



TOWN OF COLUMBIA

Building & Land Use Department

323 Route 87, Columbia, CT 06237

(860) 228-0440 LandUse@ColumbiaCT.org

APPLICATION FOR LOT LINE ADJUSTMENT OR FIRST CUT (FREE SPLIT)

To ensure compliance with the town's regulations, Town Staff will review all lot line adjustments and first cuts.

The Connecticut General Statutes generally define a "subdivision" as the division of a tract or parcel of land into three (3) or more parts or lots made subsequent to the adoption of Subdivision Regulations. In Columbia, if a lot existed in its current configuration on November 20, 1954 the lot is entitled to a free split; otherwise, a subdivision application is required.

A property lot line adjustment merges a "minor" area of one lot into an adjacent lot without creating or increasing a nonconformity with the required dimensional lot requires of the Columbia Zoning Regulations.

Application Date: _____ Review Type: _____ Lot Line Revision _____ Free Split

Lot 1 Address: _____ Map/Lot: _____

Land Owner Name: _____ Phone/Email: _____

Mailing Address: _____

Lot 2 Address: _____ Map/Lot: _____

Land Owner Name: _____ Phone/Email: _____

Mailing Address: _____

Applicant/Agent Name: _____ Phone/Email: _____

Mailing Address: _____

REQUIRED DOCUMENTATION

___ Completed Application and any applicable fees.

___ A-2 survey showing existing and proposed lot lines, location of any structures onsite, and location of code compliant septic system and reserve areas, and a zoning regulation compliance table for each lot.

___ Approval from Eastern Highlands Health District if either lot has an existing septic system.

___ For Lot Line Revision – Boundary Line Adjustment Agreement, preferably prepared by an attorney licensed to practice in the State of Connecticut, if the property owners' names on the deeds are not exactly the same.

___ For Free Split – All deeds indicating that no division of the property has occurred since November 17, 1954.

___ For Free Split – An **affidavit** prepared by an individual, preferably an attorney licensed to practice in the State of Connecticut, that sets forth the legal rationale as to the specific circumstances which allow for a free split.

OFFICE USE

Staff Decision: _____ Approved _____ Denied _____ Date Mylar initialed: _____

Notes: _____