

**Town of Wallingford, VT**

**BOUNDARY (LOT) LINE ADJUSTMENT APPLICATION (BLA)**

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.

**1<sup>st</sup> 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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**2<sup>nd</sup> 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 (\$15) \_\_\_\_\_

**Effective Date:** \_\_\_\_\_ 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(s): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Zoning Administrator Signature

\_\_\_\_\_  
Date

COPIES: \_\_\_\_\_ File \_\_\_\_\_ Listers \_\_\_\_\_ Applicant(2) \_\_\_\_\_