

Town of Wallingford, 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. 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 _____
Permit # _____

=====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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