

Town of Brooklyn Zoning Permit Application

Requirements

A Plot Plan signed and stamped by a surveyor may be required.

- Use the as-built survey signed and stamped by a surveyor as a base map if the as-built survey exists.
- An existing survey signed and stamped by a surveyor or a drawing to scale may be acceptable if no as-built survey exists.
- For simple projects, an aerial photograph may be used as a base map.

On the Plot Plan, provide the following:

- Location and size of all proposed and existing buildings, structures and driveways
- Property lines, lot dimensions and zoning setbacks
- Indicate the distance between proposed buildings/structures and property lines.
 - An A2 Survey is required for new construction.
 - An A2 Survey may be required for major additions and other structures if compliance cannot be otherwise determined.
- Well and septic system locations
- Wetlands and watercourses. Wetlands review is required for every proposed activity.

Erosion control: Prior to commencement of soil disturbance, erosion and sediment control measures are to be installed as required to protect property and resources.

Certificate of Zoning Compliance: A Certificate of Zoning Compliance must be obtained from the Zoning Official BEFORE A NEW USE commences and before the Building Official can issue a Certificate of Occupancy. A Certificate of Zoning Compliance will be issued after the Zoning Official has inspected the property and found that the work has been completed in compliance with the Zoning Permit including any conditions and the Zoning Regulations.

I hereby attest that the submitted information is true and correct to the best of my knowledge. Inaccurate information will void the Permit.

I understand that:

I am responsible for ensuring that all structures are built in conformance with the issued Zoning Permit and the Zoning Regulations in effect on the date the Zoning Permit is issued.

I grant permission for the Zoning Official to enter the property for purposes of inspection.

NOTE: THIS IS NOT A BUILDING PERMIT. A building permit may be required before construction begins.

Applicant: _____ Phone: _____

Project Address _____ Email _____

Work proposed _____ Date: _____

.....
Office Use Only

Permit # _____ Date received: _____

NDDH Approval _____ Driveway permit if applicable _____ IWWC approval _____

Fee\$ _____ Cash/Check # _____

Town of Brooklyn

Zoning Permit Application

PUBLICATION OF NOTICE BY APPLICANT

The Town of Brooklyn does not publish legal notices for the issuance of a Zoning Permit or a Certificate of Zoning Compliance in order to start the 30-day appeal period.

You are hereby informed that you may publish a legal notice to certify the issuance of a Zoning Permit or a Certificate of Zoning Compliance in order to start the 30-day appeal period.

Any such notice shall be published in a newspaper having substantial circulation in the municipality.

Any such notice shall contain the following:

- 1) a description of the building, use or structure;
- 2) the location for the building, use or structure;
- 3) the identity of the applicant;
- 4) a statement that an aggrieved person may appeal to the Zoning Board of Appeals in accordance with the provisions of Connecticut General Statutes Section 8-7, as amended.

RIGHT TO APPEAL ZONING ACTIONS

Any action of a Zoning Official, including the issuance of a Zoning Permit or a Certificate of Zoning Compliance, is an appealable action within 30 days of issuance (see Connecticut General Statutes Section 8-7, as amended.)