



PETITION TO THE ZONING COMMISSION
APPLICATION FOR APPROVAL OF LOCATION
TOWN OF STRATFORD, CONN.

Date: _____

The undersigned, being the owner or owner's agent, of property now zoned as

_____ as described as follows _____

Lot #

Map #

Bounded

Street

NORTH _____ Feet:

EAST _____ Feet:

SOUTH _____ Feet:

WEST _____ Feet:

Requests your Commission for Approval of Location for: Gas Station New Car Dealer

Used Car Dealer

General Repairers License

Limited Repairers License

At the above described Location

Has a previous petition been presented for this approval? _____

Check here if property is located within 500 ft. of adjoining Town Line.

Signature _____

Owner of Property

Address _____

Repairer's or Dealer's Signature

Business Name

Address

Partnership

Phone Number

Email:

Thirteen (13) copies of an **A-2 survey (10) years or younger** shall be presented with (13) copies of this application, showing proposed building, parking, etc. and its acceptance shall be subject to approval by the Zoning Commission.

All commercial applications relating to new construction or renovation of existing or proposed commercial structures must be submitted to the Architectural Review Board (ARB) for review and comment prior to a formal submission to any land use boards and Town agencies. Please contact the Stratford Town Planner for scheduling your application's placement on the ARB Agenda

APPLICANT: Do not write below this line.

FEES: Please Make Check Payable to Town of Stratford

Gas Station (New)	- \$460.00		Cash	Receipt # _____
New & Used Car Dealer	- \$460.00	Fee Paid	Check	Rec'd by _____
Gen. & Lim. Rep. Lic.	- \$460.00	_____	M.O.	Date _____

**Zoning Commission
Application for Approval of Location**

Additional Instructions:

- All items must be submitted in **sets of thirteen (13)**.
- A **written statement** citing the specific provision(s) of the Regulations from which the proposed request is sought.
- Three (3) set of plans & drawings must be full size (24"x36"), ten (10) sets of plans may be reduced to 18"x24", drawn to scale and in a PROFESSIONAL manner and must include a title block noting the name, address & telephone number of preparer. **(All sets FOLDED DOWN to 8" x 12" or smaller)**
- Include the District Development Standards table indicating **both required** as well as the **proposed** Standards as provided in the Zoning Regulations
- Elevation views of a proposed new structure or elevation views of an existing building where an addition or change is proposed.
- Floor plan of building(s) or section of building(s) being considered by the Board. **(All sets FOLDED DOWN to 8" x 12" or smaller)**
- All applications must include the following:
 - a) Mailing address & zip code of petitioner or authorized agent.
 - b) Daytime telephone number of petitioner or authorized agent.
 - c) Signature of owner(s) & applicant(s)
 - d) Fees – Check, cash, or money order payable to the TOWN OF STRATFORD.
- The Office of Planning & Zoning reserves the right to request a digital copy to be submitted with the application on a **USB flash drive**. The information on the USB flash drive must include the application, site plans, and all other hard copy information (landscaping, floor elevations, etc) that will be submitted. It also must be labelled with the property address and the date of hearing.
- All plans and paper work that is submitted to the zoning office must be FOLDED (8"x12" or smaller) and **Collated into thirteen (13) separate packets.**

**Applications that do not provide ALL of the above required information will be considered "incomplete" and will be not be accepted.*

POSSIBLE STIPULATIONS TO ANY MOTOR VEHICLE LOCATION APPROVAL

- 1) All repairs shall be confined to the interior of the building.
- 2) A maximum of two unregistered vehicles are permitted provided they are screened from view, other than by a cover, from all sides of the property. This does not include unregistered vehicles towed in partnership with the Town nor vehicles for sale that are fit for the road.
- 3) The property shall be maintained in a neat and orderly manner.
- 4) Unoccupied motor vehicles, vehicles waiting for repair or service, business vehicles for sale or employee's vehicles shall not be parked or stored on the street or within the street right-of-way.
- 5) No merchandise shall be displayed or sold outside other than vehicles for sale.
- 6) Full compliance with the sign regulations of the Town, which includes a strict prohibition on all banners, streamers, portable and temporary signs and regulations on permanent signs.
- 7) The approval from the Zoning Commission with stipulations shall be posted in a conspicuous location in the office or garage area. Further, this local approval will be revoked by the Commission, if it is found upon any inspection of the property, which will be performed periodically, that the permittee has not fully complied with all listed stipulations.
- 8) All car washing (including steam cleaning, rinsing and engine cleaning) must be done in a dedicated area which drains to an oil/water separator of no less than 1,000 gallons in capacity, is connected to the sanitary sewer system and is not capable of receiving storm water runoff. The Stratford Water Pollution Control Plant must approve this system for a sanitary sewer connection.

**Even once we have a list of agreed upon stipulations, the Commission after reviewing each motor vehicle location on a case-by-case basis, could still have the ability to add, modify or delete any of the stipulations. Stipulations as to the number of vehicles for sale, lighting design, landscaping, etc. could be applied, as the Commission deems appropriate.*