

Town of Sterling  
Zoning Board of Appeals

Zoning Board of Appeals Use Only  
Application # \_\_\_\_\_  
Date of Receipt: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_  
Heating Date: \_\_\_\_\_

Application for Appeals/Variance(s)

APPLICANT INFORMATION

Name: \_\_\_\_\_  
Home Address: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_

PROPERTY INFORMATION

Street Address: \_\_\_\_\_  
Assessor's Map/Block/Lot \_\_\_\_\_ Acreage of Property: \_\_\_\_\_  
Owners of Record: \_\_\_\_\_  
Home Address: \_\_\_\_\_  
Business Address: \_\_\_\_\_  
Home Phone: \_\_\_\_\_ Business Phone: \_\_\_\_\_  
Record Owner(s) Deed filed in Land Records at Vol. \_\_\_\_\_ Page \_\_\_\_\_

\_\_\_\_\_  
Signature of Owner (if Owner is not Applicant)

VARIANCES REQUESTED

The following variances are requested from the Town of Sterling Zoning Regulations:

Variance from Section \_\_\_\_\_ Type/Amount of variance \_\_\_\_\_

Variance from Section \_\_\_\_\_ Type/Amount of variance \_\_\_\_\_

Variance from Section \_\_\_\_\_ Type/Amount of variance \_\_\_\_\_  
As an example of the type and amount of a requested variance, an applicant might seek a variance of five feet from a setback (i.e. from 25 feet to 20 feet) or five percent from building coverage limitation (i.e. from 10% to 20%)

PROPERTY HISTORY

Was the lot created as part of an approved subdivision plan? Yes \_\_\_ No \_\_\_

If yes: State the date of the approval of the plan \_\_\_\_\_

Map number of the plan as filed in the land records: \_\_\_\_\_

Have the plot lines been revised since plan approval? Yes \_\_\_ No \_\_\_  
(Provide copies of recorded deeds or maps showing all such revisions)

If no: At what volume and page of the land records is the property first described as a separate parcel of land in a deed or other record? Volume: \_\_\_\_\_ Page: \_\_\_\_\_

Have any previous variance been requested/granted to this property? Yes \_\_\_ No \_\_\_  
If yes, attach a copy of each such variance to this application and state the volume and page at which each such variance is recorded in the Land Records.

EXPLANATION OF REQUEST FOR VARIANCES

The Zoning Board of Appeals has the authority to grant a variance under the State of Connecticut General Statutes Section 8-6 (3) where two basic conditions are satisfied: (1) The variance must be shown not to affect substantially the Plan of Conservation and Development and, (2) adherence to the strict letter of the Zoning Regulations must be shown to cause an unusual hardship. A self inflicted or self-created hardship is not considered proper grounds for a variance. A financial motivation or gain cannot be used as a reason for obtaining a variance.

In the spaces below, explain why each requested variance is needed. The explanation should include, at a minimum, a description of the purpose of the variance and the hardship justifying the request for the variance. Attach a separate sheet if needed. *The applicant has the burden of proving to the board that each requested variance is justified.*

---

---

---

---

---

---

---

---

---

---

ADDITIONAL REQUIREMENTS

The applicant must submit:

1. One original and eight copies of a plan or survey, drawn to scale, clearly indicating all existing and proposed structures, measurements and distances needed to show the extent and nature of the requested variance(s). The Board of Appeals may require the submission of a professional survey if it deems it necessary to properly evaluate the application.
2. Application fees of \$450.00 plus State Land Use Application of \$60.00. Total fee due \$510.00 Check made payable to the "Town of Sterling"
3. **Required by hearing date:** Evidence of certified mail notification of the date, time and location of the public hearing and the nature of the requested variance(s) to the owners of all property located adjacent to the property involved in this application.

CERTIFICATION

*I HEREBY CERTIFY THAT THE INFORMATION I HAVE PROVIDED IN THIS APPLICATION, INCLUDING ANY ATTACHED SHEETS, IS TRUE, AND I ACKNOWLEDGE THAT ANY FALSE INFORMATION MAY BE JUST CAUSE FOR THE DENIAL OF THIS APPLICATION OR REVOCATION OF A GRANTED VARIANCE.*

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date