

City of Meriden
TOD Zoning Permit Application
For Existing Construction

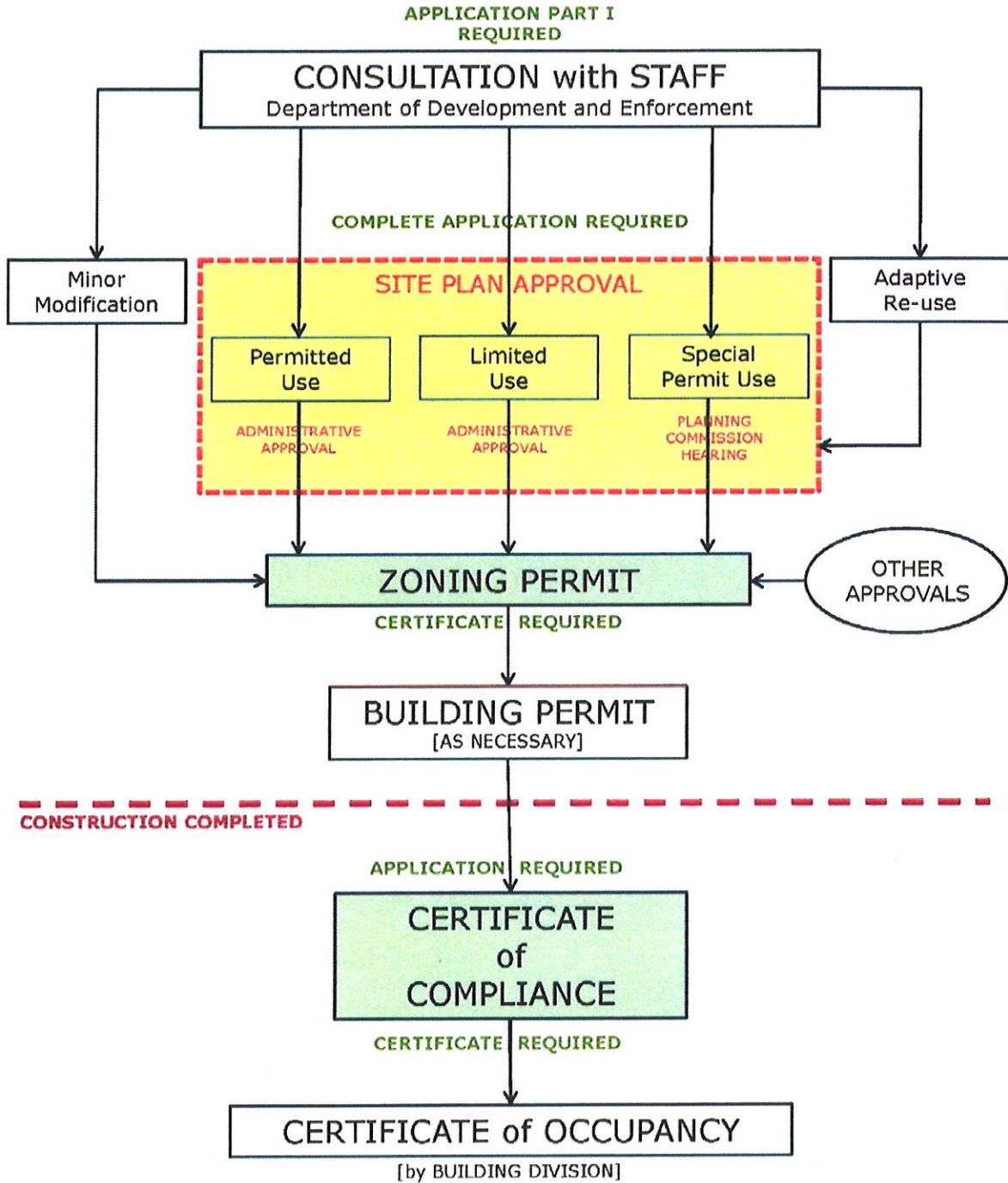
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ZONING PERMIT APPROVALS PROCESS

TRANSIT-ORIENTED DEVELOPMENT [TOD] DISTRICT



This TOD Zoning Permit is for re-occupying an existing space. It must be filled out prior to applying for a building permit from the Building Department.



City of Meriden
Department of Development and Enforcement

ZONING PERMIT

TRANSIT-ORIENTED DEVELOPMENT [TOD] DISTRICT

PART I: APPLICANT / OWNER SECTION

Validity: This Zoning Permit shall be voided unless a building permit is secured within one year of the date of issue. If all work in connection with a site plan approval is not completed within a five year period, the Zoning Permit shall automatically expire unless an extension[s] – not to exceed ten years total – is secured. Approved minor modifications must be completed within one year of the date of issuance of a Zoning Permit.

Certification: The applicant certifies that all required local, State and Federal permits or approvals that apply to the application have been issued.

The applicant accepts this Zoning Permit on the condition that all ordinances and regulations of the City of Meriden shall be complied with. The applicant further certifies that all information supplied to the Zoning Agent is true and accurate and that the land and structures subject to this permit shall not be occupied until a Certificate of Zoning Compliance and a Certificate of Occupancy have been issued. The applicant's signature authorizes the Zoning Agent to enter upon the property as needed to verify compliance with the permit and until a Certificate of Compliance has been issued.

Owner Signature

Owner Name [printed]

Date

Applicant Signature

Applicant Name [printed]

Date

PART II: ZONING AGENT SECTION

In reviewing and approving any application for a Zoning Permit, the Director of Development and Enforcement, or the Planning Commission in the case of a Special Permit Use, has determined that the following provisions have been met:

- _____ 1. The application is complete, the submission requirements listed on the Application Checklist have been met, the applicable fee of \$_____ has been paid and any required performance bond of \$_____ has been submitted to the Department of Development and Enforcement.



- _____ 2. All applicable TOD Zoning Regulations have been met, including Site Development Standards and Building Form and Architectural Standards.
- _____ 3. All additional requirements for Limited Uses and Special Permit Uses Required by the TOD Zoning Regulations have been met.
 - a. A public hearing was held on _____ [date]
- _____ 4. All applicable conditions of approval required by the Director of Development and Enforcement, or the Planning Commission in the case of a Special Permit Use, have been met. Date and nature of conditions of approval: _____

Final Action: Based on the applicant's submissions, which are attached to or referenced on this form and on the Application for Zoning Permit, the Zoning Permit has been:

- _____ Approved as submitted
- _____ Approved with the conditions stated below
- _____ Denied

The following comments, conditions of approval or reasons for denial apply:

Signature of Zoning Agent

Date



C. Additional Requirements: Limited Uses

[Per Section 213-27.I.6 and 213-27.R.1]

1. Type of Limited Use _____
2. Description of additional zoning requirements _____

3. Description of how proposed development meets requirements _____

D. Additional Requirements: Special Permit Uses

[Per Section 213-27.I.7 and 213-27.R.2]

1. Type of Special Permit Use _____
2. Description of additional zoning requirements _____

3. Description of how proposed development meets requirements _____

[Note: a Special Permit application requires a public hearing by the Planning Commission]

This Certificate of Compliance must be applied for prior to requesting a Certificate of Occupancy from the Building Department.



City of Meriden
Department of Development and Enforcement

CERTIFICATE OF COMPLIANCE APPLICATION

TRANSIT-ORIENTED DEVELOPMENT [TOD] DISTRICT

[Per Section 213-27.S.3]

APPLICANT AND OWNER INFORMATION

Name of Applicant: _____ Phone # _____

Address of Applicant: _____

Name of Property Owner: _____ Phone # _____

Address of Property Owner: _____

PROPERTY INFORMATION

Address of Property: _____

Zoning Sub-district: _____ Zoning Permit # _____

PROFESSIONAL CERTIFICATION

For construction projects where a Zoning Permit was issued as a result of Site Plan Approval by the Director of Development and Enforcement or, in the case of a Special Permit, the Planning Commission, a written certification from the professionals registered in the State of Connecticut and responsible for the plans must be submitted stating that the plans have been followed.

AS-BUILT DRAWINGS

Where substantial changes to approved drawings that formed the basis of a Zoning Permit have been authorized, certified as-built drawings shall be submitted.

OTHER INFORMATION

The applicant shall submit to the Department of Development and Enforcement any other information deemed necessary to determine compliance with the Meriden TOD District Zoning Regulations and applicable approval criteria, including a list of any improvements that have not been completed to date.

APPLICANT / OWNER CERTIFICATION

It is understood that the applicant and owner receiving a Certificate of Compliance accepts the Permit on the condition that he/she or his/her agent or assigns will comply with the use as described in the application submissions and will comply with all applicable local, State and Federal laws regarding the use and occupancy of the premises.

Owner Signature

Owner Name [printed]

Date

Applicant Signature

Applicant Name [printed]

Date



CERTIFICATE OF COMPLIANCE

TRANSIT-ORIENTED DEVELOPMENT [TOD] DISTRICT

[Per Section 213-27.S.3]

ZONING AGENT SECTION

Zoning Permit # _____

In reviewing and approving any application for a Certificate of Compliance, the Director of Development and Enforcement shall determine that the following provisions / requirements have been met and are in compliance:

- _____ 1. All necessary information required in the Certificate of Compliance Application has been submitted.
- _____ 2. The completed project meets all applicable provisions of the Meriden TOD District Zoning Regulation and all other City regulations, ordinances and permit requirements.
- _____ 3. All structures, buildings or site improvements have been constructed in accordance with plans approved through the Zoning Permit process.
- _____ 4. All specified conditions for approval of the Zoning Permit have been met. Date and nature of conditions of approval: _____

Final Action: The structure / use authorized by the Zoning Permit has been reviewed / inspected. Based on the applicant's submissions, which are part of the Zoning record for this application, this Certificate of Compliance is:

- _____ Approved as submitted
- _____ Approved with the conditions stated below
- _____ Denied

The following comments, conditions of approval or reasons for denial apply:

Signature of Director of Development and Enforcement

Date