



# TOWN OF BROOKFIELD ZONING COMMISSION

## APPLICATION FOR ZONE OR REGULATION CHANGE

**Applicant:**

<b>name:</b>	Zoning Commission
<b>address:</b>	Brookfield Town Hall Brookfield, CT 06804
<b>Phone #:</b>	203.775.7316
<b>Contact person:</b>	Erik Kukk
<b>Phone #:</b>	203.775.7316

**Land Owner of Record:** (if for specific parcel)

<b>name:</b>	
<b>address:</b>	
<b>Phone #:</b>	
<b>Contact person:</b>	
<b>Phone #:</b>	

**Map Change:**

**A. The current Zoning Map area:**

On the Zoning Map, the following 7 addresses currently in the R-40 Zone along Candlewood Lake Road and Allen Road.

Address	Description
70 Candlewood Lake Rd	Nimer's Deli
350 Candlewood Lake Red	Multi-family
353 Candlewood Lake Rd	Powderhorn Agency
370 Candlewood Lake Rd	Multi-family/apartments
371 Candlewood Lake Rd	Mangia, Mangia Rest.
439 Candlewood Lake Rd	L'Uva Rest.
22 Allen Road	Residence

**B. The proposed Map Change:**

On the Zoning Map, reverting the above 7 addresses 'back' to the MC zone, which is the closest zone to the old RC-41 zone.

**C. Rationale for the requested change is:**

About the Zoning Map, see attached.

**Signature and Representation:**

I apply herewith for a change in the Zoning Regulation of the Town of Brookfield in accordance with Chapter 124, §8-3 of the Connecticut General Statutes.

Applicant's Signature: 



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### **Zoning Map Change: Details & Rationale**

#### **Zone Map change:**

The requested change is to revert the 7 identified property addresses back from their current R-40 zone to the closest zone that would match their old RC-41 zone, which upon analysis of the current property uses and the allowed uses of the 2 zones (RC-41 vs. MC), would be the MC zone.

#### **Current Zone specifics:**

During the re-write of our zoning regulations, our zoning map of course changed too.

During that process, there were a few unique properties (7 in total) along Candlewood Lake Road and Allen Road in the RC-41 zone that were re-zoned R-40 as the RC-41 zone was eliminated with no replacement.

#### **Rationale**

The commission feels that these 7 properties got caught up in the re-mapping that, on reflection, we really perhaps regret.

Because there were so few properties involved, and their appearance on the map so minor, I believe both the property owners as well as the commission members missed this change, which is anything but minor to the property owners. Those properties thus lost any opportunity to expand their commercial operations that was OK before this zone change.

We feel that if the zone change for these properties was unintended and the result unfair to these properties owners and restoring them to the MC zone is a fair result.