



TOWN of EAST HAVEN
Planning & Zoning Department
250 Main St. East Haven, CT 06512 (203 468-3357)

ADDITIONS

To Whom It May Concern:

Recently this office has noticed a large influx of **Zoning Permit Applications** indicating a resident's intent to construct an "**addition**" to their already existing home. In many instances this "**addition**" is equipped with kitchen and bathroom facilities and, far too often the "**addition**" turns out to be an **additional dwelling unit**, therefore, **ILLEGAL**.

In an effort to clarify the **zoning** interpretation of what constitutes an **additional dwelling unit** created in an existing residential structure, the following information is made available:

An **additional dwelling unit** [be it called an "in-law, mother-in-law, or accessory or additional unit] is created when the **finished product is capable of existing independently, on its own and is capable of functioning independently from the other unit[s]**.

Zoning **does not** control how many kitchens, bathrooms, electrical services or sewer connections the structure may have. What differentiates a single from a multiple family dwelling is **common access**.

That means that if the "addition" **can function independently** of the rest of the dwelling, another unit has been created. It makes no difference who, or what relationship the occupants have to one another, how many electric or gas meters or sewer connections the structure has; or what you are being assessed for [*that is for tax purposes only*]. If the addition has separate entry and exits and/or does not have a common access way into the rest of the structure **an additional dwelling unit [illegal] has been created**.

If an "**illegal unit**" gets detected at the final inspection, you will not receive a Certificate of Use and Occupancy [C of O]. If a means of independent access is installed [illegally] at a later date, the unit becomes illegal; subject to **daily fines of up to \$ 250.00 per day**, and can only be legalized through a **Variance** from the Zoning Board of Appeals which, under those circumstances, may be very difficult or impossible to obtain [self created hardship].