



City of Middletown Department of Land Use

245 deKoven Drive
Middletown, CT 06457
(860)638-4590
www.MiddletownCT.gov

VARIANCE APPLICATION

Location Information

Project Address: _____

Map: _____ Lot: _____ Parcel ID: _____ Zone: _____ Lot Area: _____

Owner's Deed Reference: Book: _____ Page(s): _____ Recorded Date: _____

Applicant Information

Name: _____ Firm Name: _____

Street Address: _____ City: _____ ST: _____ Zip: _____

Email: _____ Phone: _____

Signature*: _____ Date: _____

Property Owner(s) Information

Same as Applicant:

Name: _____ Principal: _____

Street Address: _____ City: _____ ST: _____ Zip: _____

Email: _____ Phone: _____

Signature*: _____ Date: _____

Seeking Variance of Section(s) of the Zoning Code: _____

Description of Project: _____

Hardship Claimed: _____

If more space is needed, then please provide separate narrative document.

* Authorizing the applicant to apply on the owner's behalf and authorizing any town official and/or employee that the town deems necessary may enter the property to verify information submitted with this application.

To be completed by Land Use Staff only:

Fee Paid \$ _____ Check # _____

Received by: _____

Application # _____



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WHAT IS A HARDSHIP

“A peculiar or unique feature of a particular piece of property that prevents the landowner from making a reasonable use of the property in conformance with the existing zoning regulation. A hardship has nothing to do with the personal or financial circumstances of the landowner. The fact that the owner might be able to make a more profitable use of the land if it were not for the zoning regulations does not equate to hardship. Proof of a hardship is a legal requirement for a Zoning Board of Appeals to issue a variance”.

[Quoted from What’s Legally Required by Michael A. Zizka, sixth edition, DEP Bulletin 26]

The Middletown Zoning Board of Appeals shall be guided by the following standards in determining whether a request for variance shall be granted:

1. The applicant shall demonstrate that exceptional shape, size, topography or other unique characteristics of the site requires a variance from the literal enforcement of the Zoning Regulations.
2. The exceptional difficulty or unusual hardship claimed shall not have been created by the owner or the person or persons requesting the variance.
3. The variance requested shall not adversely affect the neighborhood and shall be in harmony with the purpose and intent of the Zoning Regulations.
4. The application shall be for the least number of variances possible.
5. The applicant shall show that there is no reasonable alternative other than to grant the requested variance(s).
6. The requested variance(s) shall not permit an a site any use to exist or to be created which use is not already permitted by right as set forth in the Zoning Regulations for that zone.
7. No variance to the Zoning Regulations shall be granted that is conditioned on an approval by another Board or Commission.
8. No Variance shall be granted that will continue or expand a non-conforming use.