

File No. _____ Ward No. _____
Date of Filing _____ Hearing _____ Decision _____

APPEAL TO THE BOARD OF ZONING APPEALS FOR A VARIANCE

I. LOCATION of property _____ Ave. Zoning District _____
St. Building Line _____
north east St.
side between _____ and _____
south west Ave.
north east St
corner of _____ Ave.
south west

II. Name of OWNER _____ Address _____
Date of Purchase _____
Name of present proposed or tenant _____ or proposed purchaser _____

Name and signature)
of APPELLANT) _____ Address _____

Party to be notified _____ Attorney Agent Address _____
Telephone No. _____

- III. THIS APPEAL relates to:**
- | | | |
|---|---|---|
| <input type="checkbox"/> PRINCIPAL BUILDING (S) AND ITS OR THEIR: | <input type="checkbox"/> ACCESSORY BUILDING (S) | <input type="checkbox"/> LAND |
| <input type="checkbox"/> USE | <input type="checkbox"/> LOT | <input type="checkbox"/> DISTANCE BETWEEN BUILDINGS |
| <input type="checkbox"/> NO. OF DWELLING UNITS | <input type="checkbox"/> AVERAGE LOT WIDTH | <input type="checkbox"/> AMOUNT OF PARKING OR LOADING |
| <input type="checkbox"/> FLOOR AREA | <input type="checkbox"/> BUILDING COVERAGE | <input type="checkbox"/> LOCATION OF PARKING OR LOADING |
| <input type="checkbox"/> YARDS | <input type="checkbox"/> BUILDING HEIGHT | <input type="checkbox"/> SIGNS |
| <input type="checkbox"/> SIZE OF COURTS | <input type="checkbox"/> USABLE OPEN SPACE | <input type="checkbox"/> _____ |

IV. SECTION (S) of zoning ordinance appealed from:

IV. PRECISE VARIANCE (S) sought:

V. LOT Dimensions (width x depth): _____ **Lot Area:** _____

List all EXISTING BUILDING (S) AND USE (S) on this lot, giving symbol for legal basis of each. (PR-permitted as of right; PS-permitted by special exception; PV-previous variance; NCU-nonconforming use existing at effective date of ordinance or amendment; CAL-previous certificate of approval of location – motor vehicle uses)

- (1)
- (2)
- (3)

VII. Describe in detail the DIFFICULTY or UNREASONABLE HARDSHIP asserted to be in the way of carrying out strict letter of the zoning ordinance:

VIII What circumstances concerning this property are **PECULIAR** to it and not applicable to the area as a whole? **EXPLAIN.**

IX. Would the requested variance be subject to appropriate **CONDITIONS** and **SAFEGUARDS**? **EXPLAIN.**

X. Would the requested variance be in **HARMONY** with the general purpose and intent of the Ordinance? **EXPLAIN.**

XI. If the requested variance is a **USE** variance, answer each of the following:

1. Do the zoning regulations allow **NO REASONABLE USE** of the property in question for reasons **PECULIAR** to the property and not applicable to the area as a whole? **EXPLAIN.**

 2. Is the use proposed the **MINIMUM** variance necessary in order to allow a reasonable use of the property? **EXPLAIN.**

 3. Will the use impair the essential **CHARACTER** of the area or the **OBJECTIVES** of the **COMPREHENSIVE PLAN** of the City? **EXPLAIN.**

 4. If any attempts have been made to **SELL** the property for use in accordance with the purposes for which it is zoned , supply the following information:
 - a) period (s) in which placed on market and agent (s) used in each period:
 - b) period (s) listed with Real Estate Board:
 - c) period (s) advertised in newspaper (attach copy of one or more such ads, if any):
 - d) other sales efforts during each period:
 - e) asking price during each period:
-

XII

State of Connecticut
County of New Haven

Personally appeared,.....

Authorized Agent for.....Owner, who made oath
that the statements herein were true and correct before me.

.....
Notary Public

- XIV. Hearing Fee to be paid upon filing of this Appeal – see Fee Listing
- Bulk Variance
- Use Variance
- Use and Bulk Variance

Required plans filed with Appeal as follows:

- (a) **10 copies of a scaled PLOT PLAN,** with a North arrow, showing the lot in question and the following if applicable:
 1. existing buildings,
 2. proposed construction and use of outdoor areas,
 3. existing and proposed curb cuts, driveways, and parking and loading facilities,
 4. existing and proposed fences, walls, landscaping and signs,
 5. such other information as may be required to define clearly the nature and need of the appeal..
- (b) **10 copies of scaled FLOOR PLANS and ELEVATIONS:**
for each floor and each side of proposed construction, including use of all floor areas.

BELOW THIS LINE FOR BOARD USE ONLY

XV. **Communication with regard to this Appeal received from:**

- | | | |
|--|---------------------------------------|--|
| <input type="checkbox"/> City Plan Dept | <input type="checkbox"/> Health Dept. | <input type="checkbox"/> Bureau of Engineering |
| <input type="checkbox"/> Dept of Traffic & Parking | <input type="checkbox"/> Police Dept. | <input type="checkbox"/> _____ |
| <input type="checkbox"/> LCI – Livable City Initiative | <input type="checkbox"/> Fire Dept. | <input type="checkbox"/> _____ |

XVI. **Previous Board of Zoning Appeals cases at this location (file number, year, proposed construction and/or, Board decision, and court decision where applicable).**

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NEW HAVEN BOARD OF ZONING APPEALS

NOTICE is hereby given that State Law requires the Board of Zoning (BZA) to hold a public hearing to review your application and/or appeal. The BZA will make its decision based upon testimony at the public hearing and the documents you submit with your application..

TO BE CONSIDERED COMPLETE, your application **MUST** include the documents and required information listed below.

If you fail to submit the **REQUIRED DOCUMENTS AND INFORMATION** to describe the zoning relief requested, **YOUR APPLICATION AND/OR APPEAL MAY BE DENIED.**

REQUIRED MATERIALS

1. **SIGNED AND NOTARIZED ORIGINAL APPLICATION/APPEAL FORM** **SUBMITTED**
 Answer all questions completely and include a clear, detailed description of your zoning relief **YES NO**
 proposal.

2. **SCALED SITE PLAN** **SUBMITTED**
Ten (10) copies of Scaled Plans representing the zoning relief sought **YES NO**
 (A MINIMUM SCALE OF 1 INCH = 20 FEET IS STRONGLY RECOMMENDED)

SCALED SITE PLAN with North arrow showing the lot in question and if applicable:

- Existing buildings;
- Proposed construction and use of indoor and outdoor areas;
- Existing and proposed curb cuts, driveways, parking and loading facilities;
- Existing and proposed fences, walls, landscaping and signs;

If you are seeking yard variances within five (5) feet of a property line or a lot split **a Class A-2 Survey may be required.**

3. **FLOOR PLANS AND ELEVATIONS** **SUBMITTED**
Ten (10) copies of the following if applicable **YES NO**
 SCALED FLOOR PLAN of each floor including use of all floor area.
 SCALED ELEVATIONS for each side, if new construction is proposed.
 A MINIMUM SCALE OF 1/8 INCH = 1 FOOT IS STRONGLY RECOMMENDED

For any change in zoning use classification under the state building code (BOCA), or for any construction costing more than \$25,000, an Architect or Engineer **must** prepare your plans on a **Class A-2 Survey** base.

4. **OTHER INFORMATION**, as necessary to clearly define the nature of the zoning relief or Special Exception sought such as:
 - Days and hours of operation - Number of Employees
 - Provisions for Employee Parking - Signs

NOTE: Required Materials are to be submitted as follows: **SUBMITTED**
a.)The Original Application form and b.) ALL copies of plans and other **YES NO**
materials sorted, folded and stapled in sets (ten total) .

ONCE FILED, FILING FEES(S) FOR YOUR APPLICATION/APPEAL ARE NOT REFUNDABLE

I HAVE READ THIS NOTICE AND UNDERSTAND THAT MY APPLICATION AND/OR APPEAL MAY BE **DENIED** IF THE MATERIALS REQUIRED TO BE SUBMITTED ARE NOT COMPLETE.

BY: _____
 Signature of Applicant

Date: _____20 ____

Telephone Number _____