BROOKLYN ZONING BOARD OF APPEALS
APPLICATION FORM

FEE: $250.00 / STATE FEE: $60 / PUBLICATION FEE: $150 CHECK#_____

APPLICATION #_____ **DATE SUBMITTED**_____

APPLICANT: _____

MAILING ADDRESS: _____

PROPERTY OWNER: (if different) _____

MAILING ADDRESS: _____

PROPERTY LOCATION: _____

MAP: _____ **LOT:** _____ **ACRES:** _____

ZONE: R-10   R-30   RA   VC   R-10   NB   PC   RB   MMU   I   (circle one)

Is Property within 500' of a municipal boundary? _____

Application is submitted for approval of the following (check all that apply):

☐ **Variance of the Zoning Regulations, Section(s)** _____

The variance being requested is _____

_____

☐ **Appeal of an order, requirement or decision of the ZEO under Sec. 9.G.1. of the Brooklyn Zoning Regulations.**

☐ **Locational Approval for the dealing in or repairing motor vehicles (CGS 14-54), motor vehicle recycler's yard or motor vehicle recycler's business (CGS 14-67i), or sale of gasoline or other product intended for use in the propelling of motor vehicles using combustion type engines (CGS 14-321).**

Complete Description of Project (attach additional sheets if necessary):

_____

_____

Specify the hardship if applying for a variance. A hardship cannot be strictly financial and must be related to the condition of the land.   HARDSHIP - As recognized by the law:
  (1) When a property cannot be used in a manner permitted in the zone in which that property is located due to its unique shape, topography, or other inherent condition.
  (2) Being too small or too narrow is not a legal hardship unless it restricts the property from being put to a reasonable permitted use.

(3) A hardship must be unique to the property, in that it is a characteristic that is not exhibited by other properties in the area or in the zone, and one that makes it appropriate for special treatment.

(4) A hardship must not be merely financial, which is personal and not inherent in the property itself, nor is the personal hardship of the owner, such as age or family condition, a legal hardship.

(5) A hardship must not have been created by the owner or the predecessor in title, such as by dividing a parcel to create lots which cannot support the desired use; by creating a topographic condition by excavation, fill, or other measures which render the property unusable for its highest use without a variance; or by building a structure which, for whatever reason, violates a current zoning regulation.

_____

_____

_____

The following information must accompany each application at the time of submittal:

1. A plot plan prepared as determined by the ZBA, either:
   - by a licensed land surveyor, to A-2 survey standard OR
   - not an A2 survey but sufficiently accurate to allow the members to reach an informed decision.
2. Check payable to the Town of Brooklyn.
3. If the proposed activity is located within a Drinking Water Supply Aquifer Area (see attached map) then the Public Water Supply Aquifer Area Project Notification Form must be completed and attached to the application.

NOTE:
- It is the responsibility of the applicant to contact the Building Inspector, Inland Wetlands and Watercourses Agent and Fire Marshal to determine if other permits are required.
- See Sec. 9.G.1. of the Brooklyn Zoning Regulations for the powers and duties of the Board and the criteria for decision-making regarding variances. All criteria must be addressed in the information provided to the Board.
- Posting of the property with signs and notifying abutters 15 days prior to hearings for variances is not required but may be done voluntarily in the interest of transparency.
- **Lack of accurate information may cause the Board to deem that the application is an incomplete application and may be grounds for denial.**

SUBMIT APPLICATIONS TO THE BROOKLYN LAND USE OFFICE, 69 SOUTH MAIN STREET, SUITE 23 BROOKLYN, CT 06234.

The undersigned applicant(s) and owner(s) hereby state that the information contained in this application and in all documentation provided is complete, true and accurate to the best of my/our knowledge.

_____ ____ _____   _____ _____
Applicant   **Date**   **Property Owner**   **Date**