

The Groton Long Point Association, Inc.

44 Beach Road, Groton Long Point, Connecticut 06340 // 860-536-4736

APPLICATION FOR ZONING PERMIT

FEES:

\$160.00	Full site plan, A-2 surveys for new construction and additions
\$110.00	Basic permit: fences, walls, shower stall, etc.

Fee payable to the GLP Association will be required for submittal of any land use permit, including Zoning Permits and Costal Site Plans IAW CGS 27a-27j.

Mandatory field are in red text.

Application Number: _____ Date Received: _____

Name of property owner: _____

Mailing address: _____

Telephone numbers: (primary) _____ (alternate) _____

Address of property involved: _____

Permit Criteria (Zoning Regulations 7.1.1)

Category I – For projects in which all work is to be accomplished within the existing structural configuration, for which both the cost and the increase in market value resulting from the project will be less than 50% of the market value of the building and for which no addition or change in nonconforming use of the property will result, no Zoning Permit is required. The applicant completes an Application for Building Permit with the Building Official.

Category II - For projects of new dwelling construction, construction which changes the exterior configuration of the building, construction of any exterior accessory buildings, fences, walls, docks, or any other construction not specifically excluded in paragraph 1, or projects which adds to or changes any nonconforming use of the property, both a Zoning Permit and a Building Permit are required. All drawings for this work must have the following statement attached: “The work proposed by this drawing has taken into account the scale and harmony of the Groton Long Point community.”

Brief description of construction/activity: _____

Flood Insurance Rating Map Zone: _____

Estimated yards of earth to be removed: _____ Estimate of yards of fill required _____

DOCUMENTATION TO BE SUBMITTED WITH THIS APPLICATION:

(Mandatory items are in red text)

- ✓ One copy of the property’s street card available at the Assessor’s Office (Groton Town Hall.)
- ✓ One copy of the current deed for the entire property available from the Land Records Office (Groton Town Hall.)
- ✓ Two copies of the Site Plan of Development for the project (ZREGS 3.13) documenting the projects compliance with all the requirements of the Zoning Regulations including the actual shape and dimensions of the lot to be built on, the size, area and location on the lot for an existing principal and accessory structure, and the lines within which the proposed building or structure is to be erected. The smallest dimensions from the existing and proposed structure to each property line must be included. Final building lot coverage and lot area and lot area in square feet must be included. The elevation of the lowest habitable floor in relation to mean sea level must be shown as must both the pre and post construction grade within ten feet of the structure.
- ✓ One copy of the Construction Drawings for the project.
- ✓ One copy of the FEMA elevation certificate for substantial renovations and new houses (Z-regs 10.4.3.2. No Certificate of Occupancy will be issued without a completed Flood Elevation Certificate for houses in a SFHA.)
- ✓ Two copies of the completed Coastal Site Plan Review Questionnaire, if required (Z-regs 11), along with all necessary support information.
- ✓ Two copies of the Soil Erosion and Sediment Control Plan for the project, if required (Z-regs 3.26.)
- ✓ Two copies of required permits from other Federal, State or local regulatory agencies (if required.)
- ✓ One copy of a class A-2 lot survey, if required (Z-regs 7.1.1.b)
- ✓ One copy of an appraisal of current market value (required as determined by Zoning Official for substantial renovations.

The owner of the property guarantees that all the applicable requirements of the GLP Zoning Regulations will be met and also hereby authorizes the GLP zoning and building officials to enter upon the property in question for the purpose of inspection, compliance, and enforcement with regards to the GLP Zoning Regulations.

All mandatory (red text) fields must be filled in by the homeowner or agent. The homeowner or agent guarantees that all contractors comply with the GLPA Noise Ordinance.

Date: _____ Homeowner/ Agent _____