



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 or using the Georgia VT Parcel Map.

Application Approval Date 10/16/23
Appeal Period Expires 10/31/23
Zoning District AR-2
Permit Number BP-077-23

A

Parcel Number: 111890000
Property Address (E911): 164 Rhodeside Acres
Applicant Name: Brian Sylvester
Applicant Address: 164 Rhodeside Acres
Applicant Phone: [REDACTED]
Owners Name (if different): Brian Sylvester / Karen Ryko
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 other use.
Date: 10/16/23 Owner's Signature: [REDACTED]

B

Proposed Construction
Dimensions: (1) 16 x 12 x 8 (2) L x W x H Total ft² 192
of floors: 1 # of Bedrooms 0 # of Bathrooms 0

C

Property Information
Lot Size 1.23 acres Lot road frontage 155.7
Proposed Setbacks (in feet)
Center of Road 50' Right Side 60' Left Side 95' Rear 295'

D

Previous Permits / Subdivision Name / Driveway Permit / DRB Application
[REDACTED]

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/vw-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

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 type="checkbox"/> detached Addition	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Porch <input checked="" type="checkbox"/> enclosed <input type="checkbox"/> open	<input type="checkbox"/>	<input checked="" 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: _____			
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 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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" 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: [REDACTED] Date: 10/16/23 Co-Applicant Signature: [REDACTED] Date: 10/16/23



Town of Georgia
Application for Zoning Permit
& Building Permit

OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY

Date Application Received: 10/16/23 Zoning District: AR-2

Project Description: Porch

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: ____/____/____

Final Zoning Administrator Action

ZONING PERMIT



Approved

Date: 10/16/23

Zoning Administrator: _____

Permit EFFECTIVE date: 10/1/2023 Permit EXPIRATION date: 10/16/24

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: \$ 100
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: \$ 175
Total Record: \$ 60
Total Highway: \$ _____
Total Impact Town: \$ _____
Total Permit Fees: \$ 235

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.

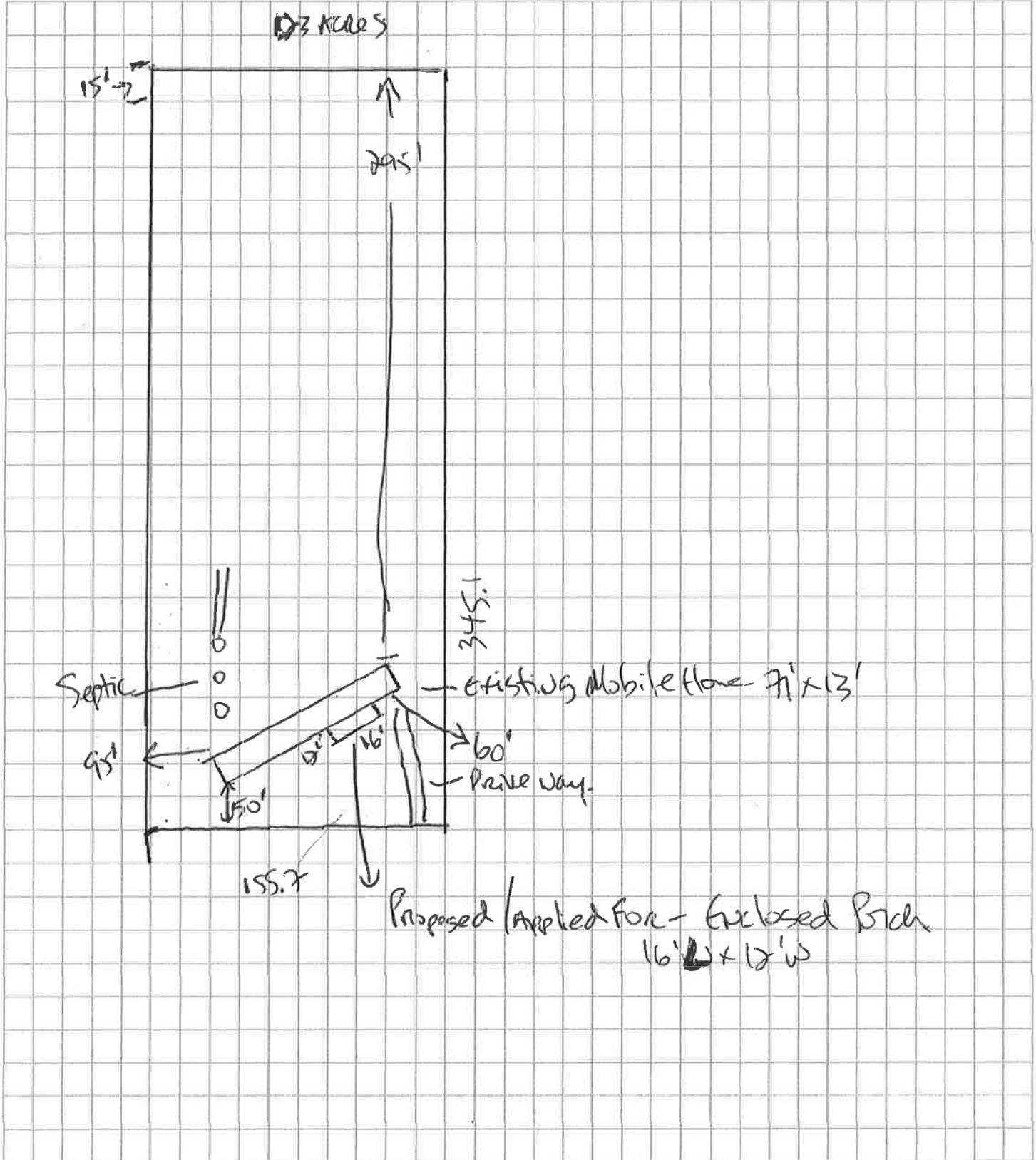
Note: The applicant retains the obligation to identify, apply for, and obtain relevant state permits for this project. Call (802) 477-2241 to speak with a regional Permit Specialist.

Permit #: _____ E911 Address: 164 Rhodeside Ave

Applicant Name: Brian Sylvester

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.





GEORGIA

VERMONT

Date: 10/16/23

Applicant: Bruce Sylvestre
164 Rhodeside Acres
Georgia, VT 05468

Zoning District: AR-2
Parcel Tax ID #: 11890000
Permit # BP-077-23
Project Description: Porch

Dear Applicant,

Your Town of Georgia Zoning Permit Application has been approved.

This permit will take effect on 11/1/23 or until final adjudication of any appeals.

An appeal may be filed until 10/31/23.

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