



CITY OF DANBURY

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

ZONING BOARD OF APPEALS
(203) 797-4525
(203) 797-4586 (FAX)

APPLICATION FOR VARIANCE TO THE ZONING REGULATIONS

ALL APPLICABLE QUESTIONS MUST BE ANSWERED AND APPLICATIONS MUST BE ACCOMPANIED BY THE REQUIRED SUPPORTING DOCUMENTS. AN APPLICATION WILL NOT BE SCHEDULED FOR PUBLIC HEARING UNLESS IT IS COMPLETE. THE APPLICANT OR A REPRESENTATIVE MUST APPEAR AT THE HEARING.

SUBMIT THE FOLLOWING:

- Three (3) copies of completed application (**For a Use Variance, see below ***).
- Four (4) copies of a plot plan, certified by a State of CT Registered Land Surveyor, showing the location of all buildings with any proposed changes and the distances to the property lines.
- Three (3) copies of the legal land description (as found in the deed).
- Plain business size envelopes, pre-addressed to the abutting property owners.
- **Filing fee of \$310.00**, payable to the "City of Danbury" (includes \$60.00 State land use application fee as required per P.A. 09-3 §396 of C.G.S.).
- Legal Advertisement fee of **\$500.00** for public hearing and notice of decision (to be paid at time of Application).

*** If this is a Use Variance**, please submit four (4) additional copies of both the application and the plot plan. These additional copies will be given to the Planning Commission and the Zoning Commission according to Section 11.B.3.a. of the Danbury Zoning Regulations, which states they must review and make a recommendation on each Use Variance application.

Applicant's Name: _____

Location of property: _____

Property is located on the (north) (south) (east) (west) side of the above street, and distant approximately _____ feet (north) (south) (east) (west) from _____ (name of nearest street).

Interest in property (Check One)

Owner Developer Option Holder Other (describe) _____

Zone in which property is located: _____ Assessor's lot No: _____

Dimensions of subject property: Frontage _____, Area _____, Average Depth _____

List any municipality located within 500 feet of this property: _____

If previous application has been filed for this property, list date and disposition of hearing:

Are there wetlands or watercourses on or near this parcel: yes _____ no _____
(If yes, this proposal may require review by the Danbury Environmental Impact Commission.)

Is parcel located within an Aquifer Protection Area or Public Water Supply Watershed: yes ____ no ____
See Attached **Addenda** for notice requirements and review “Public Drinking Water Source Protection Areas” map prepared by the State of Connecticut Department of Public Health. Map is available for review at the City of Danbury Permit Center, City Hall.

List section(s) of Zoning Regulations to be varied: _____

Describe variance being requested: _____

Hardship: _____

Use to be made of property (if variance is granted): _____

Describe briefly any alteration or extension proposed to the existing building: _____

TO APPEAL FOR CORRECTION OF AN ALLEGED ERROR in a decision of the Zoning Enforcement Officer, who on _____ (date), did did not grant a permit requested by

(An explanatory statement by applicant may be attached to this application form.)

PLEASE USE SEPARATE APPLICATIONS TO APPLY FOR CERTIFICATES OF LOCATION APPROVAL FOR MOTOR VEHICLE LICENSES. The Zoning Commission has jurisdiction over New or Used Car Dealers licenses and Limited and General Repairer's licenses. The Z.B.A. has jurisdiction over Gasoline Stations & Junk Yards.

FOR ALL APPLICATIONS, list abutting property owners names and mailing addresses (these should be verified in the Tax Assessor's office):

(1) The right to a variance involves certain legal standards and requirements. Applicants are advised to consult legal counsel for guidance in understanding these requirements and in completing this application.

(2) If the property is served by a septic system, the applicant should check with the Danbury Health Department prior to submitting an application for variance to be sure the proposed activity will be allowed under Health Department regulations. Also, if there are any wetlands or watercourses on the property, the applicant is advised to contact the Danbury Health Department to determine if Environmental Impact Commission approval will be required for the proposed activity.

(3) If this variance is granted, you will receive a letter and variance certificate by Certified Mail. This variance certificate must be filed on the land records in the Town Clerk's office for the variance to be in effect. This is important because once the variance is filed on the land records, it goes with the land. The filing fee is the applicant's responsibility.

Date: _____

Signature(s) of Applicant _____

Mailing Address _____

Telephone Number(s): (H) _____ (W) _____

(CELL) _____



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PLANNING & ZONING DEPARTMENT
(203) 797-4525
(203) 797-4586 (FAX)

FOR OFFICE USE ONLY

DATE
REC. _____

FILE NO.:

ADDENDA TO
Application for Site Plan Approval
Application for Special Exception Approval
Application for Subdivision or Resubdivision Plan Approval
Petition for Special Permit
Application for Variance to the Zoning Regulations
Application for Permit to Conduct a Regulated Activity, Environmental Impact Commission
Application for Administrative Approval, Environmental Impact Commission

COMPLIANCE WITH PUBLIC ACT 06-53
Act Concerning Protection of Public Water Supply Resources
Effective October 1, 2006

The Connecticut General Assembly has revised Sections 8-3i and 22a-42f of the General Statutes of Connecticut to require that persons or entities filing applications with the City of Danbury Zoning Commission, Planning Commission, Zoning Board of Appeals or Inland Wetlands Commission ("EIC") concerning any project on any site that is within the aquifer protection area or watershed of a water company provide written notice to the Commissioner of the Connecticut Department of Public Health ("CTDPH"). This new notice provision to the Commissioner is in addition to the required notification to the water company. Said notifications shall occur no later than seven (7) days after the date of the application. ***Required notification to the Commissioner and water company is the responsibility of the applicant.***

The Public Drinking Water Source Protection Areas are delineated on the State of Connecticut Department of Public Health Map ("Map") available for review at the City of Danbury Permit Center, City Hall, 155 Deer Hill Avenue, Danbury, CT.

The Commissioner of the CTDPH has prescribed the following Notification Process format:

1. Refer to the Map available at the Permit Center to determine whether the project falls within a public water supply aquifer protection area or watershed area
2. Go to the CTDPH website at <http://www.portal.ct.gov/DPH> (12-27-22)
3. Click on "Topics A-Z" (12-27-22)
4. Click on "D" and then "Drinking Water"
5. Click on "Source Water Protection" on the right hand side menu
6. Follow the link to the Notification Process
7. Submit the form by clicking on the "submit" button

PLEASE be advised that the City of Danbury will require verification of submission of the notice to CTDPH and water companies as part of the completed land use application. A copy of the submitted form(s) is acceptable.

Addenda Dated `October 2006