

Town of Harwinton – Zoning Board of Appeals
Application for Variance

Appropriate fee and exhibits must accompany application.

Fee: \$215

(includes application fee of \$155 and CT State DEP fee of \$60 required per CGS 22a-27j.)

Exhibits: Plans (4 copies) as outlined below

Deed for the property (most recent & including a complete legal description)

Assessors “street card”

Torrington Area Health District approval

For Historic District properties – Certificate of Appropriateness

For applications including a driveway – Driveway Opening Permit

For Lake Harwinton Association properties – Lake Harwinton Assoc Approved Building Permit

Plans: Four copies of a scaled plot plan, not to exceed twenty (20) feet to one inch, with a north arrow showing the lot in question and the following (as applicable):

- Property boundaries (existing and proposed) and their dimensions.
- Location of all structures (existing and proposed) and the distances between.
- Dimensions of all yards and setbacks.
- Location of all streets, driveways and entrances (existing and proposed) and their dimensions.
- Location of any physical features on the property (septic systems, trees, ledge, etc.) which are claimed to be factors in this variance request.

Note: This plot plan need not be drawn by a surveyor unless the proposed structure is larger than 200 sq. ft., in which case the plot plan must be certified by a licensed surveyor.

Property Location/Address _____

Assessor’s Map No. _____ Zone _____

Is this property located within five hundred (500) feet of another municipality?

Yes _____ No _____ If yes, give name of municipality _____

Lot Dimensions (width, depth) _____ Lot Area _____

Name of Property Owner _____

Address _____ Phone _____

Owner’s Signature _____ Purchase Date _____

Name of Applicant _____

Address _____ Phone _____

Applicant’s Signature _____

Section(s) of the Zoning Regulations from which a variance is requested

Precise Variance(s) Sought (i.e. side, front and/or back yard and # of feet) _____

Structure Type (i.e. shed, garage, addition, etc.)

Has a previous variance application been filed for this property? Yes _____ No _____
If yes, state when and describe fully _____

Describe in detail the conditions of the land itself especially affecting this property, but not affecting generally the zoning district or general area in which it is situated, asserted to be in the way of carrying out the strict letter of the Zoning Regulations.

Describe in detail the resulting exceptional difficulty or unusual hardship (other than financial, personal in nature to the owner, or self-imposed) due to the land itself.

If the variance is granted, explain what will be done to prevent any adverse impacts to the surrounding properties?

Explain how the requested variance would be in harmony with the general purpose and intent of the Zoning Regulations, or section thereof, from which the variance is requested.

Date of receipt of complete application, fee, and exhibits _____

Date of hearing _____

Application received by _____