

FOR OFFICE USE

CAM ZONE? ..... Y N

CAM REVIEW REQUIRED? ..... Y N

CAM REVIEW INCLUDED? ..... Y N

IS THIS PROPERTY WITHIN 500 FT. OF ANOTHER MUNICIPALITY OR GOV'T. AGENCY? Y N

If yes, was notice sent? Y N

REVERSAL OF ZEO DECISION? ... Y N (see item A9 on page 2)

VARIANCE? ..... Y N

APPLICATION # \_\_\_\_\_

SUBMITTED \_\_\_\_\_

RECEIPT DATE \_\_\_\_\_

\_\_\_\_\_ + \_\_\_\_\_ = \_\_\_\_\_  
App. Fee ST Fee Total

Fee Received: \_\_\_\_\_

Receipt #: \_\_\_\_\_

EXISTING CONDITIONS: Nonconforming use \_\_\_\_\_ Nonconforming setback \_\_\_\_\_ Street Frontage \_\_\_\_\_  
Nonconforming lot \_\_\_\_\_ Height \_\_\_\_\_ Width \_\_\_\_\_ Area \_\_\_\_\_ Other \_\_\_\_\_

TOWN OF LEDYARD  
APPLICATION TO ZONING BOARD OF APPEALS

Please print in ink or type:

1. Owner: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ ZONING DISTRICT: \_\_\_\_\_

Agent: \_\_\_\_\_

**LETTER OF AUTHORIZATION FROM PROPERTY OWNER CERTIFYING AGENT TO ACT ON BEHALF OF OWNER IN THIS APPLICATION IS REQUIRED**

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Applicant's E-mail address: \_\_\_\_\_

2. Address of affected premises: \_\_\_\_\_

Assessor's Map No. \_\_\_\_\_ Year of approved subdivision, if applicable: \_\_\_\_\_ Year built: \_\_\_\_\_

3. This appeal is for the reversal of the ZEO's decision for the following reason: \_\_\_\_\_

4. Variance of the following section(s) of the Zoning Regulations is requested: \_\_\_\_\_

a) What is the purpose for the variance? \_\_\_\_\_

b) What is the orientation of the proposal on the property? \_\_\_\_\_

c) What is hardship claimed? \_\_\_\_\_

d) What is unique about the hardship? \_\_\_\_\_

e) How will granting this appeal affect the character of the neighborhood? \_\_\_\_\_

5. Previous appeal(s) made in regard to this property: Application #(s): \_\_\_\_\_ Date(s): \_\_\_\_\_

6. Additional supporting information may be attached.

**The undersigned acknowledges that delays may occur in the variance process with the possibility of a public hearing continuance in order to obtain necessary information to reach an equitable decision. The undersigned also acknowledges having read the Hardship Information on the reverse and of having received an instruction sheet for calculating setback reductions.**

Signature of Applicant

Date

11/10/15

PROCEDURE AND REQUIREMENTS CHECKLIST

- A. The following items are required for all applications. Check each item when the application is submitted.
1. Completed application form. .... \_\_\_\_\_
  2. Cash or check made payable to "Town of Ledyard" in the amount of \$560.00\*..... \_\_\_\_\_
  3. Nine (9) copies of Assessor's Card..... \_\_\_\_\_
  4. Nine (9) copies of Assessor's map showing subject lot. .... \_\_\_\_\_
  5. Original plus eight (8) copies of a site plan showing accurate lot dimensions, lot area, and north arrow; location of septic system, well (if applicable), and dimensions of proposed and existing structures on the lot—drawn to scale. Include all pertinent setback measurements..... \_\_\_\_\_
  6. Nine (9) copies of sketch, plans, or brochure picture of proposed structure. .... \_\_\_\_\_
  7. Nine (9) copies of topographical survey map, if topographical conditions are claimed as hardship..... \_\_\_\_\_
  8. If applicant is not property owner, a letter from the owner authorizing agent/applicant to act on his/her behalf..... \_\_\_\_\_
  9. If application is to overturn ZEO decision, include one additional complete copy for the ZEO..... \_\_\_\_\_
  10. Any other information that would clarify the situation. For example:
    - a) Correspondence or decisions from Town agencies. .... \_\_\_\_\_
    - b) Photos of the land in question and, if applicable, photos of existing neighborhood structures similar to that in the application proposal. Nine (9) sets..... \_\_\_\_\_

**THE BOARD STRONGLY FEELS THAT A PRUDENT APPLICANT WILL INSURE NOTIFICATION TO ABUTTING/AFFECTED NEIGHBORS OF THIS APPLICATION AND PROVIDE THE BOARD WITH ACKNOWLEDGMENT AND/OR COMMENTS RECEIVED.**

**\*Payment includes the \$500 filing fee and \$60 State fee.**

DEFINITION OF "VARIANCE": Authority extended to the owner to use his property in a manner other than that provided by the zoning regulations. For example, variances may be granted with regard to minimum lot area, side yard setbacks, and building size.

HARDSHIP: Section 8-6(3) of the General Statutes prescribes the elements which must appear before a variance can be legally granted. They are:

- A literal enforcement of the regulations will cause exceptional difficulty or unnecessary hardship.
- Such hardship is unique to the applicant's land and does not affect all property in the zoning district.
- The hardship is created solely by the application of the regulations to the property and not by any act of the applicant.
- The variance would be in harmony with the general purpose and intent of the zoning regulations and would not be granted at the expense of public health, safety, convenience, welfare, or property values.
- By the grant of the variance, substantial justice will be done.

EXAMPLES OF HARDSHIP:

- Topography of the land (i.e., ledge, elevation).
- Shape of lot.
- Orientation of structure.

EXAMPLES WHERE CLAIMS OF HARDSHIP DO NOT APPLY:

- Medical reasons, disability.
- Size of family.
- Financial hardships.
- Hardship must not be self-created. Any hardship caused by the reckless conduct of the applicant is not curable by a variance.

**THE APPLICANT HAS THE BURDEN OF SHOWING THAT EACH OF THESE REQUIREMENTS ARE SATISFIED BEFORE BEING ENTITLED TO A VARIANCE.**