



**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 3/1/24  
Appeal Period Expires 3/17/24  
Zoning District A21  
Permit Number 2A-0001-24

**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 checked="" type="checkbox"/>

**Inclusions or Additions:**

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 checked="" type="checkbox"/> open		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Deck / Patio	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
Shed / Play House / Coop	<input type="checkbox"/>	<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"/>	<input type="checkbox"/>
Greenhouse <input type="checkbox"/> residential <input type="checkbox"/> agriculture	<input type="checkbox"/>	<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  
Sign

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Other:** check if needed

Change in Use	<input checked="" 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 checked="" type="checkbox"/>	<input 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 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 type="checkbox"/>
If yes total square feet _____	ft <sup>2</sup>	

Parcel Number: 110920000

Property Address (E911): 3731 Oakland Station Rd.

Applicant Name: Katherine Considine

Applicant Address: 3731 Oakland Station Rd.

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

Owners Name (if different): Considine Family Trust

**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: \_\_\_/\_\_\_/\_\_\_ Owner's Signature [REDACTED]

**Proposed Construction**

Dimensions: (1) L 17 x W 8 x H 15 (2) L \_\_\_ x W \_\_\_ x H \_\_\_ Total ft<sup>2</sup> \_\_\_\_\_

# of floors: 2 # of Bedrooms 1 # of Bathrooms 1 1/2

**Property Information**

Lot Size .75 acres Lot road frontage 420'

**Proposed Setbacks (in feet)**

Center of Road 60' Right Side 180' Left Side 66' Rear 69'

**Previous Permits / Subdivision Name / Driveway Permit / DRB Application**

**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 # WW-6-4378

**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 on this application form under Article 3 of the Georgia Development Regulations.

Applicant Signature [REDACTED]

Date 03/1/2024

Co-Applicant Signature: \_\_\_\_\_

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





OFFICIAL USE ONLY — ZONING ADMINISTRATOR ACTION — OFFICIAL USE ONLY

Date Application Received: 3/1/24 Zoning District: AR-1

Project Description: ADU

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: 3/1/24

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

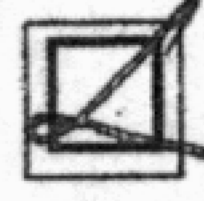
Permit EFFECTIVE date: 3/17/24

Permit EXPIRATION date: 3/1/25

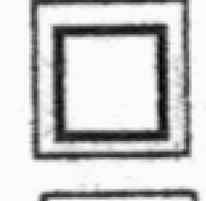
CONDITIONS of Approval:



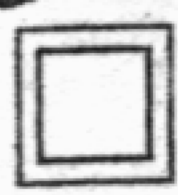
RBES Required



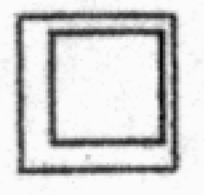
Certificate of Occupancy Required



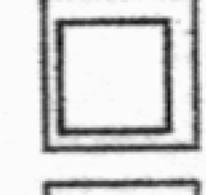
VTRANS Permit Required



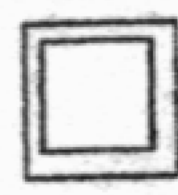
Driveway Permit



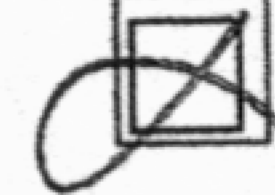
ROW Permit



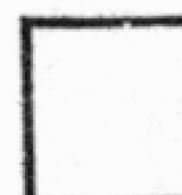
Class 4 Road Agreement



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



E911 Sign



Denied

Date:   /  /  

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

Reason for Denial: \_\_\_\_\_

Fees

Permit Fee: \$ 300

Recording Fee: \$ 60

RBES Record: \$ \_\_\_\_\_

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

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

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

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

Cert. of Occupancy: \$ 150

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

Impact Town: \$ 1100

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

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

Total Fees Zone: \$ 450

Total Record: \$ 60

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

Total Impact Town: \$ 1100

Total Permit Fees: \$ 1610

**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.



