



**Town of Preston
Town Offices
389 Route 2
Preston, Connecticut 06365**

Application to the Zoning Board of Appeals

File # _____ Date _____ Fee Paid \$ _____
\$50.00 Zoning Fee _____ \$60.00 State Fee _____

Applicant's Name _____

Applicant's Mailing Address _____

_____ Day Time Phone: _____

Applicant's Interest In Property Owner Lessee Agent

Name Of Deed Owner, If Other Than Applicant: _____

Application for: Variance Location Approval For Dealing In/Or Repairing

Motor Vehicles, Appeal of A Decision Of The Zoning Enforcement Officer.

Other _____

Address of Property _____

Assessor's Map # _____ Deed Reference: Volume _____ Page _____

Zone _____

Describe in detail what is being requested by this application. Where locations and dimensions are issues, attach a plot plan showing existing and proposed buildings and their sizes, distances from buildings to property lines, and floor plans if interior issues are discussed _____

Signature of Applicant

INDEX AND RECORD OF ACTION TAKEN

Date Presented _____ Hearing Set For _____

Date Notice Published _____ Date of Meeting/Hearing _____

Action (including Conditions) Date _____ Minutes Tape # _____

Reason for Action (Remarks)

Permit # _____

Official Signature _____

Notice of Application Date _____

Date Cloth Map Filed _____ Appeal File Date _____

Volume _____ Page _____

Judgment on Appeal Date _____ Signed Date _____

Violation Notice Served Date _____

Compliance Date _____ ZEO _____

DIRECTIONS FOR FILING A ZONING BOARD OF APPEALS APPLICATION

The Zoning Board of Appeals meets on the 2nd Monday of the Month (unless this date falls on a holiday (then the meeting will be set for the 2nd Tuesday) at 6 p.m. in the upstairs conference room of the Town Hall.

A new application should be submitted by 10 days prior to the meeting, along with all material showing the plans for which the variance is being requested. A check in the amount of \$110.00 should be made out to the "Town of Preston" and submitted with the application.

Someone that would be able to answer questions on the application should be prepared to attend the meeting.

Any questions that arise should be directed to the Zoning Officer of the Town of Preston, Millie Peringer (860-887-5581 Ext 115)

SECTION 20 - ZONING BOARD OF APPEALS

20.1 **Power and Duties.** The Zoning Board of Appeals shall have the powers and duties prescribed in Section 8-6 of the Connecticut General Statutes.

20.1.1 **DELETED.** 5/1/90.

20.1.2 Any person may apply to the Zoning Board of Appeals for a variance of these Regulations with respect to a parcel of land where, owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, a literal enforcement of these Regulations would result in exceptional difficulty or unusual hardship.

20.1.3 No variance shall be granted that would result in the establishment of a commercial or industrial use in a residential district, except as may be permitted by these Regulations.

20.1.4 No variance shall be effective until it is filed by the applicant with the Town Clerk in the land records, as prescribed in Section 8-3d of the General Statutes.

20.1.5 Any person claiming to be aggrieved by any order, requirement or decision made by the Zoning Enforcement Officer may appeal to the Zoning Board of Appeals. (6/3/97)

20.2 **Procedures.** All appeals and applications for variances made to the Zoning Board of Appeals shall be in writing on forms obtainable from the Zoning Enforcement Officer.

20.2.1 The Board shall hold a public hearing on all applications and appeals as prescribed by the General Statutes.

Not less than twelve (12) days prior to the hearing, copies of the published legal notice of the hearing shall be mailed by the applicant to the owners of record at the last addresses know to the tax collector of properties abutting and directly across the street from the subject property. The applicant shall provide the Board with evidence of mailing of such notices at the public hearing. (Rev. 4/4/06; Eff. 5/3/06)

20.2.2 All applications and appeals shall be accompanied by a fee of fifty dollars (\$50.00) to cover the cost of advertising and processing.

20.2.3 An appeal must be filed with the Board within thirty (30) days after the date of the action being appealed.

Effective Date: May 3rd, 2006

Please note that in addition, a \$60.00 State fee will be collected in accordance with Section 22a-27j of the Connecticut General Statutes.