

CITY OF TORRINGTON
Zoning Board of Appeals
VARIANCE APPLICATION

Fee: \$180.00 Paid: _____ (Includes \$30 State tax)

Rev. 7/09

Property Location: _____

Zone: _____ Assessor's Map: _____ Block: _____ Lot: _____

Size of Property: _____ Sf/Acre

Applicant's Name: _____

Applicant's Address: _____

Day Phone Number: _____ Fax: _____

Applicant's e-mail: _____

Owner's Name: _____

Owner's Address: _____

Day Phone Number: _____ Fax: _____

Date Property was purchased: _____

Does any portion of this property contain a conservation or preservation land restriction on it?

Yes _____ No _____

If 'Yes' applicant must notify the holder of the land restriction regarding the application by certified mail, return receipt requested, no later than 60 days prior to the filing of the application. In lieu of such notice the applicant may submit a letter from the holder of such restriction (or their agent) verifying that the application is in compliance with the terms of the restriction.

This variance request is for: (Check all that apply)

- | | | |
|--|---|---|
| <input type="checkbox"/> Principal Use of Lot | <input type="checkbox"/> Sign(s) | <input type="checkbox"/> Average Lot Width |
| <input type="checkbox"/> No. of Dwelling Units | <input type="checkbox"/> Front Yard Setback | <input type="checkbox"/> Building Coverage |
| <input type="checkbox"/> Accessory Structures | <input type="checkbox"/> Side Yard Setback | <input type="checkbox"/> Lot Size |
| <input type="checkbox"/> No. of Parking Spaces | <input type="checkbox"/> Rear Yard Setback | <input type="checkbox"/> Impervious Surface Other |
| <input type="checkbox"/> Landscaping | <input type="checkbox"/> Building Height | |

Section(s) of the Zoning Regulations from which the variance(s) is being requested:

Describe the exact variance(s) being requested:

Describe in detail the exceptional difficulty or unusual hardship (other than financial or personal) which would result if the variance is not granted:

If the variance is granted, explain what will be done to prevent any adverse impacts to the surrounding properties:

If the requested variance is a use variance, answer each of the following questions:

1. Do the Zoning Regulations allow for *any* reasonable use of the property in question?
2. Is the proposed use the minimum variance necessary in order to allow reasonable use of the property? Explain.
3. Will the proposed use adversely impact the surrounding properties? Explain.

I, the undersigned applicant, understand that this application for Variance will be reviewed based on information submitted by me and that falsification by misrepresentation, omission or failure to comply with the conditions of the variance shall constitute a violation of the Zoning Regulations and render any approvals null and void. I further authorize the City's agent to enter the property for the purpose of inspection with regard to this application.

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

FOR OFFICE USE ONLY

Is this property within 500 feet of another municipality? Yes _____ No _____

If 'Yes', list the town(s): _____

Dates Towns were notified of Public Hearing: _____

Departmental Comments:

If this application meets your approval, please sign and date. If it does not, please attach a separate sheet with your comments.

Traffic Department: _____ Date: _____

Fire Chief: _____ Date: _____

City Planner: _____ Date: _____

Building Official: _____ Date: _____

City Engineer: _____ Date: _____

Final Decision (with conditions):

Unusual Hardship or Exceptional Difficulty:

VARIANCE APPLICATION

IMPORTANT INFORMATION FOR THE APPLICANT

1. The applicant must submit five (7) copies of this application.
2. The applicant must submit along with the application five (4) copies of an A-2 survey prepared by a surveyor licensed by the State of Connecticut. The survey must show, at a minimum, the following:
 - A. Property boundaries (existing and proposed) and their dimensions and bearings;
 - B. Locations of all structures including signs (existing and proposed) with labels;
 - C. Dimensions and locations of all required setbacks;
 - D. Locations of all streets, driveways and parking areas (existing and proposed);
 - E. Location and dimensions of all easements, right-of-ways etc.;
 - F. A vicinity map showing the property's location; and
 - G. Other information necessary to determine the exceptional difficulty or unusual hardship claimed by the applicant (i.e.: wetlands, ravines, significant trees etc.)
3. Public Notice Sign - The applicant shall obtain from the Planning & Zoning Department a sign notifying the public of the Public Hearing. A \$120 refundable deposit shall be made by the applicant to cover the cost of the sign. The sign posting shall conform to the following requirements:
 - A. The applicant shall post the sign in the most conspicuous location on the property affected by the application;
 - B. The sign shall give the reason for the public hearing (e.g. variance), and the time, date and location of the hearing;
 - C. The sign shall be clearly visible from the street;
 - D. The sign shall be posted at least ten (10) consecutive days before the date of the public hearing; and
 - E. The sign shall not be removed until after the close of the public hearing.
 - F. Failure to post and maintain this sign shall be grounds for the denial of the application.
4. At least ten (10) days prior to the public hearing, the applicant shall send, by certificate of mailing, a notice regarding the public hearing to all persons whose property is adjacent to the property affected by the application. Evidence of the mailing shall be presented to the Zoning Board of Appeals at the public hearing. A list of all property owners and their addresses can be obtained at the Assessor's office - second floor of City Hall.
5. Questions regarding this application can be directed to the Land Use Office at 489-2220 or -2221.

