TOWN OF EAST HADDAM
ZONING BOARD OF APPEALS VARIANCE/APPEAL/OTHER APPLICATION

For Internal Use Only:
MEETING DATE: March 7, 2023 **APPLICATION NO.** 1151
CONTINUED DATE: ______ **Date Granted/Denied:** ______
APPLICATION FEE PAID: 160.00

*For this application to be heard at the next Zoning Board of Appeals regularly scheduled meeting, it needs to be filled out completely.

*All of the items noted below in Paragraphs 1 through 4 must be filled out completely, regardless.

*The Zoning Board of Appeals' Secretary will review your application and contact you if your application is missing pertinent information. If she cannot get in touch with you before the deadline for the submission of the legal notice, your application will be denied without prejudice because it is incomplete. You may resubmit your new application after completing the missing information for the next regularly scheduled meeting with the Zoning Board of Appeals' Secretary. This will require the standard fee and waiting period.

If help is needed in any part for the completion of this application, please call the Land Use Office at 860-873-5031. Email - landuse@easthaddam.org

* *

1. Please check below which applies to your reason for submitting this application:

I (we) hereby apply to the Zoning Board of Appeals for the following:

✓ A Variance for the following sections of the Zoning Regulation: PROPERTY LINE SET BACK AREA

______ ***OR***

____ To Appeal a ruling/action of the Zoning Enforcement Officer relating to: ______

______ ***OR***

____ Other: ______

______

2. ***This section needs to be filled out completely:*** **LOCATION OF AFFECTED PREMISES:**

Property Location EXISTING GRAVEL DRIVE WHICH ABUTS PROPERTY LINE WITH 69 Honey Hill Road.

Assessor's Map No. 4 **Lot No.** 35 **Deed Reference: Volume** ______ Page ______

Location on the NORTH **side of** 65 Honey Hill ~~Street~~/**Road/etc**

______ **feet distance from the intersection of** ______.

Section of Town: ______ **Zone:** ______

Owner/Applicant Name John W Blake **Phone#** JW 508 479 1713 / PJ 860-849-9446

Owner/Applicant Email Battleguy84@gmail.com

Owner Patricia Roach-Blake & John Blake **Mailing Address** 65 Honey Hill Rd East Haddam 06423

Appellant(s) _____ Address _____

Lessee _____ Address _____

Agent _____ Address _____

3. If no previous appeals have been made to this property, please mark *N/A* here: NA

But if a PREVIOUS APPEAL(S) has been made with respect to this property, please supply the Application No. _____ and the Date that it was Approved/Denied: _____.

4. Describe the nature of the variances as it relates to the zoning regulations (this must be filled out so the Board understands the purpose of the application): Request variance to locate an accessory lean-to structure within set back requirements.

5. This application relates to:

_____area; _____number of family units; _____signs; _____street frontage; _____yard dimension ; _____ or other (please explain): Set back area created be subdivision of property by prior owner. Driveway is within current set back area.

6. Please state any deed restrictions (if there are none, please write N/A): NA

7. Is this property within 500 feet of Colchester, Salem, Old Lyme, Haddam or East Hampton?

If yes, which town(s) (if not, write N/A) : NA

8. With respect to any VARIANCE of the Zoning Regulations, which is requested, please complete the (a), (b) and (c) below:

(a) Strict application of the regulations would produce an UNDUE HARDSHIP because:

Existing gravel driveway provides no shelter for vehicles or aging occupants. Relocating a driveway ~~would~~ ~~go~~ down hill would greatly increase hazards for aging occupants. Proposed lean-to accessory design is the least obtrusive garage shelter.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: The existing home is uniquely built close to the road and was uniquely sub divided creating a boundry line only 25' from the home. The existing gravel drive lies between the home & new fence boundry.

(c) **The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:**

MINOR ACCESSORY STRUCTURE. WOULD BLEND IN WITH EXISTING FENCE.

9. **With respect to an APPEAL from a ruling or action of the Zoning Enforcement Officer, the appeal should be sustained because:** _____

10. **You must mail a letter to all adjoining Property owners within 100 feet of your property lines, including across the street, by certified mail/return receipt at least 14 days prior to the scheduled Public Hearing date.** (See Page 5 of this application which can be used as the letter.

(a) **LIST the abutting property owners that you are required to notify in #11 of this application.**

(b) **YOU MUST PRESENT the certified mail & return receipts** (white certified mail receipts and green return receipts cards) **at the Public Hearing in order for your appeal to be heard. This is your proof that you notified the required property owners within the required time frame by law.**

11. **List ALL ADJOINING PROPERTY OWNERS within 100 feet of your property lines, including across the street. Please supply mailing addresses. You may use the back of this sheet if necessary.**

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____ Address_____

Map_____ Lot_____ Name _____Address_____

Map_____ Lot_____ Name _____Address_____

Map_____ Lot_____ Name _____Address_____

12. A PLOT PLAN is required to show the property lines, building lines, location of septic system, well and other structures on property along with your proposed addition, garage, shed, i.e. or whatever else your variance is needed for must also be indicated on the PLOT PLAN as well as the distances from all property lines. The Board, at its discretion, may require an A-2 survey on any application.

13. Submit this completed application with Site Plan drawn to A-2 standard (but not required to be surveyor or engineer certified) **and Application/Appeal fee of $160.00** to the Zoning Board of Appeals mailbox located in the Land Use Office at least 17 days before the next scheduled public hearing in order to be placed on the agenda for that hearing. Failure to submit your application, map, and payment will be a cause for the application to be incomplete. See the chart below to make sure you have your application in on time.

Date Filed: _____

_____

Signed by Property Owner(s)

_____

Signed by Appellant(s) or Agent


65 Honey Hill Road
5 foot contours
Proposed Carport
New Property Line