

Variance Application

Town of Sterling

Zoning Board of Appeals

Zoning Board of Appeals Use Only

Application # _____

Date of Receipt: _____

Fees Paid: _____

Heating Date: _____

Application for Appeals/Variance(s)

APPLICANT INFORMATION

Name: JAW Property Group JAWPropertygroup@gmail.com
 Home Address: 6 Crescent St Oxford MA 01540
 Business Address: 6 Crescent St Oxford MA 01540
 Home Phone: _____ Business Phone: 774-280-1688

PROPERTY INFORMATION

Street Address: 1092 Phinfield Pike Sterling CT
 Assessor's Map/Block/Lot 00101-022-0458 Acreage of Property: 1.84 / .23
 Owners of Record: JAW Property Group
 Home Address: _____
 Business Address: 6 Crescent St Oxford MA 01540
 Home Phone: _____ Business Phone: 774-280-1688

Record Owner(s) Deed filed in Land Records at Vol. _____ Page _____

Signature of Owner (if Owner is not Applicant)

VARIANCES REQUESTED

The following variances are requested from the Town of Sterling Zoning Regulations:

Variance from Section 4.01 Type/Amount of variance Min lot size

Variance from Section _____ Type/Amount of variance _____

Variance from Section _____ Type/Amount of variance _____

As an example of the type and amount of a requested variance, an applicant might seek a variance of five feet from a setback (i.e. from 25 feet to 20 feet) or five percent from building coverage limitation (i.e. from 10% to 20%)

PROPERTY HISTORY

Was the lot created as part of an approved subdivision plan? Yes No

If yes: State the date of the approval of the plan _____

Map number of the plan as filed in the land records: _____

Have the plot lines been revised since plan approval? Yes No
(Provide copies of recorded deeds or maps showing all such revisions)

If no: At what volume and page of the land records is the property first described as a separate parcel of land in a deed or other record? Volume: 180 Page: 513

Have any previous variance been requested/granted to this property? Yes No
If yes, attach a copy of each such variance to this application and state the volume and page at which each such variance is recorded in the Land Records.

EXPLANATION OF REQUEST FOR VARIANCES

The Zoning Board of Appeals has the authority to grant a variance under the State of Connecticut General Statutes Section 8-6 (3) where two basic conditions are satisfied: (1) The variance must be shown not to affect substantially the Plan of Conservation and Development and, (2) adherence to the strict letter of the Zoning Regulations must be shown to cause an unusual hardship. A self inflicted or self-created hardship is not considered proper grounds for a variance. A financial motivation or gain cannot be used as a reason for obtaining a variance.

In the spaces below, explain why each requested variance is needed. The explanation should include, at a minimum, a description of the purpose of the variance and the hardship justifying the request for the variance. Attach a separate sheet if needed. *The applicant has the burden of proving to the board that each requested variance is justified.*

Needed to put Septic in at 1092 Plainfield Pike and put garage on 1090 property. Taken from our property at 1100 Plainfield Pike.

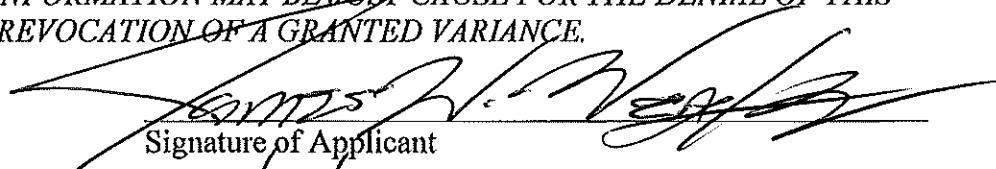
ADDITIONAL REQUIREMENTS

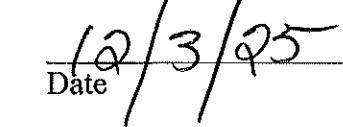
The applicant must submit:

1. One original and eight copies of a plan or survey, drawn to scale, clearly indicating all existing and proposed structures, measurements and distances needed to show the extent and nature of the requested variance(s). The Board of Appeals may require the submission of a professional survey if it deems it necessary to properly evaluate the application.
2. Application fees of \$450.00 plus State Land Use Application of \$60.00. Total fee due \$510.00 Check made payable to the "Town of Sterling"
3. **Required by hearing date:** Evidence of certified mail notification of the date, time and location of the public hearing and the nature of the requested variance(s) to the owners of all property located adjacent to the property involved in this application.

CERTIFICATION

I HEREBY CERTIFY THAT THE INFORMATION I HAVE PROVIDED IN THIS APPLICATION, INCLUDING ANY ATTACHED SHEETS, IS TRUE, AND I ACKNOWLEDGE THAT ANY FALSE INFORMATION MAY BE JUST CAUSE FOR THE DENIAL OF THIS APPLICATION OR REVOCATION OF A GRANTED VARIANCE.


Signature of Applicant


Date 12/3/25