



FEES	
Residential	\$120
Commercial	\$185

TOWN OF ENFIELD

**Zoning Board of Appeals-Variance Application Form**

Planning Division • 820 Enfield Street Enfield, CT 06082

Telephone: 860-253-6355 Website: [www.enfield-ct.gov](http://www.enfield-ct.gov)

**Application Type:**  Residential  Non-Residential

**Variance Type:**  Use  Area  Yards  Height  Building Line  Other \_\_\_\_\_

**In Connection with a:**  Proposed Building  Existing Building

Staff Use Only			
ZBA #:		ViewPoint Cloud #:	
Zoning Regulation Section:			

**PLEASE REVIEW LAND USE APPLICATION GUIDE FOR INSTRUCTIONS**

**Property Address:** \_\_\_\_\_ **Map #:** \_\_\_\_\_ **Lot #:** \_\_\_\_\_

**Zone(s):** \_\_\_\_\_ **Size of Parcel:** \_\_\_\_\_ **Account #:** \_\_\_\_\_

**Current Use:** \_\_\_\_\_

**Do wetlands and watercourses affect this application?**  Yes  No

**Applicable Section(s) of the Zoning Ordinance for which you are seeking relief:**

**Describe your application:** \_\_\_\_\_

**Applicant's Name:** \_\_\_\_\_

**Applicant's Address:** \_\_\_\_\_

**Contact #:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**Relation to Property:** \_\_\_\_\_

**When was the property acquired?** \_\_\_\_\_

**Provide property history:** \_\_\_\_\_

**If the property has been the subject of previous application, attach list.**

**Previous application file(s) #:** \_\_\_\_\_

**Date(s) of decision(s):** \_\_\_\_\_

**Applicant's Representative:** \_\_\_\_\_



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**Representative Address:** \_\_\_\_\_

**Contact #:** \_\_\_\_\_ **Email:** \_\_\_\_\_

**What are the existing land uses and zoning districts for abutting properties or across the street(s)?**

	North	East	South	West
<b>Land Use</b>	_____	_____	_____	_____
<b>Zoning District</b>	_____	_____	_____	_____

**Describe any structural alterations or construction and attached a scaled site plan and or/ scaled elevation (14 copies)**

\_\_\_\_\_  
\_\_\_\_\_

### APPLICATION SUBMITTAL REQUIREMENTS:

Applicant must locate the proposed structure corners on the ground with stakes or spray paint (if the location is on an impervious surface). If requesting a variance for a side yard applicant must show the property line, required side yard, and the requested side yard variance. Failure to stake or spray paint the locations will cause the postponement of your meeting date.

The undersigned hereby permits town staff and commission members to enter into and inspect this site during reasonable hours for the purpose of reviewing this application and accompanying plans. I hereby depose and say that all of the above statements as well as the statements contained in all papers filed herewith are true.

**Applicant Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Subscribed and sworn to before me** \_\_\_\_\_ **day of** \_\_\_\_\_, **20**\_\_\_\_\_.

**Notary Public**

**My Commission Expires:**



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# TOWN OF ENFIELD

## Introduction

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### **Section 11.00B, Enfield Zoning Ordinances, Powers and Duties of the ZBA**

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**Variations:** The ZBA shall have the authority to vary or adjust the strict application of these Regulations in those cases where the unusual size, shape or topography of a [lot](#) or other unusual physical conditions pertaining to it or to any [building](#) situated thereon make it impossible to strictly apply a specific provision of these Regulations to such lot without resulting in exceptional difficulty or unusual hardship, so that substantial justice shall be done and the public health, safety and welfare secured.

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### **Section 11.20 Decision**

- A. No variance shall be granted by the ZBA unless it finds:
- i. That there are special circumstances or conditions, fully described in the findings of the ZBA, applying to the [lot](#) or [structure](#) for which the variance is sought, which are peculiar to such lot or structure and do not apply generally to lots or structures in the neighborhood and which have not resulted from any willful act of the applicant subsequent to the date of adoption of the regulation from which the variance is sought, whether in violation of the provisions herein or not;
  - ii. That, for reasons fully set forth in the findings of the ZBA, the aforesaid circumstances or conditions are such that the particular application of the provisions of these Regulations would deprive the applicant of the reasonable use of the lot or [structure](#), that the granting of the variance is necessary for the reasonable use of the lot or structure, and that the variance as granted by the ZBA is the minimum adjustment necessary to accomplish this purpose;
  - iii. That the granting of the variance shall be in harmony with the general purposes, and intent of these Regulations and the Town's Plan of Conservation and Development, and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety and welfare.
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Subsections 11.20Ai – iii are three sections of criteria, based in statutory enabling legislation, all of which must be met to grant a variance. These ordinance subsections deal substantially with the criteria for hardship and applicability covered under statute and case law; any single subsection cannot be used alone to justify granting a variance.

The Zoning Board of Appeals must find that a legal hardship exists. A hardship exists when the Zoning Ordinance uniquely affects a parcel of land differently from other properties, and where use of the property or reasonable use of the land would be impossible without the variance. Self-inflicted or financial hardships cannot, by law, be considered as a reason for granting a variance.



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## *Variance Application – Supplemental Questions*

The following five questions must be answered, in support and justification for your appeal.

If needed, extra pages and supplemental illustrations or photographs may be used and included in the application.

**Question # 1:**

**What difficulty or unnecessary hardship would result if the variance were not granted (Inconvenience alone or financial loss are not undue hardships)?**

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**Question # 2:**

**Why is the application, as written causing undue hardship? Describe.**

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**Question # 3:**

**Why is the hardship different for this property and not shared by other properties in the neighborhood?**

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**Question # 4:**

**Is the variance requested the minimum necessary to meet the needs of the applicant or owner?**

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## TOWN OF ENFIELD

### Question # 5:

What effect, if any, would the variance have on your neighbors or occupants of surrounding property? For example: traffic, parking, public safety, air, water, etc.

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List the names and addresses of owners of any land abutting or within 100 feet of any part of the land involved in the hearing. Attach extra pages as necessary.

1. Name: \_\_\_\_\_  
Address: \_\_\_\_\_
2. Name: \_\_\_\_\_  
Address: \_\_\_\_\_
3. Name: \_\_\_\_\_  
Address: \_\_\_\_\_
4. Name: \_\_\_\_\_  
Address: \_\_\_\_\_
5. Name: \_\_\_\_\_  
Address: \_\_\_\_\_
6. Name: \_\_\_\_\_  
Address: \_\_\_\_\_

**It is the applicant's responsibility to notify the landowners by certified mail. A copy of the Legal Notice will be provided for this mailing. You must provide the Planning Office with the abutter's notification.**