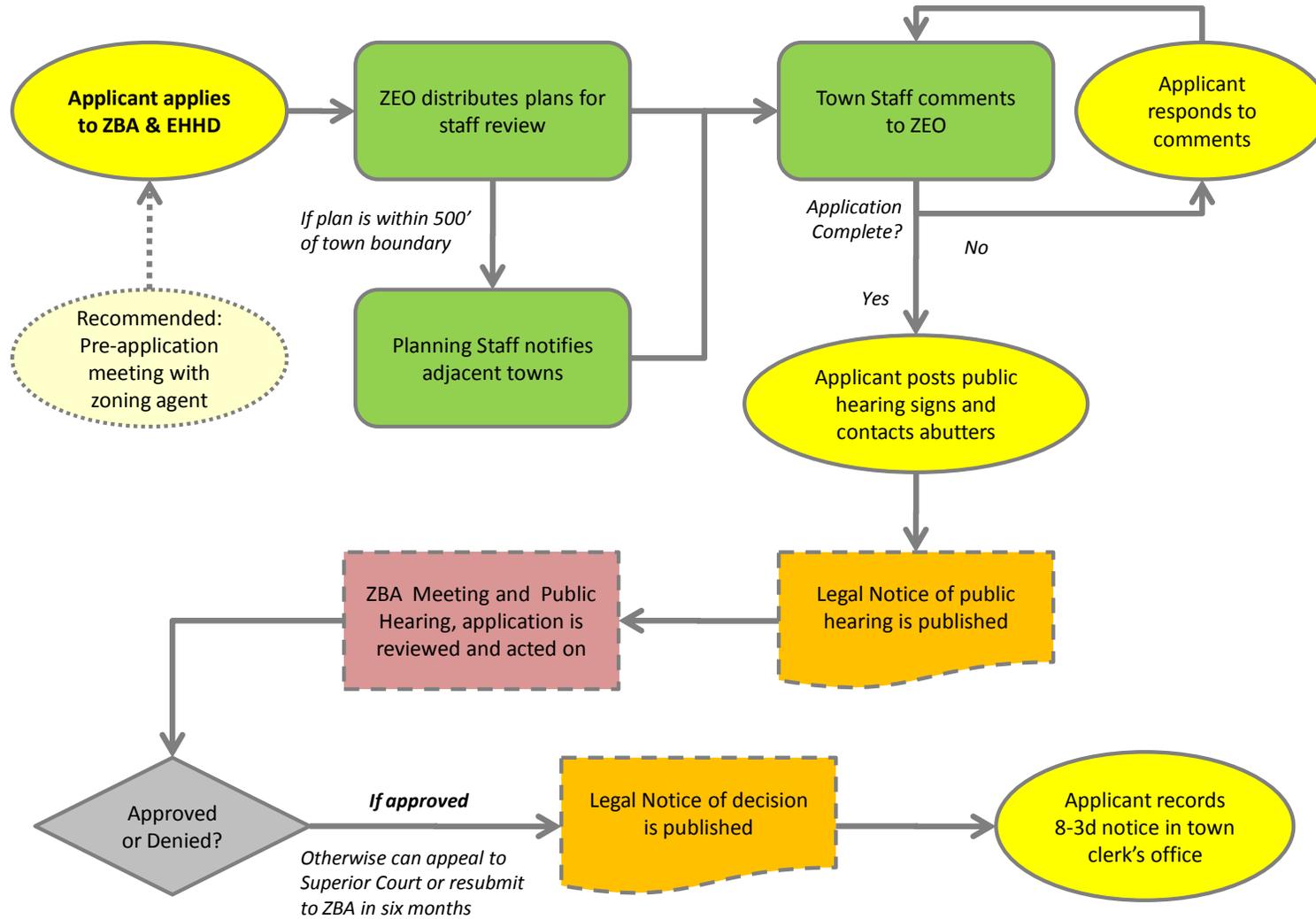


Zoning Board of Appeals Application Process



Notes on Zoning Board of Appeals Application Process

- Pre-application meeting with Zoning Agent is recommended prior to submission.
- When the application involves property which is within 500' of the Town line, the Town must notify the Town Clerk of the adjacent municipality by certified mail within seven days of the receipt of the application.
- The applicant is required to post public hearing signs and contact abutters by registered mail 10 days prior to the public hearing and show proof to the Board.
- The applicant is required to file an 8-3d notice of approval supplied by the Town, on the land records in the Town Clerk's Office for the decision to be effective.
- In order for an application to be heard at a ZBA meeting, it must be submitted by the last business day of the preceding month so that the published notice requirement of the Statutes is met.
- The applicant must clearly demonstrate a "hardship" for the Board to consider a zoning variance, as defined in section 8-6 of the CT General Statutes.
- If the ZBA denies the request, the applicant can appeal the decision to Superior Court. An applicant may also resubmit an application, but the Board is not obligated to hear the request for six months from the date of its original decision.