

**THIS APPLICATION MUST BE FILLED OUT COMPLETELY OR WILL BE REJECTED AT THE HEARING.**

**APPLICATION  
ZONING BOARD OF APPEALS  
ANSONIA CT**

**DATE:**\_\_\_\_\_

**APPLICANT:**\_\_\_\_\_

**PROPERTY OWNER:**\_\_\_\_\_

**ADDRESS:**\_\_\_\_\_

**TELEPHONE:**\_\_\_\_\_

**PROPERTY LOCATION:**\_\_\_\_\_

**ASSESSOR'S MAP**\_\_\_\_\_**BLOCK**\_\_\_\_\_**LOT**\_\_\_\_\_  
**ZONE**\_\_\_\_\_

**IS THIS WITHIN 500' OF A CITY BOUNDARY? YES**\_\_\_\_\_**NO**\_\_\_\_\_

**PURPOSE OF APPLICATION:**                      **A. VARIANCE**  
**(CIRCLE ONE)**                                      **B. APPEAL OF DECISION**  
    **C. SPECIAL EXCEPTION**  
    **D. MOTOR VEHICLE CERTIFICATE**

**If "A", VARIANCE REQUIRED:**\_\_\_\_\_

**PAGE**\_\_\_\_\_**SECTION**\_\_\_\_\_**SUBSECTION**\_\_\_\_\_

**HARDSHIP:**\_\_\_\_\_

\_\_\_\_\_

IF "B" REASON FOR APPEAL: \_\_\_\_\_

\_\_\_\_\_

IF "C" REASON FOR SPECIAL EXCEPTION: \_\_\_\_\_

\_\_\_\_\_

HAVE PREVIOUS APPEALS BEEN FILED ON THIS PROPERTY? ☐ YES ☐ NO

DATE: \_\_\_\_\_

IF "D" FILL IN BELOW:

MOTOR VEHICLE REPAIR ☐ MOTOR VEHICLE SALES ☐ BOTH ☐

NEW LOCATION: ☐ YES ☐ NO TRANSFER OF OWNERSHIP: ☐ YES ☐ NO

LIST ALL OWNERS WHOSE PROPERTY ABUTS THE SUBJECT PROPERTY:

NAME

ADDRESS

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

DATE: \_\_\_\_\_ SIGNED \_\_\_\_\_

OWNER/AGENT

APPLICATION FEE: \_\_\_\_\_

STATE FEE: \_\_\_\_\_

TOTAL: \_\_\_\_\_

## **PUBLIC NOTICE**

### **STANDARDS FOR VARIANCE**

#### **THIS INFORMATION IS BEING OFFERED TO ASSIST AN APPLICANT WHO IS CONSIDERING FILING FOR A VARIANCE**

You are requesting the City of Ansonia to set aside its zoning requirements when a variance is requested. Certain criteria must be met in order for the ZBA to grant a variance.

1. The variance must be in harmony with the general purpose of the zoning regulations and must be consistent with safety and public interest.

For example, a variance could not be granted for a machine shop in a residential zone because industrial activity is not in harmony with residential use.

2. There must be some specific condition affecting the parcel of land, but not generally affecting other parcels in zoning districts, which would cause an exceptional difficulty or unusual hardship if a variance was not granted. The condition must derive from the land itself; for example, its shape, topography or surface features.

**Personal or Financial hardships of the owner will not justify a variance. However, reasonable accommodation of ADA requirements may.**

For example a lot may be oddly shaped, or may contain severe slopes or ledge so that unless a variance is granted the lot will be worthless or will be buildable only with enormous expense and effort. These conditions would not exist on other lots in the zoning district and so would justify a variance.

But, a property owner who has created his own hardship such as buying an undersized lot, or is seeking an increased use because of personal needs, or now hopes to profit from additional construction has only a personal hardship. Such needs may generate great sympathy, such as when a growing family seeks to enlarge a crowded house, but they do not justify a variance under the zoning laws of Connecticut.

The Zoning Regulations set forth the general rules for an entire zoning district. These rules are necessary arbitrary, and although they may work well for 90% of the lots in the district, there will always be a few lots which cannot be used unless the application of the Zoning Regulations is varied. This is the job of the Zoning Board of Appeals, to examine the unique conditions of each lot on a case by case basis, and to decide whether the lack of a variance would leave the lot with no conceivable use or with a use that could only be achieved through exceptional difficulty and hardship. The ZBA has wide discretion in making these determinations. However, each decision must be based upon the condition of the land and not the personal circumstances of the owner.

The ZBA is comprised of five (5) members; four (4) yes votes are needed to obtain a variance.

### **General Instructions for Variances and Appeal from Order of ZEO**

1. Apply to the Zoning Enforcement Officer (ZEO) for a zoning permit. You will be informed if you need a Zoning Variance.
2. Obtain application to the Zoning Board of Appeals from the ZEO.
3. **Plot Plan:** a trial copy of the plot plan prepared for submission with the variance application should be reviewed by the applicant and the ZEO before the required (14) copies are reproduced. The plot plan shall indicate all buildings, including any proposed structure indicating front, side, and rear yards, name of adjoining streets and property owners. Pursuant to Section 235.1.1 Ansonia Zoning Regulations, a Class A-2 survey may be required by the ZEO for setback and side yard variances and building lots.
4. **Photographs:** (optional) Four (4) photographs of the property showing front, rear and two sides of property may be submitted to the Board at the hearing. Please mark each photograph.
5. **Application:** The purpose of the signature line for the ZEO is to insure that the entire application paper work and plans are complete and that all the needed variances and property sections are cited.

**Variance \$250.00 plus \$750.00 (public hearing legal notices )plus \$60.00 (DEEP)  
=\$1,060.00**

6. **Placard Notice:** With your application you will receive a placard notice reading "Application for Waiver". This must be posted on the property in question for then (10) days prior to the hearing. You will be requested to sign for the placard in the ZEO's Office.
7. **Filing Date:** State law requires that the meeting notice announcing your application be published 10-14 days before the meeting. The Zoning Board of Appeals establishes these "cut off" dates yearly, see posted date in the Zoning Office.
8. **Hearing Date:** The Zoning Board of Appeals meets on the second Monday of each month. You will be notified by mail as to the date of your hearing by the Secretary of the Zoning Board of Appeals.
9. **Handicapped Persons:** In the event that an application is to be made by a person who is handicapped, arrangements can be made to relocate the hearing room to a handicapped accessible building by call the Office of the Mayor at 203-736-5990.