

## Bantam, CT Zoning Board of Appeals **Important Information**.

The Zoning Board of Appeals (ZBA) is created by statute (CGS sec. 8-5)

### Powers and Duties

- To hear and decide appeals from any decision, order, or requirement issued by the zoning enforcement officer;
- To hear and decide requests for variances; and
- To hear and decide applications for the approval of the location of motor vehicle dealers and repairers' establishments. **\* Please see the separate process application \***

You must appeal your decision from the ZEO/Planning and Zoning Commission within 30 days. Failure to do so will keep you from ever appealing the order of the ZEO/Planning and Zoning Commission. The process is listed below:

1. Order/Decision of ZEO
2. Submit appeal to ZBA within 30 days
3. A hearing is held (if outside the regular meeting time) to hear all of the evidence of the decision/order and the appeal.
4. The ZBA makes its decision
5. The decision will be published in the newspaper
6. If you or someone else (approved appellant) disagrees with the ZBA decision they can appeal to the superior court.

### **\* Certificates of Approval of Location \* (CAL) (process takes a minimum of two months)**

1. Determination that a CAL is needed
2. Submit Application to ZBA by closing date
3. Post a sign 30 days prior to the hearing
4. ZBA Hears application/ZBA approves/denies application (or imposes conditions)
5. The decision will be posted in the newspaper

