



TOWN OF BETHEL
 Planning & Zoning Department
 1 School Street, Bethel, Connecticut 06801

Phone: (203) 794-8578

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ZONING PERMIT

For more information visit www.bethel-ct.gov to view the Zoning Regulations and procedures

PROPERTY ADDRESS:			
MAP:	BLOCK:	LOT:	ZONE:
OWNERS NAME:		Phone:	
OWNER'S ADDRESS:			
APPLICANT'S NAME (if different):		Daytime Phone:	Cell:
		E-mail:	
APPLICANT'S ADDRESS (if different)			

PROJECT DESCRIPTION (be specific)

Check the following (where applicable)

<input type="checkbox"/> TOWN SEWER	<input type="checkbox"/> PRIVATE SEPTIC SYSTEM	<input type="checkbox"/> P.U.C. Date:
<input type="checkbox"/> TOWN WATER	<input type="checkbox"/> PRIVATE WELL	<input type="checkbox"/> COMMUNITY WELL

PROPERTY INFORMATIONOFFICE USE ONLY****

LOT AREA:	Number of Dwelling Units:		
<input type="checkbox"/> Zoning Board of Appeals Variance #:	Date:		
<input type="checkbox"/> WETLANDS	<input type="checkbox"/> IWC Date:	FLOOD ZONE:	
<input type="checkbox"/> Subdivision Date:	<input type="checkbox"/> Site Plan Date:	<input type="checkbox"/> Special Permit Date:	
SETBACKS (ft.) (required/proposed)	Front: /	Side: /	Rear: /
Proposed Height:	Proposed Coverage: %		

Referred to **Town Engineer** for: Drainage Grading Driveway Other

Referred Date: ___/___/___ Received Date: ___/___/___

THIS PERMIT IS SUBJECT TO THE FOLLOWING:

FINAL INSPECTION BY: <input type="checkbox"/> Zoning Official <input type="checkbox"/> Inland Wetlands Agent <input type="checkbox"/> Town Engineer	A-2 SURVEY: <input type="checkbox"/> FOUNDATION <input type="checkbox"/> FINAL "As Built"
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CONDITIONS:

ZONING PERMIT IS HEREBY: APPROVED DENIED NOT REQUIRED

Construction must begin within one (1) year from the date of issuance.

Permit #: _____

Applicant's Signature: _____

DATE: _____

Applicant Owner

Zoning Official's Signature: _____

DATE: _____

ZONING PERMIT CHECKLIST

THE FOLLOWING ITEMS MUST BE ATTACHED: (please check)

- (1) Scaled Copy of an "A-2" SURVEY showing the existing structures, proposed additions, accessory structures, including dimensions and distances from property lines. If known, show easements, location of septic and well, wetlands, etc (see attached sample).
- (1) Copy of SCALED DRAWINGS (ex. 1/4" = 1') of the proposed construction including floor plans and elevations (to be forwarded to the Bethel Building Department).
- "NEW HOUSE" permits require (2) Copies of a detailed SITE PLAN with drainage calculations and a Erosion & Sedimentation Plan prepared by a licensed Civil Engineer.
- If a VARIANCE was granted, this office will need (1) copy of the filed Variance Resolution in the Town Clerk's office.
- (1) For a new building on a vacant parcel, a copy of the approved SUBDIVISION MAP from the Town Clerk's office.

Soil and erosion devises must be installed in accordance with the 2002 State of Connecticut DEP Guidelines for Erosion and Sedimentation Controls and the 2004 State of Connecticut Stormwater Quality Manual prior to the commencement of any site work.

Additional Comments:

RESIDENTIAL ZONES DENSITY, AREA, SETBACK & HEIGHT REGULATIONS PRINCIPAL STRUCTURES & USES

Zone	Lot Area (s.f.)	Setbacks			Rear (feet)	Minimum Square (feet)	Minimum Lot Width (feet)	Maximum Lot Coverage (%)
		Front (feet)	Side (feet)	Combined (feet)				
RR-10	10,000	20	5	15	35	70	80	35
R-10	10,000	20	5	15	35	70	80	30
R-20	20,000	30	10	25	35	70	100	20
R-30	30,000	35	10	25	35	80	120	20
R-40	40,000	40	20	50	35	100	140	10
R-80	80,000	50	25	50	40	140	160	7.5

PRINCIPAL STRUCTURES & USES

Zone	Stories	Height (feet)
RR-10	2.5	35
R-10	2.5	35
R-20	2.5	35
R-30	2.5	35
R-40	2.5	35
R-80	2.5	35

ACCESSORY STRUCTURES & USES

Front (feet)	Side (feet)	Rear (feet)	Stories	Height (feet)
20	5	10	1	16
20	5	10	1	16
30	10	15	1	16
35	10	15	1	16
40	15	20	1	16
50	20	30	1	16

For other zone requirements or for further information please refer directly to the Zoning Regulations.