

**Planning and Zoning Commission** (revised 12/2020)

Borough of Stonington

P.O. Box 95

Stonington, CT 06378

(860) 535-1298

**ZONING APPLICATION**

*Please leave this section blank*

Date Received: \_\_\_\_\_ Application # \_\_\_\_\_

Fee Paid \$ \_\_\_\_\_

General Information: *Please fill in all applicable spaces*

Property Address: \_\_\_\_\_

Zoning District: \_\_\_\_\_ Map \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

**FIRM Zone:** \_\_\_\_\_ **Substantial Improvement?** Y\_\_ N\_\_ **Please see reverse →**

Applicant/Agent: \_\_\_\_\_ email: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

Property Owner: \_\_\_\_\_ email: \_\_\_\_\_

Address: \_\_\_\_\_

Signature: \_\_\_\_\_

**Proposed Activity or Construction:** *Please fill in all applicable spaces*

**Fence** (less than four feet in height/location plan required) \_\_\_\_\_

**Sign** (include dimensioned drawing of proposed sign and support) \_\_\_\_\_

**Home Occupation** (describe in detail with sketch of home) \_\_\_\_\_

**Other** (describe in detail) \_\_\_\_\_

**Date:** \_\_\_\_\_ **Approved:** \_\_\_\_\_ **Denied:** \_\_\_\_\_

**Zoning Officer:** \_\_\_\_\_

## **FLOOD PLAIN MANAGEMENT GUIDELINES:**

What is Substantial Improvement? Any combination of repairs, reconstruction, alteration, or improvements to a building or structure located in the floodplain, which take place over a one-year period and for which the cumulative cost is equal to or exceeds fifty percent of the market value of the building or structure. You can use the Substantial Improvement Worksheet (see below) to determine whether your project meets this definition: If it does, you will need an Elevation Certificate and complete plans demonstrating compliance with FEMA floodplain requirements. **Before** this project can be approved a current, correct elevation certificate **and** proof of compliance with FEMA floodplain standards must be presented.

### **3.3.2.1 Purpose of Special Requirements (for properties within the floodplain)...**

Flood hazard areas, as designated on the Federal Flood Insurance Rate Map (FIRM) for the Borough of Stonington are subject to periodic inundation which may result in loss of life and property or in health and safety hazards. These special regulations are designed to prevent or minimize loss of life, injuries, property damage, and other losses, both private and public; to promote the health, public safety and general welfare of the people, to help control and minimize the extent of floods, and reduce the depth and violence of flooding.

#### **How do I obtain a Substantial Improvement Worksheet or an Elevation Certificate?**

The Town of Stonington has created a worksheet to assist you in evaluating the cumulative cost of the proposed project. By filling in the itemized list, you can easily determine if the project is at or under 50% of the market value of the structure. Worksheets can be obtained from the Town of Stonington website, **the Borough of Stonington website**, or directly from the Borough Zoning Official.

Elevation Certificates must be submitted by a licensed professional Land Surveyor, Engineer, or Architect. The certificate must be the most current version, be filled out completely, and accompanied by a stamp from a licensed professional.

For more details on Floodplain Management, please refer to Section 3.3.2 of the Borough of Stonington Zoning Regulations or make an appointment with the Borough of Stonington Zoning Official.