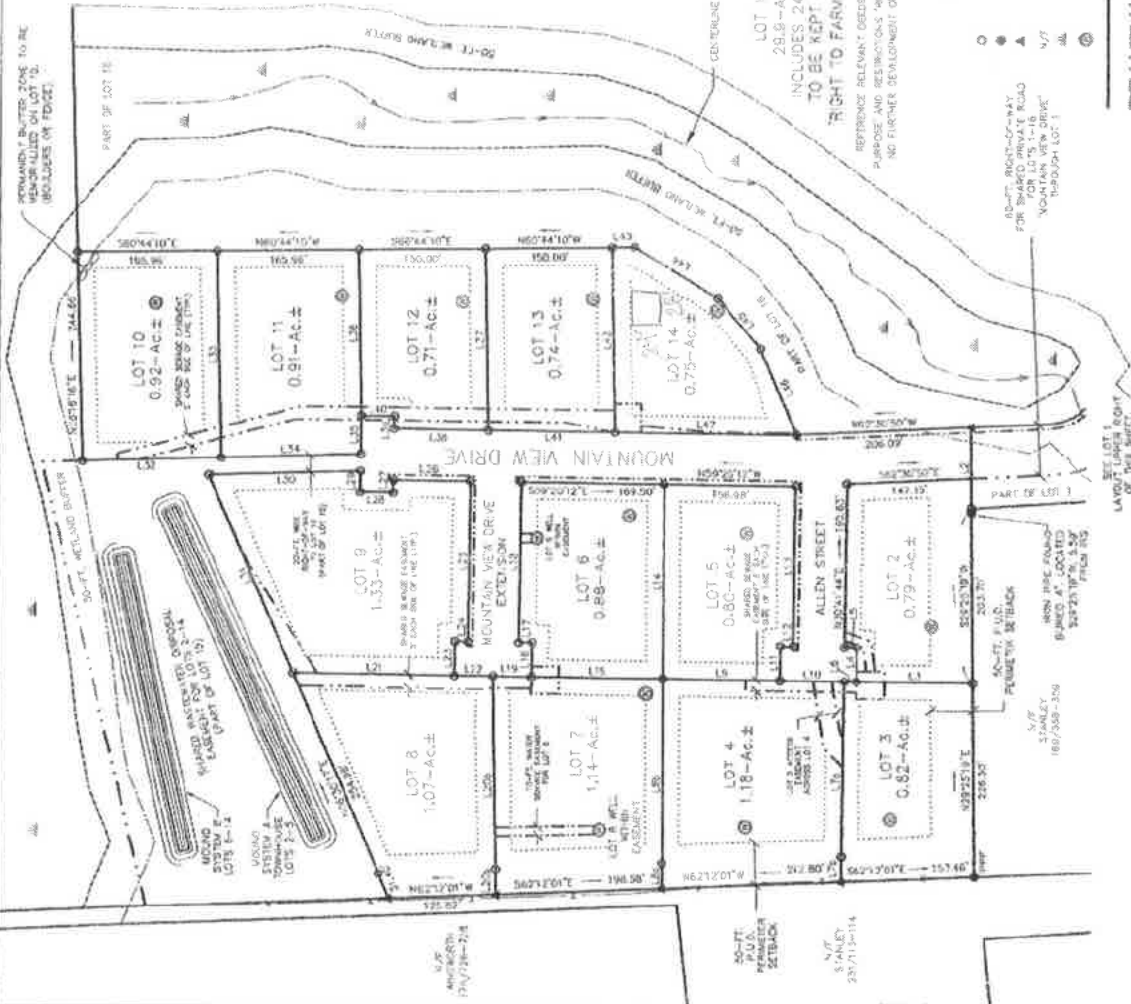




TOWN OF GEORGIA
RECEIVED FOR REVISION
JAN 12 2015
MAP SLIDE 339 Map 4326
AT 8 O'CLOCK 420 MINUTES SE M
AND RECORDED IN GEORGIA VERMONT
ATTYNEY *Walter J. Allen*

THIS FINAL PLAN HAS BEEN APPROVED BY
RESOLUTION OF THE PLANNING COMMISSION OF THE
TOWN OF GEORGIA, VERMONT, THIS 23rd DAY OF
JUNE 2015, SUBJECT TO THE
REQUIREMENTS AND CONDITIONS OF SAID
REGULATION.

SIGNED THIS 23rd DAY OF JUNE 2015
BY *Walter J. Allen* CHAIR



LEGEND
 O IRON ROD TO BE SET
 X IRON PIPE FOUND
 A CALCULATED POINT
 N ON OR FORMERLY
 WETLAND SWAMP
 PHOSPHOR WELLS UNLESS NOTED
 PROXIMITY LINES
 FRONT-OF-WAY/EASEMENT
 FENCE LINE
 SETBACK/PAVING ENVELOPE
 CENTERLINE OF ROAD
 WETLAND LIMITS
 WETLAND BUFFER LIMITS
 60-FT. WIDE EASEMENT/FRONT-OF-WAY
 FOR FUTURE WETLAND/PAVING
 ENVELOPE FOR MOUNTAIN VIEW DRIVE, SEE
 SHEET 1 - MAP LOT 16 THEREON.



LINE	IN	FEET	LENGTH
1	1.52	20.00	20.00
2	1.52	20.00	20.00
3	1.52	20.00	20.00
4	1.52	20.00	20.00
5	1.52	20.00	20.00
6	1.52	20.00	20.00
7	1.52	20.00	20.00
8	1.52	20.00	20.00
9	1.52	20.00	20.00
10	1.52	20.00	20.00
11	1.52	20.00	20.00
12	1.52	20.00	20.00
13	1.52	20.00	20.00
14	1.52	20.00	20.00
15	1.52	20.00	20.00
16	1.52	20.00	20.00

LINE	IN	FEET	LENGTH
1	1.52	20.00	20.00
2	1.52	20.00	20.00
3	1.52	20.00	20.00
4	1.52	20.00	20.00
5	1.52	20.00	20.00
6	1.52	20.00	20.00
7	1.52	20.00	20.00
8	1.52	20.00	20.00
9	1.52	20.00	20.00
10	1.52	20.00	20.00
11	1.52	20.00	20.00
12	1.52	20.00	20.00
13	1.52	20.00	20.00
14	1.52	20.00	20.00
15	1.52	20.00	20.00
16	1.52	20.00	20.00

TOTAL STATION SURVEY - LANDS BELONGING TO
TIMOTHY REED
 U.S. ROUTE 7
 SCALE: 1 INCH = 100 FT.
 SHEET 2 OF 2
 I CERTIFY THAT THIS SURVEY IS CORRECT BASED UPON DEED
 RESEARCH, PREVIOUS MAPS, AND FIELD SURVEY TO THE BEST OF MY
 KNOWLEDGE. THIS PLAT CONFORMS WITH 27 V.S.A. § 20-1401.
 9/28/15
 Brad M. Ruderhan & Associates, Inc.
 CIVIL ENGINEERS - LAND SURVEYORS
 HARTLAND, VERMONT
 JULY 28, 2015



THIS IS AN ORIGINAL MAP ON MAPS
 BY BRAD M. RUDERHAN & ASSOCIATES, INC.