

# GROTON LONG POINT ASSOCIATION

P.O. Box 3737, Groton Long Point, CT 06340

## APPLICATION TO ZONING BOARD OF APPEALS

ZBA # \_\_\_\_\_

DATE: \_\_\_\_\_

APPLICANT: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ST: \_\_\_\_\_

OWNER: \_\_\_\_\_ PHONE NO: \_\_\_\_\_

LOCATION OF SUBJECT

PROPERTY: \_\_\_\_\_

DISTRICT

DESIGNATION: \_\_\_\_\_ GIS PIN: \_\_\_\_\_

PRESENT USE OF PROPERTY: \_\_\_\_\_

This applicant respectfully requests a Public Hearing on the following:

1. The applicant appeals the order, requirement, or decision of the Zoning Enforcement Officer.
2. The applicant seeks a variance from the requirements of the Zoning Regulations.
3. This is a matter upon which the Zoning Board of Appeals is required to pass on by specific terms of the Zoning Regulations.
4. This hearing is required by State Statute.

Cite the order or decision being appealed and list the affected section of the Zoning Regulations. (Attach a copy of the Zoning Enforcement Officer's order or decision if issued in writing, and provide its reference here.)

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The applicant requests the Board to take the following action:

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TO THE ZONING BOARD OF APPEALS ON THE MATTER INVOLVING PROPERTY

LOCATED AT: \_\_\_\_\_

OWNED BY: \_\_\_\_\_ GROTON GIS PIN; \_\_\_\_\_

The applicant must send a letter to all property owners within 150 ft notifying them of the ZBA hearing date and topic. The applicant must provide proof of mailing (certificate of mailing or registered) to the property owners listed below in advance of the hearing.

PROPERTY OWNERS WITHIN 150 FEET OF SUBJECT PROPERTY:

NAME	MAILING ADDRESS	GLP ADDRESS	GROTON GIS PIN

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_  
(Applicant's Signature)

*(Information for this form can be obtained at the Town of Groton, Tax Assessor's Office, 45 Fort Hill Road, Groton, CT 06340 or the Town GIS Site: <http://gis.groton-ct.gov/>)*

**GROTON LONG POINT ASSOCIATION, INC.**  
**ZONING BOARD OF APPEALS**

**APPLICATION FOR PUBLIC HEARING**

Enclosed is an application form for requesting a public hearing by the Zoning Board of Appeals.

The statutes governing the ZBA application and hearing process are Connecticut General Statutes, Chapter 124, Title 8, Sections 8-5 through 8-8 and other statutes, available on line at: [http://search.cga.state.ct.us/dtsearch\\_pub\\_statutes.html](http://search.cga.state.ct.us/dtsearch_pub_statutes.html). For assistance in filing for a public hearing with the ZBA, an applicant may want to consult a Connecticut land-use attorney. The applicable Groton Long Point Zoning Regulations are those as presented on the GLP website at the time of the Zoning Permit Application: <http://www.grotonlongpointassociation.org>, under “Building and Zoning”.

Some of the provisions of the governing statutes which might be helpful include:

The GLP ZBA is made up of five regular members and three alternate members who are Groton Long Point homeowners, your neighbors.

The ZBA will hear: cases in which a homeowner believes a decision of the Zoning Enforcement Officer is in error; cases for which a homeowner requests the variance of, or relief from, some provision(s) of the GLP Zoning Regulations; case requesting Special Exceptions or Exemptions as delineated in the GLP Zoning Regulations. Variances, to be granted, must be based on an “unusual hardship” or “extreme difficulty”, unique to the particular parcel of property, that would be incurred if “literal enforcement” of the Zoning Regulations were to be made.

An application for ZBA action should be made to the Clerk of the Groton Long Point Association, Attn. ZBA, P.O. Box 3737, Groton Long Point CT 06340. The “day of receipt” of an application is the day of the next regularly scheduled meeting of the ZBA immediately following the day of submission of a completed application to the ZBA, or 35 days after the submission, whichever is sooner; and the ZBA is required to commence the public hearing within 65 days thereafter. Every effort is made by your ZBA to expedite those statutory time limits.

Questions regarding this process may be directed to the Zoning Enforcement Officer at: 860-572-8885.