

INSTRUCTIONS FOR OBTAINING REQUIRED ZONING PERMIT FOR A DECK/PORCH

Persons wanting to construct a deck are to complete the following Application including plot plan showing location of project depicting property boundaries and all proposed/existing structures, septic, well, etc.

A complete application shall consist of the following:

- A completed Application form, which shall specify the property address and Assessor's map and lot number. If the owner is not the Applicant, the signature of the owner must also be included on the Application;
- It is the Applicant's responsibility to confirm the accuracy of all proposed structures to the property boundary. If necessary, the Applicant must include with the Application, a copy of a *Zoning Location Survey, Existing Building Location Survey* or comparable document as defined in the "Minimum Standards for Surveys and Maps in the Ste of Connecticut" adopted June 21, 1996 by the State of Connecticut Department of Consumer Protection depicting property boundaries, and all proposed/existing structures, septic, well, etc. It is the applicant's responsibility to comply with all pertinent regulations. ***Please refer to the Prospect Zoning Regulations Section 3.1, for height limitations and minimum setback requirements from all property lines.***

REQUIRED: Upon completing information, the applicant first must obtain approval from:

- Chesprocott Health District, 1247 Highland Avenue (Route 10), Cheshire.
(203) 272-2761
- Land Use Inspector, 36 Center Street, Prospect, CT 06712 (203) 758-4461

Please return completed Application (with stamped Chesprocott approval) to the Land Use Office with the following fees:

- \$ 35.00 (Town of Prospect)
 - \$ 60.00 (State of Connecticut)
- *If by check, both checks payable to the "Town of Prospect" *

• *Please Note: A separate Building Permit is Required!*

****Please go to the Town's Website: TownofProspect.org and to Departments, then to the Building Department. There is a link to applying for an online Building Permit (no paper applications are required).****

- The Prospect Building Department could also be reached by calling 203 758-4461 and asking for the Building Department. Their Office Hours:
M-W-F 9:00 a.m. -1:00 p.m. and T-Th – 1:00 p.m.-5:00 p.m.

Please Note:

Other approvals may be required from:

- Inland Wetlands
- Zoning Board of Appeals

Please review the Town of Prospect Zoning Regulations "Table of General Bulk Regulations" for further information as to required setbacks to property line, lot area coverage and maximum height limitations.

Permit # _____

Zoning Permit Application for a Deck/Porch

(Please Print or Type All Information and Attach Additional Pages as Needed)

Date: _____

Applicant's Name:

(last) (first) (middle initial)

Mailing Address:

(number) (road) (town)

Telephone:

(day) (evening) (cell)

EMAIL:

Agent's Name:

(last) (first) (middle initial)

Mailing Address:

(number) (road) (town)

Telephone:

(day) (evening) (cell)

EMAIL:

Property Owner's Name:

(last) (first) (middle initial)

Mailing Address:

(number) (road) (town)

Telephone:

(day) (evening) (cell)

EMAIL:

Subject Property Address: _____

Zone: _____ Assessor's Map #: _____ Lot #: _____

Lot Dimensions: Width: _____ Depth: _____ Area: _____

Size of New Structure/Addition: Length: _____ Width: _____ Height: _____ (1 or 2 story)

Distance of structure from Property Lines: **Front: _____ Ft. Rear: _____ Ft.

Left Side: _____ Ft. Right Side: _____ Ft.

**** Note: A front yard setback is measured to the property line of the street right of way and not to the edge of pavement.**

Zoning Requirements for a house addition			Max. % of Lot Area Covered by Structures (Lot Coverage)							
Zone	General Use Application	Minimum Lot Area	Building Alone	Impervious Surfaces	Minimum Frontages	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Max. Height	Min. Floor Area
RA-1	Residential	40,000 SF	15%	30%	150 Ft.	50 Ft.	25 Ft.	50 Ft.	35 Ft.	960 SF

Type of Construction: _____

Please Explain the Use: _____

Please complete a Plot Plan (sample attached) showing distance of proposed structure to all property lines. A Zoning Location Survey, Existing Building Location Survey or comparable document may also be required.

****** By my signing this application I agree that my/this house addition/ structure will meet all required zoning regulations for property line setbacks, size and height limitations and any other regulations that would apply. I further acknowledge that I will submit an as-built survey to A-2 accuracy to the Zoning Enforcement Officer upon completion of the foundation and prior to construction for any structure for which the proposed property line setback is within five (5) feet of the required setback of said structure or as otherwise directed by the Land Use Office, in order to ensure compliance. ******

Applicant/Agent Signature

Owner Signature

PLOT PLAN

Plot Plan must be drawn in the box below or attached to this Application.

In compliance with the Zoning Regulations please show the location of the proposed structure giving distances to property lines, main residence, well and septic system.

Any change from this drawing or plan must be checked with the Planning & Zoning Commission or the Land Use Inspector.



PLEASE EXPLAIN IN WRITING WHAT WILL BE DONE:
