

TOWN OF ORANGE ZONING DEPARTMENT
APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE

Date _____ Application#_____

Application for a Certificate of Zoning Compliance is being requested for
the property known as:

*SITE

ADDRESS _____

*OWNER _____

*MAILING

ADDRESS _____

*TELEPHONE # _____ *EMAIL _____

*Required

ASSESSOR'S M-B-P _____ ZONING DISTRICT _____

CATEGORY OF APPLICATION:

Proposed building, dwelling, or structure and use thereof

Proposed addition to existing structure or use thereof

Use of Land

Change of use of existing building or structure

Proposed additional includes additional bedrooms

Briefly describe the type of construction and proposed use _____

List the dimensions and square footage of the proposed construction:

Dimensions _____ Square Footage _____

FOR THE CONSTRUCTION OF A SINGLE-FAMILY DWELLING

A survey of the property, drawn to Class A-2 standards, signed and sealed by a licensed surveyor, must be submitted to the Zoning Administrator with the following information:

- Location of proposed dwelling, including decks, porches, sheds, pools, and other structures.
- Distances to all street lines, rear lines, and other property lines.
- All water lines, underground or above ground utilities including any proposed private wells.
- Primary and reserve septic systems.
- Wetlands & watercourses.
- Flood zones & flood elevations.
- Driveways.

Has an A-2 survey been submitted? YES NO

PRIOR to the issuance of a Certificate of Zoning Compliance and Certificate of Occupancy, a Class A-2 "As Built" survey, signed and sealed by a licensed surveyor, must be submitted with the following information:

- Finished dwelling location and other structures.
- Distances to all property lines.
- Driveway location.
- Distance of all structures to Wetlands.
- Elevation of lowest floor if required.
- Water line and utility lines, and any well locations.
- Curtain drains and any drainage facilities.

In addition to the above listed information, **PRIOR** to the issuance of a Certificate of Occupancy, all property corners must be set with permanent (**concrete**) monuments by the surveyor. **Monument locations must be delineated on the “As Built” drawing.**

Signature of _____
Property Owner _____ Date _____
(denotes that the above has been read and is understood)

**FOR ADDITIONS TO AN EXISTING RESIDENTIAL STRUCTURE
OR DETACHED ACCESSORY BUILDINGS, AND POOLS:**

A plot plan drawn to scale must be submitted showing the following information:

- Location of existing house, septic tank and leaching system.
- Location of identified septic system code complying/replacement area.

NOTE: *This area is identified by performing soil tests. Soil tests must be witnessed by the Health Department.*

- Location of all pools and accessory structures.
- Distances of new construction to all street lines, rear property lines, other property lines, and from existing septic system.
- Location of all above ground or underground utilities, including the water supply line or private well.
- Location of any easements.
- Location of streams and/or watercourses.

Has a plot plan been provided? YES_____ NO_____

Is any portion of the property in a Flood Zone? YES_____ NO_____

Are there any wetlands on the property? YES_____ NO_____

Have soil tests for the septic system replacement area been conducted? YES_____ NO_____*

*If you checked “NO”, please refer to the **NOTE** above.

Color photographs of the location of the proposed addition or pool must be submitted. They may be submitted electronically by sending them to jdemirjian@orange-ct.gov.

REQUIREMENTS FOR APPROVAL OF APPLICATION FOR
ABOVE AND IN-GROUND SWIMMING POOL PERMITS

The Plan shall be drawn to scale and include, as a minimum, the following:

- 1. Pool size, patio size, fence locations
- 2. *Filter type – separation tank for diatomaceous earth, backwash required
A copy of the filter specifications must be submitted. It is recommended that the filter accommodate cartridge filters.
- 3. Existing and proposed contours around the pool
- 4. Relationship of the pool to other features, including but not limited to:
 - a. House
 - b. Existing septic system & septic system replacement/reserve area
 - c. Nearest property line
 - d. Well, underground oil tanks, or propane tanks.
 - e. Rock Outcropping
 - f. Walls
 - g. Topography (slopes exceeding 5%)
 - h. Streams and/or rivers
 - i. 100-year flood plain limits
 - j. Wetlands
 - k. Information required by the International Residential Code dated 9/1/04, Chapter 4; Sections R403.1.7, R403.1.7.3 & R403.1.7.4, if the slope is steeper than 1 unit vertical in 3 units horizontal.
- 5. Will there be a change of any grades on the property? If so, existing and proposed contours at two foot intervals must be provided.
- 6. Other information that may be required by the Zoning Department, depending on the site and location of the pool. If determined by the Zoning Department a professional engineer may be required to prepare the Site Plan.

*Required

STORM WATER RUNOFF

For new single-family homes and additions with roofs in excess of 200 sq. ft.

All roof drains must be tied into a subsurface structure. The structure must be sized to contain 1" of rainfall.

Please display calculations used to size the structure.

The structure design must be submitted on a plan with this application.

All additions to a dwelling must include floor plans for ALL floors of the existing dwelling and the proposed addition. Please list the number of rooms in the dwelling which are 70 sq. ft. or more.

For your information, below are the requirements of the Orange Health Department.

Summarized – B100a review by the Health Department is required for all:

- above and below ground pools
- garages
- decks
- sheds
- gazebos
- pool/bath house (cabana)
- barns
- propane tanks
- winterizing an existing seasonal use deck/porch/shed/garage/room/building into year round use by adding heat, water and/or weatherization.
- Change in use – dormers, finishing a bonus room, finishing a basement
- Building additions – **any change in the footprint**, increase in rooms (including dividing one into two)
- Driveway changes in the area of the well or septic
- Ground mounted solar panels

Note: Generators and central A/C units should not be placed within 25' of the well or over the septic tank or sewer lines.

HD review is required for underground oil tank removal.

Plumbing, electrical, and heating applications that will convert an un-weatherized seasonal space into year-round use requires HD review.

No HD review is needed for:

- Basic plumbing repairs
- Basic electrical permit repair
- Interior remodels of existing rooms –with no room additions or change in footprint
- Roof mounted solar panels; company should still locate SSDS

All applications including new ground coverage, or alteration of an existing foundation, are subject to submit an as-built survey at the request of the Zoning Enforcement Officer or Building Official upon the completion of said construction or alteration prior to framing.

This application must be reviewed by the following Municipal Departments prior to submission. It is the responsibility of the Applicant to obtain all required signatures.

Signature of Town Sanitarian

Date

Comments: _____

Has the property been the subject of an Inland Wetlands Application?

No _____ Yes _____ If so, the letter of approval must also be submitted.

Date of Approval if applicable _____

Signature of Inland/Wetlands Officer

Date

Comments: _____

Signature of Town Engineer/Public Works

Date

Comments: _____

Certificate of Zoning Compliance

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Name of Contractor performing work _____
Address _____

Telephone # _____ *Email _____

FEES PAID

_____ **\$400** - Construction of a Single-Family Dwelling

_____ **\$175** - Addition to an Existing Dwelling and/or Accessory
Structure in a RES District

Inspection Fees – Final inspection fees for the issuance of a Certificate of Occupancy are included in the base fees for Site Plans and Residential dwelling applications.

Please make check payable to: **TOWN OF ORANGE**

PLEASE NOTE: Permit fees shall be **doubled** if an application is submitted as the result of a zoning enforcement action, and/or site or building work that has commenced without required Town of Orange Zoning permits and approvals.

This application, including all pertinent plans, drawings, data and statements, must be submitted to the Zoning Administrator & Enforcement Officer for determination of compliance with the Orange Zoning Regulations. The application must be completed in its entirety. Any incomplete information may be grounds for denial and rejection.

I understand that all construction must be in conformance with the Orange Zoning Regulations and the Connecticut Building Code, and a Building Permit must be obtained before the start of any construction.

*Signature of Owner or Agent

Date

Per information submitted by the Applicant, this application has been:

Approved _____ Denied_____

Zoning Administrator & Enforcement Officer

Date
