



CITY OF WEST HAVEN, CONNECTICUT

Planning and Zoning Commission

City Hall | 355 Main Street West Haven, Connecticut 06516



CITY HALL 1898-1967

SPECIAL USE EXCEPTION

STANDARD CONDITIONS

1. A SURETY BOND FOR ONE HUNDRED TWENTY FIVE PER CENT (125%) OF AN AMOUNT DETERMINED BY THE CITY ENGINEER TO COVER THE COSTS OF ANY PUBLIC IMPROVEMENTS SHALL BE PROVIDED TO THE DEPARTMENT OF PLANNING & DEVELOPMENT TO ASSURE COMPLETION OF THE SAID PUBLIC IMPROVEMENTS.
2. A SEPARATE SURETY BOND IN AN AMOUNT DETERMINED BY THE COMMISSIONER OF PLANNING & DEVELOPMENT TO COVER THE COSTS OF INSTALLING LANDSCAPING SHALL BE PROVIDED TO THE DEPARTMENT OF PLANNING & DEVELOPMENT TO ASSURE THE COMPLETION OF LANDSCAPING.
3. THE CERTIFICATE OF DECISION SHALL BE FILED IN THE OFFICE OF THE CITY CLERK WITHIN SIXTY FIVE (65) DAYS OF RECEIPT OF SAID CERTIFICATE BY THE APPLICANT OR HIS/HER AGENT. SAID CERTIFICATE SHALL CONTAIN THE WORDS: "THIS SPECIAL USE EXCEPTION SHALL NOT RUN WITH THE LAND, BUT SHALL BE PERSONAL TO THE CURRENT OWNER, SHALL EXPIRE UPON THE TRANSFER OF TITLE AND POSSESSION OF THE PROPERTY, AND SHALL CONTINUE TO EXIST ONLY SO LONG AS THE GRANTEE UTILIZES THE PROPERTY IN THE MANNER AND UNDER THE CONDITIONS AS CONTAINED IN THIS GRANT OF SPECIAL USE EXCEPTION".
4. A FINAL SITE PLAN ON FIXED MYLAR SHALL BE PROVIDED TO THE DEPARTMENT OF PLANNING & DEVELOPMENT FOR SIGNATURE OF THE CHAIRMAN AND SUBSEQUENT FILING IN THE OFFICE OF THE CITY CLERK WITHIN SIXTY FIVE (65) DAYS OF THE APPROVAL OF THE SPECIAL PERMIT FOR AUTOMOTIVE USES.
5. ANY SPECIAL USE EXCEPTION FOR WHICH CONSTRUCTION IS NOT COMMENCED WITHIN ONE (1) YEAR OF APPROVAL SHALL BE DECLARED NULL AND VOID AND NOTICE OF SUCH DECLARATION MAY BE FILED WITH THE CITY CLERK BY THE COMMISSIONER OF PLANNING & DEVELOPMENT.
6. NO BUILDING PERMIT SHALL BE ISSUED UNTIL THE DECISION IS RECORDED IN THE OFFICE OF THE CITY CLERK AND THE REQUIRED BOND (IF ANY) HAS BEEN FILED WITH THE DEPARTMENT OF PLANNING & DEVELOPMENT.
7. NO CERTIFICATE OF OCCUPANCY MAY BE GRANTED FOR ANY BUILDING UNTIL AN AS-BUILT SITE PLAN DRAWN TO A-2 STANDARDS IS FILED WITH AND ACCEPTED BY THE ZONING ENFORCEMENT OFFICER.
8. EACH AND EVERY SPECIAL USE EXCEPTION APPROVED BY THE PLANNING & ZONING COMMISSION SHALL BE IN ACCORDANCE WITH SECTION 87

9. AN APPLICANT FOR A SPECIAL USE EXCEPTION TO OPERATE A HOME OCCUPATION IN ACCORDANCE WITH SECTION 41 SHALL PROVIDE AN ANNUAL AFFIDAVIT STATING THAT THE USE HAS BEEN MAINTAINED AND IS IN ACCORDANCE WITH ALL CONDITIONS OF APPROVAL BY THE COMMISSION.

10. AN APPLICANT FOR A SPECIAL USE EXCEPTION TO CREATE AN ACCESSORY APARTMENT IN ACCORDANCE WITH SECTION 42 SHALL PROVIDE AN ANNUAL AFFIDAVIT STATING THAT THE USE HAS BEEN MAINTAINED AND IS IN ACCORDANCE WITH ALL CONDITIONS OF APPROVAL BY THE COMMISSION. THE AFFIDAVIT MUST STATE THAT THE APARTMENT IS OCCUPIED BY ONE OR MORE MEMBERS OF THE IMMEDIATE FAMILY OF THE OWNER (WHO ARE RELATED BY BLOOD, MARRIAGE OR ADOPTION)..