

DERBY PLANNING & ZONING COMMISSION

APPLICATION FOR SPECIAL EXCEPTION USE AND/OR SITE PLAN APPROVAL

Planning & Zoning Commission – City of Derby 1 Elizabeth Street Derby, CT 06418

DATE: 11/10/2021

NAME OF APPLICANT: Derby Apartment Investments, LLC

ADDRESS OF APPLICANT: 19 Peach Tree Lane, Shelton, CT

TELEPHONE: 203-414-2709

INTEREST IN PROPERTY: Own ☒ Rent ☐ Option to Buy ☐ Other ☐

OWNER OF PROPERTY: Derby Apartment Investments, LLC

ADDRESS OF PROPERTY OWNER: 19 Peach Tree Lane, Shelton, CT

LOCATION OF PROPERTY: 90 Main Street

Zone CDD Map 8-5 Block - Lot 177

Size (SQ.FOOTAGE) & DIMENSIONS OF PROPERTY: _____

GROSS FLOOR AREA (SQ.FOOTAGE) OF PROPOSED BUILDING/USE: _____

CITY STREET FRONTAGE: Main Street

CITY WATER & SEWERS: yes

INTENDED USE AND/OR PROPOSED SPECIAL EXCEPTION USE (Describe in detail, if multi-family housing, state

of bedrooms in each apartment): 105 Unit Apartment Bldg.
39-1 bedroom, 62-studio, 4-2 bedroom

SUBMIT TO THE ZONING OFFICER:

Ten complete packets consisting of the following documents:

1. Site Plan, accompanied by this application
2. Statement of Use
3. Preliminary architectural plans of all proposed buildings, structures & signs, including general exterior elevation, Prospective drawings and generalized floor plans.

A fee as described on the Derby P & Z Fee Schedule shall accompany this application.
Attach legal description of property.

REFER TO DERBY ZONING REGULATIONS ARTICLE V-SITE PLAN REVIEW FOR DETAILED INFORMATION.ON SITE PLAN REQUIREMENTS.

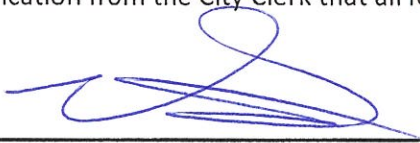
EXTRAORDINARY EXPENSES:

Following the initial application fee and review fee, the applicant will be required to reimburse the commission for any additional charges which result from associated consultant fees for the further review of any plan requiring modifications/observations including, but not limited to drainage, retaining walls, soil removal, land surveying, impact analysis, advertising, mailing, or inspection fees.

CITY OF DERBY CODE-CONSULTANT & PROFESSIONAL REVIEW FEE

SEC 85-3. Monthly payment review

Any applicant who proposes any project to any board, commission, authority or agency of the municipality of Derby shall pay all fees and costs of any consultant or professional who shall be engaged or contacted in order for the board, commission, authority or agency to adequately and appropriately review said project or the effect of said project. These fees and costs must be paid directly to the City Clerk on a monthly basis. No board, commission, authority or agency shall continue review of or approve said project until it receives written verification from the City Clerk that all fees and costs have been timely paid.



Applicant's Signature

Derby Apartment Investments, LLC

Company Name (if applicable)

FOR OFFICIAL USE:

Application Submitted: _____

Forwarded for Review: _____

Application Fee: _____

Initial Review Fee _____

Public Hearing Fee _____

Total Fee _____

Comments: _____
