

TOWN OF BOLTON

3045 Theodore Roosevelt Highway
Bolton, VT 05676

Phone: (802) 434-5075 x 225

Fax: (802) 434-6404

WAIVER HEARING REQUEST

ZONING DISTRICT(S):

Village

Resort Residential

Resort Village

Rural I

Rural II

Conservation

Forest

Flood Hazard

Fees: \$125 hearing fee + \$100
warning + \$15 recording *

To find out what zoning district the parcel is in, please visit <http://map.ccrpcvt.org/boltonmapviewer>

APPLICATION # _____

APPLICANT:	MAILING ADDRESS:
PHONE:	E-MAIL:
SUBJECT PROPERTY ADDRESS:	
TAX MAP/ PARCEL ID:	
DESCRIPTION OF PROJECT:	
SETBACK WAIVER(S) REQUESTED:	
PROPERTY OWNER SIGNATURE (if different than applicant)	DATE
APPLICANT SIGNATURE	DATE
ZONING ADMINISTRATOR SIGNATURE	DATE RECEIVED:

Please submit this application with completed DRB Cover Sheet, site plan & required fees to the Zoning Administrator. A Hearing before the Development Review Board will be scheduled upon receipt, once complete. For assistance with this application, please contact the Zoning Administrator at (802) 434-3064 x 225 or zoningbolton@gmavt.net. * Hearing fees are in addition to zoning permit fees, which (for most building projects) are due with that application, if the DRB approves the proposed waiver.

WAIVER REVIEW CRITERIA

Please Note: To grant a waiver from the requirements of the Bolton Land Use & Development Regulations, the Development Review Board must be given evidence that the proposed setback waiver would enable an applicant to meet one or more of the following criteria: a) allow for the reasonable development and use of a nonconforming lot under Section 3.7(C); b) allow for an addition or improvement to a nonconforming structure under Section 3.8(B); c) comply with federal or state public health, safety, access and disability standards; d) allow for the siting of a renewable energy structure.

The DRB may reduce the minimum required setback distance by no more than 50% under this provision. In granting a waiver, a minimum setback distance of not less than 10 feet from the property boundary, surface water & wetland shall be maintained. **Please address how the proposed waiver meets each of the following criteria:** (If a question doesn't apply, write 'N/A')

(1) Due to physical site or lot line constraints, no reasonable alternative exists for siting the structure, addition or improvement outside of the required setback area, in conformance with the regulations.

(2) The waiver, if authorized, will not: alter the character of the neighborhood or district in which the property is located;

(3) The waiver, if authorized, will not: substantially or permanently impair or interfere with the use or development of, or access to, an adjacent property, right-of-way, surface water or wetland;

(4) The waiver, if authorized, will not: reduce access to renewable energy resources;

WAIVER REVIEW CRITERIA (continued)

(5) The waiver, if authorized, will not: be detrimental to the public welfare; and will represent the minimum setback reduction necessary to afford relief, and to allow for the proposed development.

(6) If the proposed setback waiver may create adverse impacts to adjoining properties, rights-of-way, surface waters or wetlands, how will applicant limit these impacts through site design, landscaping and screening, or other means?

(7) Please provide a short statement explaining why you are seeking a setback waiver. Discuss any easements or covenants that may be attached to your property, if they are not shown on your site plan.