

Giant's Neck Beach Association - Zoning Application

Property Address: _____

Assessors Map No. _____ Lot No. _____

Description of Proposed Project: _____

Property Owner Name _____

Property Owner Telephone: _____

Email Address: _____

Contractor Name: _____

Contractor Telephone: _____

Email Address: _____

Project Cost – Labor and Material _____

ATTACHMENTS: A-2 Survey ____ Site Plan ____ Bld Plan ____ Payment ____ Ck # ____

Hours of operation – Please refer to the GNBA Ordinance - Article 9, Section 1.b: 7. as amended. Construction and other activities generating significant noise cannot begin before 8:00 A.M. and must end by 6:00 P.M. on Monday through Friday and from 8:00 A.M. until 1:00 P.M. on Saturday, except that lawn mowing and other reasonable noise-generating yard maintenance may continue until dusk. No commercial construction activities shall occur on Sundays, Memorial Day, July 4th, or Labor Day.

Property Owner Signature: _____ Date _____

General Contractor Signature: _____ Date _____

Do not write below this line:

Project Value Subject To Fees: _____ Fee Paid: _____

APPROVED

DENIED

Comments and Conditions

Make checks payable GNBA

Section 17 GNBA ZONING APPLICATION FEES

Purpose of Zoning Application Fees: Zoning application fees are collected to cover the expenses of the Zoning Commission. These expenses include supplies necessary for the Zoning Commission, the salaries for the Zoning Enforcement Officer and the Secretary.

Determining the Zoning Application Fee: The Zoning Enforcement Officer with a complete set of plans. The Zoning Enforcement Officer will determine the appropriate application fee based on the plans submitted.

| <u>Value of Construction</u> | <u>Zoning Fee</u> |
|-------------------------------------|--------------------------|
| Less than \$1,000 | \$50.00 |
| \$1,001 to \$10,000 | \$75.00 |
| \$10,001 to \$25,000 | \$150.00 |
| \$25,001 to \$50,000 | \$300.00 |
| \$50,001 to \$100,000 | \$450.00 |
| \$100,001 or more | \$600.00 |
| \$200,001 or more | \$700.00 |
| \$300,001 or more | \$800.00 |
| \$400,001 or more | \$900.00 |
| \$500,001 or more | \$1000.00 |
| \$600,001 or more | \$1100.00 |

Continue to add \$100 for every \$100,000 or portion of value over

Additional Application Fee Schedule

1. 1 year extension after 12 months of previously approved zoning application. Fifty (50) percent of the value of the original zoning fee.

Extension after 2 years is the full cost of the application.

2. Updated zoning application to amend previously approved zoning application. Cost of construction of the amended addition.
3. Work commencing prior to obtaining zoning approval.
 - a. Value less than \$1,000 – Extra \$50.00 plus the application fee.
 - b. Value between \$1,001 to \$10,000 – Extra \$75.00 plus the application fee.
 - c. Value over \$10,001 – Extra \$100.00 plus the application fee.

4. The zoning commission and the zoning board of appeals may charge an additional fee sufficient to cover the cost of reviewing and acting on complex applications. Such fee may include, but not be limited to, the cost of retaining experts to analyze, review, and report on issues requiring such experts.

Zoning Board of Appeals Applications - \$150.00 plus the cost for any legally required public hearing notices and professional reviews.

Please mail your completed application and permit fee to the Zoning Enforcement Officer at the following address: Giants Neck Beach Association, PO Box 226, Niantic, CT 06357 or call the Zoning Enforcement Officer to arrange to drop off the application. Checks are to be made out to the Giants Neck Beach Association.

ZONING APPLICATION GUIDELINES

GIANTS NECK BEACH ASSOCIATION – ZONING COMMISSION

The Zoning Commission's goal is to ensure that all GNBA property owners are given fair and equal treatment. Therefore, the Zoning Commission and the Zoning Enforcement Officer must strictly adhere to the GNBA Zoning Regulations without giving exceptions or special treatment to any owner. To help us be fair to everyone, please read and follow these instructions.

INSTRUCTIONS FOR APPLICATIONS

The application and fee, all construction drawings, and a site plan, including topography (see requirements listed below).

A-2 SURVEY / PLOT PLAN REQUIREMENTS

1. ___ Project title, property owner and property address (including map and lot).
2. ___ Date of plans and any revisions
3. ___ North arrow and source of datum
4. ___ Benchmark and vertical datum
5. ___ Scale (horizontal and vertical on profiles). Plans drawn at 1" = 20'
6. ___ Map references
7. ___ Full boundary (including metes and bounds), lot area, and building setback lines.
8. ___ Wetlands limits and flood zone limits and elevations.
9. ___ Existing and proposed topography, including on adjacent properties on 10 ft from the PL
10. ___ Abutting property owners
11. ___ Existing buildings (dimensions/finished floor elevations).
12. ___ Proposed buildings (dimensions/finished floor elevations, top of foundation.
13. ___ Proposed driveway with elevation, grade, apron area, width, and sight line.
14. ___ Existing and proposed utilities (water & sewer lines to the mains in the street)
15. ___ Footing drain inverts, outlet, and separation
16. ___ Erosion and sediment control plan
17. ___ Existing and proposed easement areas
19. ___ Land surveyor with original seal and signature.

Zoning Statistics:

| | <u>Required/Allowed</u> | <u>Proposed</u> |
|---------------------|-------------------------|-----------------|
| Building Height: | _____ | _____ |
| Lot size/ Frontage: | _____ | _____ |
| Front Setback: | _____ | _____ |
| Sideyard Setback: | _____ | _____ |
| Rear yard Setback: | _____ | _____ |
| Lot Coverage: | _____ | _____ |

AS-BUILTS ARE REQUIRED FOR NEW HOME CONSTRUCTION AND MAJOR ADDITIONS OVER 200 SQUARE FEET