



**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 10/26/23  
Appeal Period Expires 11/10/23  
Zoning District AR-1  
Permit Number BP-080-23

**A**

Parcel Number: 360000111  
Property Address (E911): 959 Polly Hubbard  
Applicant Name: Rob Peters  
Applicant Address: Second Gen. Builders  
Applicant Phone: [REDACTED] Applicant Email: [REDACTED]  
Owners Name (if different): Daniel and Paula Ralston  
**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: 10/16/23 Owner's Signature: [REDACTED]

**B**

**Proposed Construction**  
Dimensions: (1) L 14 x W 14 x H 12 (2) L 32 x W 12 x H 12 Total ft<sup>2</sup> 5808  
# of floors: 1 # of Bedrooms 2 # of Bathrooms 1

**C**

**Property Information**  
Lot Size <sup>10</sup> 1.0 acres Lot road frontage 100  
**Proposed Setbacks (in feet)**  
Center of Road 100 Right Side 100 Left Side 100 Rear 100

**D**

**Previous Permits / Subdivision Name / Driveway Permit / DRB Application**  
None

**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/vwv-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

**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 Article 3 of the Georgia Development Regulations.*  
Applicant Signature: [REDACTED] Date: 10/24/23 Co-Applicant Signature:                      Date:            /            /           

**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 type="checkbox"/>	<input checked="" 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"/>
<b>Inclusions or Additions:</b>			
Garage <input checked="" 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"/>
<input type="checkbox"/> Other: <u>                    </u>			
<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"/>		

**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 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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>
If yes total square feet <u>          </u> ft <sup>2</sup>		



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

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

Date Application Received: \_\_\_/\_\_\_/\_\_\_ Zoning District: AR-1

Project Description: enclosing 3 season porch & deck

**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: 10/26/23

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

Permit EFFECTIVE date: 11/11/23

Permit EXPIRATION date: 11/26/24

**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: \$ \_\_\_\_\_

RBES Record: \$ 60

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.

Permit #:

E911 Address:

959 Polly Hubbard Rd.

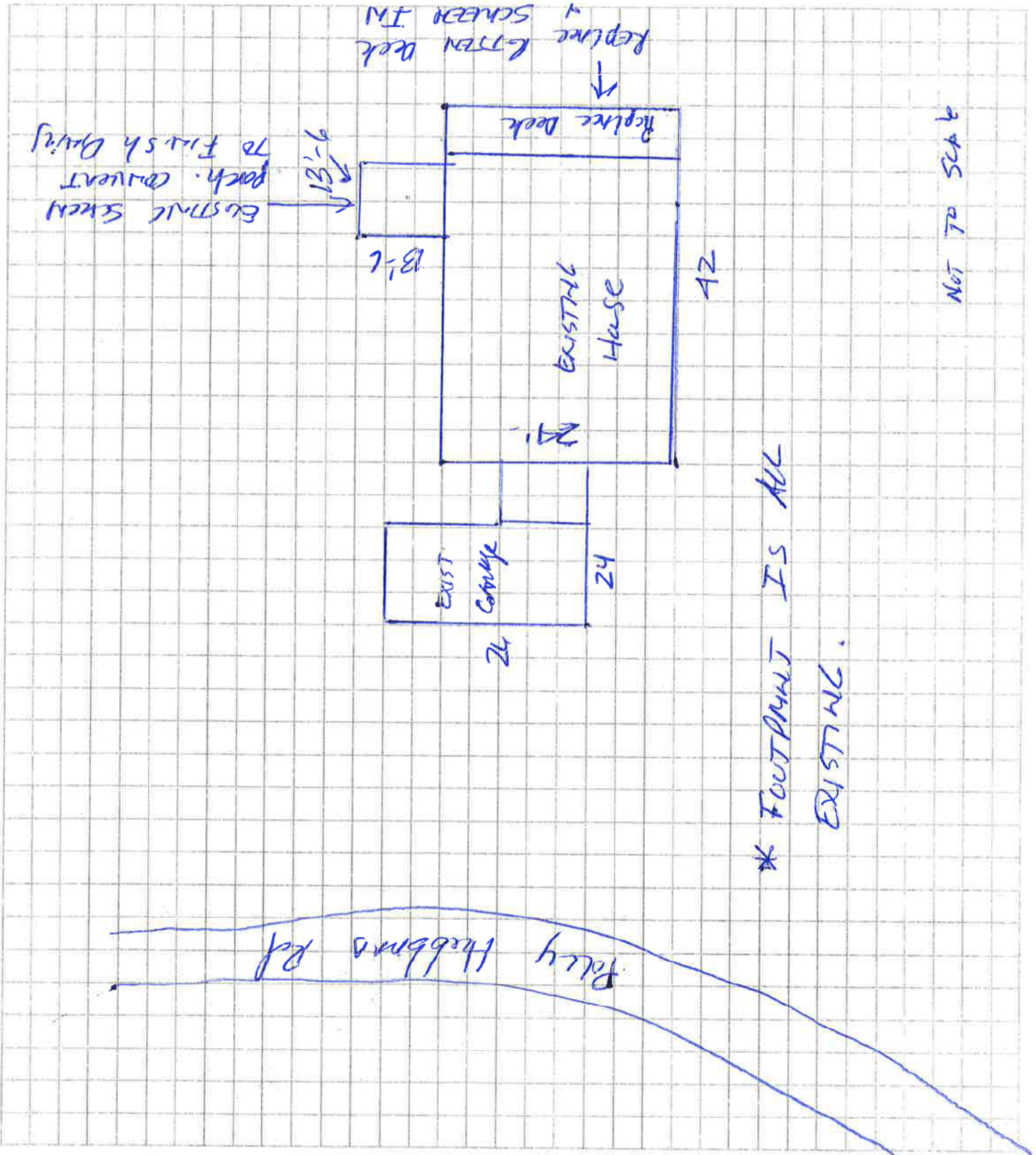
Applicant Name:

Robert Peters

Zao Gen Builders

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

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## VERMONT

Date: \_\_\_\_\_

Applicant: Rob Peters  
2nd Gen Builders  
812-578-2729  
959 Polly Hubbard Rd

Zoning District: AR-1  
Parcel Tax ID #: 360000111  
Permit # BP-08023  
Project Description: 3 season porch

Dear Applicant,

Your Town of Georgia Zoning Permit Application has been approved.

This permit will take effect on \_\_\_\_\_ or until final adjudication of any appeals.

An appeal may be filed until \_\_\_\_\_.


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.

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