

Town of West Rutland

35 Marble St. West Rutland, VT 05777 (802) 438-2204, fax 438-5133

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. Wallingford requires the acreage acquired be permanently merged by quit-claim deed; with deed & ZA approved Site Plan to be recorded.

BLA's are generally used to resolve existing boundary line disputes, improve the shape or configuration of a parcel, or allow a parcel to come into compliance with 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, setbacks, 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 setbacks (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 in conformance, 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, septic, 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 _____

Additional Information

Roads or waterways adjoining property: _____

Is the Grantor the owner of an adjoining property? _____ If yes, provide address or parcel ID _____

On a separate sheet, a scale drawing of the properties must show both the existing and adjusted boundaries, and note the areas of each parcel after the BLA. All structures must be shown, distances from the new boundaries to structures noted; and conform to the prescribed setbacks for the Zoning District. The Grantor shall merge the nonconforming area to its main property by deed. Within 90 days after approval, a survey mylar of the BLA shall be recorded in Town Land Records. This is not a construction permit.

FOR COMPLETION BY ADMINISTRATIVE OFFICER

Date of Receipt: _____ Fee Paid: _____

Zoning District: _____ Type of Use: _____

Action by Administrative Officer:

Approved: _____ *This approval shall not become effective until: _____

Denied: _____

Date of Administration Officer Action: _____ Effective date (following 15 day appeal/warning period) _____

Administrative Officer's Signature _____

Permits will be void if the applicant fails to legally transfer / merge the permitted development within 6 months of effective date of the zoning permit.

Any decision of the Administrative Officer may be appealed to the Development Review Board by filing a written notice of appeal with the clerk of the Board within 15 days of the Administrative Officer's Decision.

Permit referred to:

Development Review Board: _____ Reason: _____

VT State Environmental Office: _____ Call the state permit specialist at 802-282-6488 to see if state permits are required

Board Action:

Development Review Board: _____
