

Town of Pittsford, VT

BOUNDARY (LOT) LINE ADJUSTMENT APPLICATION (BLA) Permit # _____

A Boundary Line (Lot Line) Adjustment (BLA) is a **minor** area adjustment between adjacent parcels, which does not create any new parcel. The Granting ownership is reduced; and the land is to be joined to the Grantee's Ownership, increasing its area. Unlike, Simple Parceling, a BLA is not a subdivision, as no new parcel results. The acreage acquired should be permanently merged by quit-claim deed. The deed & ZA approved Site Plan is to be recorded.

BLA's are also used to resolve existing boundary line disputes, improve the shape or configuration of a parcel, or allow a parcel to become conforming to zoning criteria for a future improvement or structure.

A BLA may not result in any parcel configuration that violates Town Zoning for minimum lot dimensions, set backs, road frontage, or coverage. Therefore, a BLA requires Zoning Administrator (ZA) review before being recorded in the town records. An application, with preliminary site plan that includes distances to any structures or site improvements that are subject to Town, State, or private set backs (i.e. buildings, septic systems, Utility rights-of way, etc.), are to be submitted to the ZA. The old and new areas are to be noted on the site plan. Once the ZA determines the BLA is conforming; a surveyed Site Plan & mylar, prepared by a VT licensed surveyor or engineer is required to complete the application. The mylar is to include reference to the quit- claim deed that permanently merges the acquired acreage.

1st Landowner(s)-Grantor of record _____

Postal Address _____ email _____

_____ Phone _____

Address of Subject Property _____ Parcel ID# _____ Zoning Dist. _____

Current Area (per grand list) _____ Area Adjusted _____ Net Area _____

Setback distances, after adjustment, to any structures or site improvements (wells,septics,easements) in feet

Front _____ Left side _____ Right Side _____ Rear _____

Resulting Coverage (in %, Note Conformance to Zoning District) _____

Land Owner's Signature _____ Date _____

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2nd Landowner(s)-Grantee of record _____

Postal Address _____ email _____

_____ Phone _____

Address of Receiving Property _____ Parcel ID# _____ Zoning Dist. _____

Current Area (per G.L.) _____ Adjusted area acquired _____ Net Area _____

Resulting Coverage (in %); Note Conformance to Zoning District) _____

Land Owner's Signature _____ Date _____

=====FOR OFFICE USE ONLY=====

Received by ZA _____ Reviewed by ZA/determination _____

SPECIAL TERMS or CONDITIONS _____

FEE SCHEDULE: ZA Review & Opinion (\$100) _____ Recording Fee (\$10) _____

This Permit is not *effective until the expiration of the statutory 15 day warning period, without appeal. This approval shall expire unless all permit requirements are satisfied within 12 months of effective date.

This permit does not release the applicants from obtaining any or all Local, VT, or Federal permits required.

Zoning Administrator Action: Approved: _____ Denied/Reason _____

Effective Date* _____

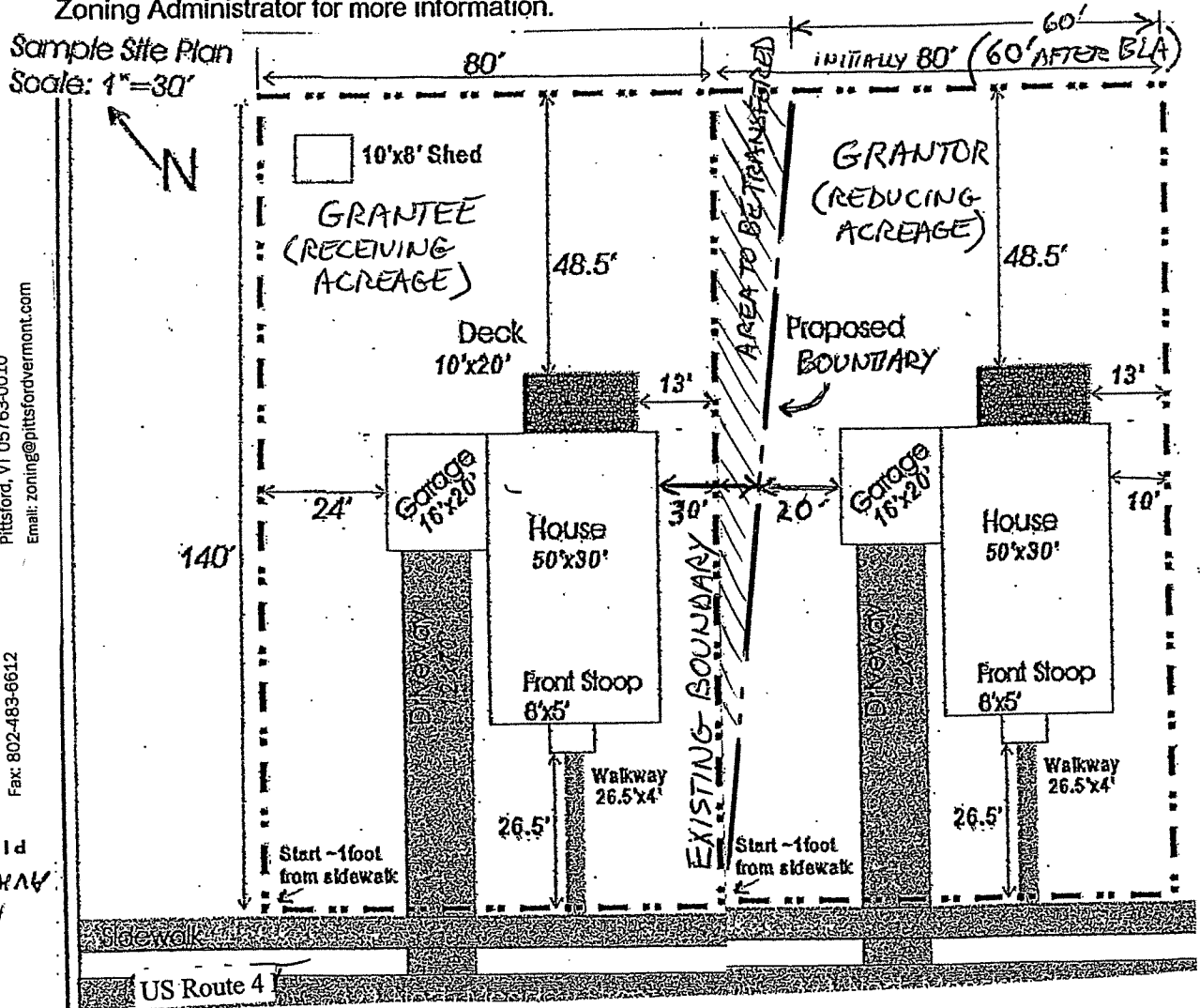
ZA Signature & Date

COPIES: _____ File _____ Listers _____ Applicant(2) _____

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Setback

A "setback" (front, side and rear) is the distance from the property line to any structure or site improvement. If you don't know exactly where your front property line lies, you can check with the Town to see what the Town's road right of way is in your location and measure from there. In Pittsford, the Town right of way for most Town roads is 50 feet. Therefore, most front property lines lie approximately 25 feet from the center line of the road. If the front setback in your zoning district is 40 feet, any structure or site improvement could not take place closer than 65 feet from the center line of the road (25 feet + 40 feet = 65 feet). There are certain areas where the road right of way is greater than 50 feet (many parts of Route 7 for example) so if you are unsure please contact the Zoning Administrator for more information.



JEFFREY BIASUZZI
ZONING ADMINISTRATOR

Municipal Office
P O Box 10, 426 Plains Road
Pittsford, VT 05763-0010
Email: zoning@pittsfordvermont.com

Office: 802-483-6500
Ext. 18
Fax: 802-483-6612

PITTSFORD TOWN OFFICE
1761
AVAILABLE FROM ASSISTANCE



ARTICLE X: SITE PLAN APPROVAL

PITTSFORD ZONING REGULATIONS Effective October 27, 2016

Section 1001: Scope

A zoning permit shall be issued by the Zoning Administrator for any use or structure only after the Planning Commission grants site plan approval except in the following cases:

- A. One and two family dwellings and accessory dwelling units;
- B. Any use or structure requiring a variance or conditional use permit will be reviewed by the Zoning Board of Adjustment.
- C. Lot Line / Boundary Line Adjustment: The Zoning Administrator may approve a Lot Line / Boundary Line Adjustment that does not create or increase a non-conforming situation and the land is permanently merged to the receiving ownership so as no new free standing parcel results