

(Submit in duplicate with PDF* of all prints. One copy will be returned to Applicant)

**APPLICATION TO THE PINE ORCHARD ASSOCIATION ZONING AUTHORITY
FOR
VERIFICATION OF ZONING ORDINANCE CONFORMITY**

Date _____

Filing Fee: \$275.00

(Check made out to Pine Orchard Association)

Owner of Land _____

Owner's Address _____

Type of Proposed Structure _____

Location of Property _____ Zone _____

Type of Occupancy (indicate any change in use) _____

Lot Dimensions _____ Lot Area _____ Sq. Feet

Size of Proposed building or Addition (floor area) _____ Sq. Feet

Height (Per ordinance definition) _____ Feet

* Email PDF of all prints to **om@poa-ct.org**

1. Attach two copies of all Sketch or Drawing scaled at ¼"=1' along with PDF* of prints, Indicating:
 - a. A property survey and plot plan stamped by a licensed Land Surveyor.
 - b. Existing buildings with dimensions and areas;
 - c. Proposed buildings or additions with dimensions and areas;
 - d. Lot frontage and distances from proposed structure to property lines on all sides;
 - e. Abutting street;
 - f. North arrow;
 - g. Proposed swimming pools, patios, game courts;

By execution of this document/application, the Owner hereby grants the Pine Orchard Zoning Authority and its authorized agents' permission to enter on the premises covered under this application for the purpose of inspection and other actions related to the enforcement of the Zoning ordinances of The Pine Orchard Association.

<p>Do not write in this box</p> <p>Action Taken _____</p> <p>Date _____</p> <p>By _____</p> <p>_____</p>

Owner's Signature _____

Telephone Number _____

Applicant _____

Address _____

Email _____

Any approval given by The Pine Orchard Zoning Authority will become void unless: A Branford Building Permit is obtained within six months and unless a bona fide start has been made on construction or other matters approved. within one year, and approval of the septic system is. obtained from the Director of East Shore District Health Department for new construction or for conversion from seasonal occupancy to year- round occupancy of a building.

IMPORTANT NOTICE: Zoning permits issued by the Zoning Enforcement Officer may be appealed by an aggrieved party pursuant to Section 8-7 of the CGS and PA 03-144. The permit holder may publish legal notice in a newspaper having substantial circulation in the Town of Branford in order that potentially aggrieved parties are aware of the decision. Please see reverse for details.

AN ACT CONCERNING NOTICE OF ZONING DECISIONS.

Be it enacted by the Senate and House of Representatives in General Assembly convened:

Section 1. Subsection (f) of section 8-3 of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2003*):

(f) No building permit or certificate of occupancy shall be issued for a building, use or structure subject to the zoning regulations of a municipality without certification in writing by the official charged with the enforcement of such regulations that such building, use or structure is in conformity with such regulations or is a valid nonconforming use under such regulations. Such official shall inform the applicant for any such certification that such applicant may provide notice of such certification by either (1) publication in a newspaper having substantial circulation in such municipality stating that the certification has been issued, or (2) any other method provided for by local ordinance. Any such notice shall contain (A) a description of the building, use or structure, (B) the location of the building, use or structure, (C) the identity of the applicant, and (D) a statement that an aggrieved person may appeal to the zoning board of appeals in accordance with the provisions of section 8-7, as amended by this act.

Sec. 2. Section 8-7 of the general statutes is repealed, and the following is substituted in lieu thereof (*Effective October 1, 2003*):

The concurring vote of four members of the zoning board of appeals shall be necessary to reverse any order, requirement or decision of the official charged with the enforcement of the zoning regulations or to decide in favor of the applicant any matter upon which it is required to pass under any bylaw, ordinance, rule or regulation or to vary the application of the zoning bylaw, ordinance, rule or regulation. An appeal may be taken to the zoning board of appeals by any person aggrieved or by any officer, department, board or bureau of any municipality aggrieved and shall be taken within such time as is prescribed by a rule adopted by said board, or, if no such rule is adopted by the board, within thirty days, by filing with the zoning commission or the officer from whom the appeal has been taken and with said board a notice of appeal specifying the grounds thereof. Such appeal period shall commence for an aggrieved person at the earliest of the following: (1) Upon receipt of the order, requirement or decision from which such person may appeal, (2) upon the publication of a notice in accordance with subsection (f) of section 8-3, as amended by this act, or (3) upon actual or constructive notice of such order, requirement or decision.