

BLACK POINT BEACH CLUB ASSOCIATION ZONING PERMIT APPLICATION

P.O. Box 715, Niantic, CT 06357

Zoning Enforcement Officer: Bob Dawes 860-867-6815 860-739-1848

Property Address: _____
Assessor Map No.: _____ Lot No.: _____
Description of Proposed Use: _____

Applicant Name: _____
Applicant Address: _____
Applicant Telephone No.: _____ E-mail: _____

Property Owner's Name: _____
Property Owner Mailing Address: _____
Property Owner Phone No.: _____ E-mail: _____

Applicant and Property Owner agree to comply fully with all Zoning Regulations of the Black Point Beach Club Association, and further agree that failure to so comply shall be the basis for revocation of any zoning permit, which may be granted. By submitting this application, the owner agrees to all period of construction must conform to the required setback from the street.

Applicant Signature: _____ Date: _____
Property Owner Signature: _____ Date: _____
Estimated Value of Work: _____ Application Fee: _____

DO NOT WRITE BELOW THIS LINE

APPROVED DENIED DATE: _____ APPLICATION NO. _____
Signature of Zoning Official: _____
Comments and Conditions: _____

ATTACHMENTS:

Site Plan _____ Building Plan _____ Survey _____ Payment _____ Other _____

THIS PERMIT MUST BE POSTED IN A CONSPICUOUS LOCATION DURING THE PERIOD OF CONSTRUCTION

REVISED AUGUST 2009

INSTRUCTIONS FOR ZONING PERMIT APPLICATION

Fill out the attached application completely. Please provide a permanent or winter address with the application if it differs from your summer address.

For "Description of Proposed Use", provide a description of the structure to be built. For example: construction of a garage, storage shed, fences, second story addition, etc.

Provide one (1) copy of the application form.

Provide three (3) copies of each of the following:

- A site plan showing lot dimensions, location of existing structures and location of proposed structures. This plan does not need to be to scale, but must be complete and accurate. Include important dimensions on the plan such as distances to property lines.
- A building plan showing all dimensions including length, width, height, projections (bay windows, overhangs, etc.) and attached structures such as decks, stairs, etc. Deviation from this plan without prior approval from the Zoning Officer will result in revocation of the Zoning Permit.
- An A-2 survey must accompany new house permit applications. The Zoning Officer may require surveys for other applications. "As-built" surveys, including location of overhangs, architectural projections, etc., may also be required upon completion of work.

Upon permit approval, the site plan and application signed by the Zoning Officer will be kept on file by the Zoning Officer, one (1) copy will be returned to the applicant and one (1) copy will be forwarded to the Building Official of the East Lyme, CT Building Department.

Permit fees are as follows:

Home Occupation Permit	\$10
Zoning Permit Application for use, construction or alteration valued at \$1,000 or less	\$45
Zoning Permit Application for use, construction or alteration valued at more than \$1,000 but less than \$2,500	\$75
Zoning Permit Application for use, construction or alteration valued at \$2,500 or more but less than \$10,000	\$150***
Zoning Permit Application for use, construction or alteration valued at \$10,000 or more but less than \$50,000	\$300***
Zoning Permit Application for use, construction or alteration valued at \$50,000 or more but less than \$100,000	\$450***
Zoning Permit Application for use, construction or alteration valued at \$100,000 or more	\$600
All other activities requiring Zoning Enforcement Officer activity	\$45
Permit Extensions	\$250
Application to the Zoning Board of Appeals for a Variance	\$400
Application to the Zoning Board of Appeals alleging Error	\$300

***** One-third of the fee shall be payable upon submission of the application; the remaining two-thirds shall be payable upon approval of the application by the Zoning Officer.**

When any use, construction, erection or modification requiring a zoning permit is commenced prior to obtaining a zoning permit approved by the Zoning Officer, the fee for making application for a zoning permit shall be three times the amount otherwise applicable under this section.

The value of the proposed work is to be calculated using the same formula used by the building department of the Town of East Lyme. For fences, which do not require a building permit from the Town of East Lyme, use the actual estimated cost.

Please mail your completed application and permit fee to the Zoning Enforcement Officer at the following address: Zoning Official, Black Point Beach Club Association, P.O. Box 715, Niantic, CT 06357.