

Permit # ZBA-\_\_\_\_\_-07 Date Rec. \_\_\_/\_\_\_/\_\_\_ Fee Paid \$\_\_\_\_\_ Check #\_\_\_\_\_  
Tax Parcel ID: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

**TOWN OF GEORGIA ZONING BOARD OF ADJUSTMENT  
VARIANCE APPLICATION**

1. Name, Address, Telephone Number of APPLICANT(S)	Name, Address, Telephone Number of PROPERTY OWNER(S) (If different)
_____	_____
_____	_____
_____	_____

**CERTIFICATION OF APPLICANT(S)**

The undersigned applicant(s) hereby certify that all information submitted on this application is true and accurate and that the information provided is complete.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Applicant

**PROPERTY OWNERS' AUTHORIZATION**

The undersigned property owner(s) hereby certify that the information submitted in this application regarding this property is true, accurate and complete and that the Applicant(s) have full authority to request approval for the proposed use of the property and any proposed structure(s).

\_\_\_\_\_  
Date

\_\_\_\_\_  
Property Owner

\_\_\_\_\_  
Property Owner

1. List adjacent property owners including those across the road right-of-way. Please submit stamped addressed envelopes for each adjacent property owner.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Request for variance under Section(s) \_\_\_\_\_  
of the Town of Georgia Zoning Regulations.

3. Street address of property: \_\_\_\_\_  
Tax parcel identification number: \_\_\_\_\_

4. Present zoning district: \_\_\_\_\_

5. Describe in detail the variance you are seeking:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Title of plan(s) submitted with application, and, if applicable, firm which prepared plan, project number; date of plan and revisions; building elevation where required. Plans shall include, where applicable, land use areas, existing and proposed structures, roads, driveways, parking and loading spaces, pedestrian walkways, general landscaping, sign, and lighting. Please provide eight copies no larger than 24" x 18" with application.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. **Property Dimensions:** Please submit sketch or plans showing the following dimensions:

Lot Size (in acres): \_\_\_\_\_ Lot Frontage : \_\_\_\_\_ Lot Depth: \_\_\_\_\_

**Current Setbacks:**

Front Yard Setback: _____	Left Side Yard Setback: _____	Right Side Yard Setback: _____	Rear Yard Setback: _____
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**Proposed Setbacks:**

Front Yard Setback: _____	Left Side Yard Setback: _____	Right Side Yard Setback: _____	Rear Yard Setback: _____
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**Current Building Height:** \_\_\_\_\_ **Proposed Building Height:** \_\_\_\_\_

**Variance Justification**

All applications for variance must be heard by the Zoning Board of Adjustment according to the criteria set forth in Title 24, Vermont Statutes Annotated, Chapter 117, Section 4468. The Board must find that your application meets **all five of these criteria** in order to approve your application. In support of your application, please describe why you feel your application meets these criteria (attach a separate sheet if necessary).

1. There are unique physical conditions to your property, such as irregularity, narrowness or shallowness of lot size, topographic or physical conditions which are peculiar to your property, and that an unnecessary hardship is created due to those factors and not due to the provisions of the zoning regulations of the district in which the property is located: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. That because of these conditions, you cannot develop your property in strict conformance with the requirements of the applicable zoning regulations and a variance is necessary to permit reasonable use of the property: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. The unnecessary hardship has not been created by the applicant: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. The variance, if granted, will not alter the essential character of the neighborhood nor impair the appropriate use of adjacent property, nor be detrimental to the public welfare: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. The variance represents the minimum variance that affords relief and represents the minimum deviation of the zoning regulation: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**NOTE:** The Zoning Board of Adjustment may not grant a variance for a use which is not permitted or conditionally permitted within a subject zoning district.

**BOARD DECISION**

**Dated:** \_\_\_\_\_ **Rejected** \_\_\_\_\_ **Approved** \_\_\_\_\_

**You will receive a written Decision and Finding of Fact within 45 days of the close of the hearing.**

**Zoning Board of Adjustment  
Checklist for Variance Request**

**This checklist should be used as an aid to determine appropriateness of granting a variance, developing a finding of fact, and issuing a decision.**

**In granting a variance, the Board of Adjustment must adhere to and act within the limitations of 24 VSA §4469. Essentially, this statutory provision requires the Board to find positively on each of the following five (5) criteria. If you cannot make a positive finding on each and all criteria, the variance must be denied.**

**1. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.**

**2. Because of these physical circumstances or conditions, there is NO POSSIBILITY that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the REASONABLE USE of the property.**

**3. The unnecessary hardship has not been created by the appellant.**

**4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.**

**5. The variance, if authorized, will represent the MINIMUM variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.**