

TOWN OF FRANKLIN
7 Meetinghouse Hill Rd., Franklin, CT 06254
ZONING BOARD OF APPEALS (PZC)
APPLICATION FOR VARIANCE PERMIT

APPLICATION NO. _____ (Assigned by Admin upon receipt of application fees) DATE: _____

TOTAL APPLICATION FEES PAID \$ _____ (fees determined by Zoning Enforcement Officer)

APPLICANT: _____ (PRINT) **SIGNATURE:** _____

APPLICANT STATUS (circle one): OWNER AGENT OF OWNER POTENTIAL BUYER

ADDRESS OF APPLICANT: _____

E-MAIL ADDRESS OF APPLICANT: _____ TELEPHONE NO.: _____

PROPERTY LOCATION: _____

ASSESSOR'S MAP# _____ LOT # _____ ZONE DISTRICT: _____

PROPERTY OWNER: _____ (PRINT) **SIGNATURE:** _____

ADDRESS OF PROPERTY OWNER _____

E-MAIL ADDRESS OF OWNER: _____ TELEPHONE NO.: _____

EXISTING USE OF PROPERTY: _____

DESCRIPTION OF PROPOSED ACTIVITY: _____

IS PROPERTY LOCATED W/I 500 FT OF ADJOINING MUNICIPALITY? _____ **TOWNS:** _____

ARE ALL PROPERTY TAXES PAID TO DATE ON THIS PROPERTY?: _____

**** PROPOSED ACTIVITY AND APPLICATION FEES**

- | | | |
|--|-----------------|------------------|
| <input type="checkbox"/> Variance | \$350.00 | |
| <input type="checkbox"/> Certificate of Approval of Location: Motor Vehicle Dealer and/or Repair (do not need to fill out Page 2) | \$350.00 | |
| <input type="checkbox"/> Zoning Enforcement Appeals | \$350.00 | |
| <input checked="" type="checkbox"/> ADD Town Administrative fee | \$ 10.00 | With Application |
| <input checked="" type="checkbox"/> ADD State Administrative fee | \$ 60.00 | With Application |
| <input checked="" type="checkbox"/> ADD Decision Notice | \$150.00 | With Application |

TOTAL FEES \$ _____ (enter under **TOTAL FEES PAID** above)

VARIANCE REQUESTED TO THE FRANKLIN ZONING REGULATIONS SECTION(S) _____ / _____ / _____ :

Please review Planning & Zoning Regulations that may apply to your application Including, but not limited to, Chapter 3, Sections 3.3.3 & 3.5. Regulations can be found @ www.franklinct.com.

It is necessary to request this variance to the Zoning Board of Appeals because of the following, which I consider a hardship:

EXPLAIN HARDSHIP: It should be noted expansion of a non-conforming use alone could not be considered a hardship or changing of a non-conforming use to one that is more offensive.

EXPLAIN REQUIRED DISTANCE: Closeness of property line or street to desired construction: Provide "required distance" from property or street line and the desired variance to that distance: Example: Twenty-five (25) feet is required, a variance of six (6) feet is desired reducing the remaining distance to nineteen (19) feet.

The building I desire to construct will be used as: _____

EXPLAIN CHANGE IN OR EXPANSION OF EXISTING USE: Provide complete explanation of proposed expansion, existing use or uses, and desired change or expansion of that use:

NOTES TO APPLICANT

1. Provide SIX (6) copies of application & supporting materials (including site plans).
2. Send **PDF FILES** of site plans to: zeo@franklinct.com & landuse@franklinct.com
3. A formal notice of the ZBA Decision will be sent to the applicant under separate cover.
4. If approved, Town Administration will send the applicant a Recording of Land Records Notice, and, the applicant would then be required to contact the Town Clerk to record the variance and to determine the fee to be paid for such recording.

PER TOWN ORDINANCE FOR PROCESSING APPLICATION & Administrative Fees:

Cost to Review: In the event the cost to review, evaluate, and process an application/site plans exceeds applicable fees set forth in the Town of Franklin Fee Ordinance, the applicant shall pay all reasonable additional costs incurred by the Town upon notification of such additional costs. Until additional costs are paid, the Town or agency or officer, thereof, may withhold the issuance of permits, the endorsement of maps or plans, and/or the release of any bond held.

Checks: Payable to "The Town of Franklin": ****FEES ARE NON-REFUNDABLE**** (Includes State, Town, & Application Fees)

PER TOWN ORDINANCE FOR PROCESSING APPLICATION – Advertising & Consulting Fees:

Advertising: The Town reserves the right to charge the applicant for advertising costs where the costs exceed the application fee that is normally used to pay for advertising.

Consulting Services: In accordance with the Town of Franklin Fee Ordinance on the Processing Applications where it has been determined by the Agent or Commission that it must consult with experts to analyze, review, and report on areas requiring a detailed, technical peer review in order to assist the Agent or Commission in evaluating the effect of a proposal on the Town, the Agent or Commission may require the Applicant pay these costs. These fees will be paid to the Town for the Agent or Commission's use prior to proceeding on the application based on a preliminary estimate from such experts, multiplied by 150%. Upon completion of technical review & a full accounting of the charges owed or paid, any excess funds will be refunded to the applicant.

***STATE FEES:** Per Connecticut General Statute-Section 22a-27j, an additional fee is to be added to all application fees for the Environmental Quality Fund.

PROPERTY OWNER SIGNATURE: _____ **Date:** _____

APPLICANT SIGNATURE: _____ **Date:** _____
(if different from Property Owner)

ZONING ENFORCEMENT APPEALS (if applicable)

EXPLAIN HARDSHIP: _____

[COMMISSION USE ONLY]

Date of Commission receipt _____

Public Hearing Start Date of: _____ is hereby set.

Date/Commission's action _____

Commission's Decision: APPROVED or DENIED

Zoning Board of Appeals Chairman _____