



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

Recording Information

- ⇒ 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](http://townofgeorgia.com) or using the Georgia VT Parcel Map.

Application Approval Date 9/12/23  
Appeal Period Expires 9/27/23  
Zoning District AR-3  
Permit Number BP-057-23

**A**

Parcel Number: 11712444  
Property Address (E911): 727 Ethan Allen Highway  
Applicant Name: Dawn Vining  
Applicant Address: 727 Ethan Allen Highway  
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: 8/10/23 Owner's Signature: [REDACTED]

**B**

**Proposed Construction**  
Dimensions: (1) L 24 x W 30 x H 1 (2) L \_\_\_\_\_ x W \_\_\_\_\_ x H \_\_\_\_\_ Total ft<sup>2</sup> 720ft<sup>2</sup>  
# of floors: 1 # of Bedrooms 1 # of Bathrooms 1

**C**

**Property Information**  
Lot Size 1 acres Lot road frontage \_\_\_\_\_  
**Proposed Setbacks (in feet)**  
Center of Road \_\_\_\_\_ Right Side 95'4" Left Side 48' Rear 167'7"

**D**

**Previous Permits / Subdivision Name / Driveway Permit / DRB Application**  
BP-057-03 curbside  
\_\_\_\_\_  
\_\_\_\_\_

**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/www-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 # \_\_\_\_\_

**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**

	N	A	R
<b>Residential:</b>			
Single Family	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Inclusions or Additions:</b>			
Garage <input type="checkbox"/> attached <input type="checkbox"/> detached Addition	<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 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"/>
<b>Non-Residential:</b>			
Commercial / Industrial	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sign	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Other:</b>			
Change in Use	<input type="checkbox"/>		
Home Occupation	<input type="checkbox"/>		
Permit Renewal Appeal	<input type="checkbox"/>		
Variance / Waiver	<input type="checkbox"/>		

*ADU addition in a small apartment ADU*

**H**

Please check the appropriate box for the following:

	Yes	No
<b>Additional Property Information</b>		
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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
Property have a E911 sign at end of driveway?	<input type="checkbox"/>	<input checked="" 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>720</u> ft <sup>2</sup>		

**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: [REDACTED] Date 8/10/23 Co-Applicant Signature: [REDACTED] Date 8/10/23



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

**OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY**

Date Application Received: 8/14/23 Zoning District: AK-3

Project Description: ADU

**Additional Action Needed:**

Variance / Waiver: \_\_\_\_\_

Meeting date with DRB:    /   /   

Appeal: \_\_\_\_\_

Meeting date with DRB:    /   /   

Conditional Use Res: \_\_\_\_\_

Meeting date with DRB:    /   /   

Conditional Use Com: \_\_\_\_\_

Meeting date with DRB:    /   /   

Concept / Sketch Plan: \_\_\_\_\_

Meeting date with DRB:    /   /   

Site Plan: \_\_\_\_\_

Meeting date with DRB:    /   /   

BLA: \_\_\_\_\_

Meeting date with DRB:    /   /   

Amend / Renew: \_\_\_\_\_

Meeting date with DRB:    /   /   

**Final Zoning Administrator Action**

**ZONING PERMIT**



Approved

Date: 9/12/23

Zoning Administrator: \_\_\_\_\_

Permit EFFECTIVE date: 9/28/23 Permit EXPIRATION date: 9/12/24

**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: \$ 15

VTRANS Record: \$ \_\_\_\_\_

Driveway Permit: \$ \_\_\_\_\_

ROW Permit: \$ \_\_\_\_\_

Road Inspection: \$ \_\_\_\_\_

Cert. of Occupancy: \$ 75

Cert of Occ Record: \$ \_\_\_\_\_

Impact Town: \$ 1100

Impact School: \$ \_\_\_\_\_

Other: \$ \_\_\_\_\_

Total Fees Zone: \$ 225

Total Record: \$ 75

Total Highway: \$ \_\_\_\_\_

Total Impact Town: \$ 1100

Total Permit Fees: \$ 1400

**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.

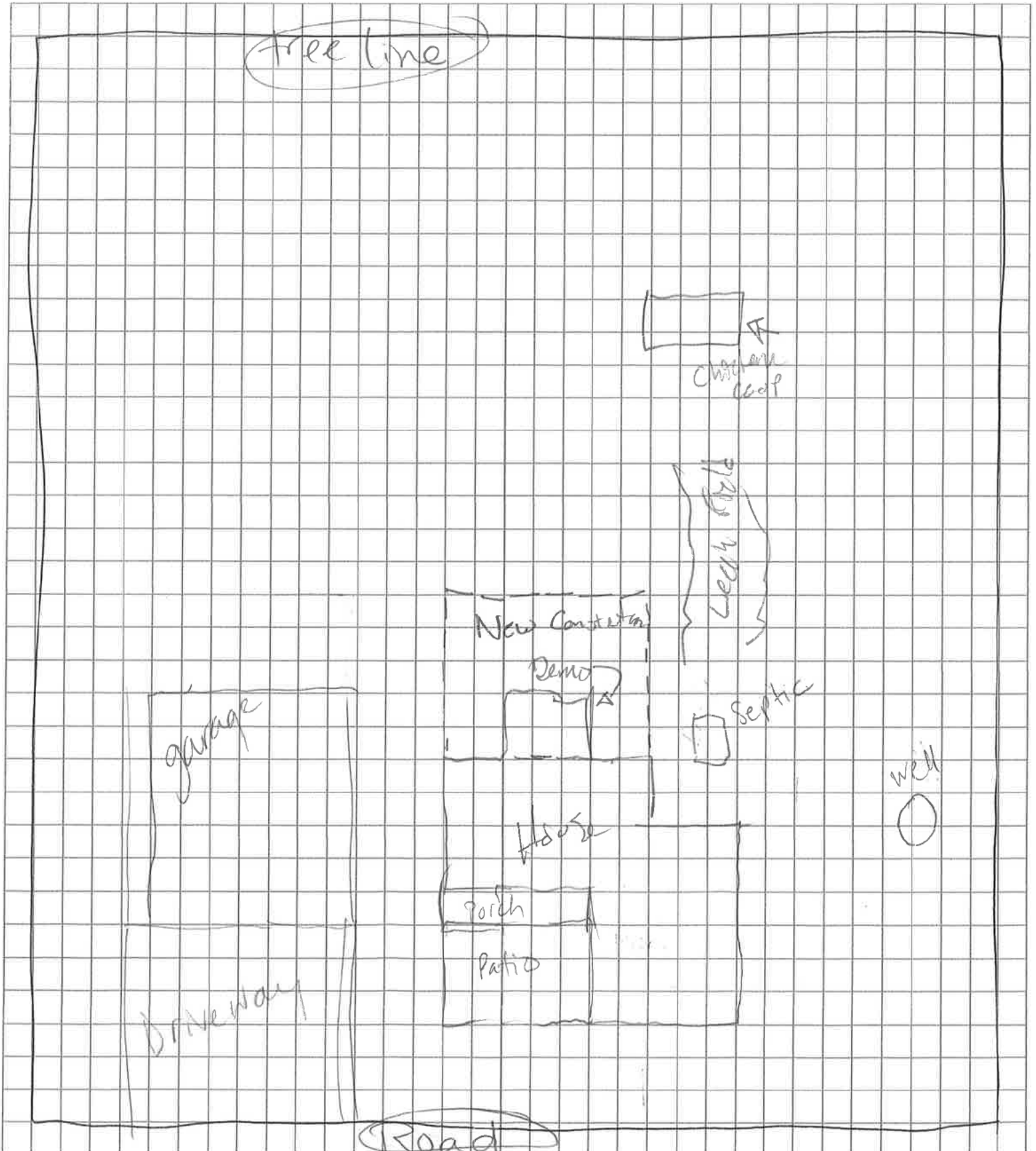
**Note:** The applicant retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802)477-2241 to speak with a regional Permit Specialist.

Permit #: \_\_\_\_\_ E911 Address: 727 Ethan Allen Highway

Applicant Name: Dawn Vining

Show and label property lines, driveway, septic, well, easements, road frontage, distance from front, rear and sides of property line. Show existing structures and new structures and label appropriately.

Example project layout on back of page.







September 1, 2023

Michael Vining  
727 Ethan Allen Highway  
Georgia, VT 05468-9719

Subject: Water/Wastewater flow letter – 727 Ethan Allen Hwy., Georgia, VT

File: 3045

Dear Mr. Vining:

The intent of this letter is to provide an outline of the potable water and wastewater flow amounts for your existing dwelling. This letter is necessary since an accessory dwelling addition will be added to the existing dwelling.

If the water and wastewater flow for the dwelling are not increased as a result of the reconfiguration and less than 10 than fixture units were added to the potable water supply system, a Wastewater System and Potable Water Supply permit is not needed. The basis of the flow amount for the dwelling is the assessors lister card for the property indicates that the dwelling has three bedrooms.

As I understand from your description, you intend to add an attached one-bedroom Accessory Dwelling Unit (ADU) to the dwelling. The ADU will be created as an attached structure to the existing dwelling. Two of the existing bedrooms will remain within the main dwelling so the ADU can have one bedroom. The dwelling is served by an onsite wastewater area and onsite shallow well potable water supply.

The following table outlines the water and wastewater flow amounts for the existing dwelling and then the dwelling with the ADU:

Dwelling Without ADU	3 Bedrooms – Double Occupancy @ 140 gal/day/bedroom	420 gal/day
	<b>Total</b>	<b>420 gal/day</b>
Dwelling With ADU	2 Bedrooms – Double Occupancy @ 140 gal/day/bedroom	280 gal/day
	1 Bedrooms – Double Occupancy @ 140 gal/day/bedroom	140 gal/day
	<b>Total</b>	<b>420 gal/day</b>

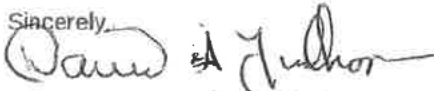
As for the number of plumbing fixture units added, the *Environmental Protection Rules Chapter 1 Wastewater System and Potable Water Supply Rules, April 12, 2019, § 1-201, 65(J)* Modifies Operational Requirements states: "Adding plumbing fixtures that increase the demand on the potable water supply that is not connected to a public water system by more than 10 fixture units, using the load values assigned to plumbing fixtures determined by the Vermont Plumbing Rules, to a building or structure thereby increasing the project's instantaneous peak demand". Therefore, if more than 10 fixture units were added with the addition of the ADU, this would constitute an operational change to the potable water supply and a Wastewater System and Potable Water Supply permit would be needed.

Based upon my inspection and observations, the number of fixture units added within the accessory apartment was five.

Since the overall water and wastewater design flow has not increased, and the number of fixture units added to the ADU are under 10, in my professional opinion, a Wastewater System and Potable Water Supply is not needed.

If you have any questions about this, please let me know.

Sincerely,



David A. Tudhope, Septic Designer 230B  
(802)-862-9360  
dtudhope@aol.com





# GEORGIA

## VERMONT

Date: 9/12/23

Applicant: Dawn Vining  
727 Ethan Allen Hwy  
Georgia, VT 05468

Zoning District: AR-3  
Parcel Tax ID #: 117120000  
Permit # BP-051 23  
Project Description: ADU

Dear Applicant,

Your Town of Georgia Zoning Permit Application has been approved.

This permit will take effect on 9/28/23 or until final adjudication of any appeals.

An appeal may be filed until 9/27/23.

This Zoning Permit will expire one year from the date of issue unless extended. An extension of the Zoning Permit may be extended by the Zoning Administrator when substantial construction or due diligence is evidenced, provided a written request for extension is submitted prior to the expiration of the permit. Zoning Permits for accessory structures will not be extended beyond the original one-year permit period.


The Zoning Administrator shall be allowed reasonable access to private or public property for the purpose of inspecting and investigating conditions relating to any Zoning Permit or application for a Zoning Permit. An application for a Zoning Permit may be denied if reasonable access is not provided.

Finishing your project does not mark the end of the Permitting Process. The town must review all municipal permits for compliance in order for the property to be sold at any point in the future. The town uses a Certificate of Occupancy issued by the Zoning Administrator before use or occupancy of the land or structure which requires the Zoning Permit. An application for a Certificate of Occupancy form may be obtained from the Town of Georgia website or at the Town Hall and submitted with any supporting documentation. Fees for the Occupancy Permit and recording were submitted at the time of the Zoning Application. Further documentation required for issuance of the Occupancy Permit are listed below:

- ☐ Vermont Residential Building Energy Standards Certificate (RBES)
- ☐ State of Vermont Wastewater and Potable Water Supply Permit.
- ☐ Septic system certification letter issued by your licensed septic designer.
- ☐ US Department of Housing HUD 309 form for manufactured home.

If you have any questions, or I may be of further assistance to you, please do not hesitate to contact me.

Sincerely,

  
Douglas Bergstrom  
Zoning Administrator  
DRB, Planning and E911 Coordinator  
Floodplain Manager  
zoning@townofgeorgia.com