

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

For Internal Use Only:	
MEETING DATE: _____	APPLICATION NO. _____
CONTINUED DATE: _____	Date Granted/Denied: _____
APPLICATION FEE PAID: _____	

\*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*

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**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: Section 10.2.3.2  
Accessory Apartments - Standards & Section 10.1 Schedule of ~~OR~~  
Conforming Lots & Bldgs. for Minimum Lot Area & Maximum Lot Coverage  
 \_\_\_\_\_ To Appeal a ruling/action of the Zoning Enforcement Officer relating to: \_\_\_\_\_  
N/A \_\_\_\_\_ **OR**

Other: \_\_\_\_\_

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

Property Location 323 Mt. Parnassus Rd., East Haddam, CT  
 Assessor's Map No. 40 Lot No. 3 Deed Reference: Volume 1159 Page 131  
 Location on the North side of Mt. Parnassus Rd. Street/Road/etc  
0 feet distance from the intersection of Sheepskin Hollow Rd.  
 Section of Town: Mt. Parnassus Zone: R-2

Owner/Applicant Name George Felner, AIA Phone# 860-873-8230  
Owner/Applicant Email gfellner@felnerarch.com  
Owner Jacqueline Endorf Mailing Address 323 Mt. Parnassus Rd, E. Haddam  
Appellant(s) \_\_\_\_\_ Address \_\_\_\_\_  
Lessee \_\_\_\_\_ Address \_\_\_\_\_  
Agent George Felner, AIA Address 382 Town St., East Haddam, CT

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

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): A: Variance of 1 acre is requested (Section 10.1 requires min lot area of 2 acres).

B. Existing lot coverage is 5.4% & new lot coverage is 7.8%. Since max allowable lot coverage is 5%, a Variance is requested for 2.8%

5. This application relates to: for a total of 7.8% lot coverage.  
 area; \_\_\_\_\_ number of family units; \_\_\_\_\_ signs; \_\_\_\_\_ street frontage; \_\_\_\_\_ yard dimension ; \_\_\_\_\_  
or other (please explain): \_\_\_\_\_

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

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) : N/A

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:  
The existing lot coverage is already over the allowable 5%.  
Strict application of regulations would prevent the addition for an Accessory Apartment. This is necessary to provide housing for an elderly family member.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: This is a pre-existing non-conforming lot

and the zoning in this area was changed to R-2 in 1981. The other properties in the neighborhood have larger lots and thus do not share this hardship with regard to adding an Accessory Apartment.

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

The design of this addition with regard to proportions, roof form, windows & exterior materials is compatible & in harmony with the existing single-family dwelling. Furthermore, the addition is at the rear part of the house, away from the street, thus having minimal impact. The addition's design is also compatible with the character of neighborhood.

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

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 40 Lot 4 Name Francis & Goyette Beasley Address 17 Fairground Circle, Norwich, CT 06360

Map 40 Lot 59 Name Christopher & Patricia Solovei Address 338 Mt. Parnassus Rd., East Haddam, CT 06423

Map 40 Lot 63 Name Michael & Judith Divins Address 29733 Sullivan Dr., Easton, MD 21601

Map 40 Lot 65 Name David & Ziprin Ornstein Address 2905 Arroyo CTS, College Station, TX 77845

Map 40 Lot 77 Name David Ornstein Address 1555 Rossett Ave, Bexley, OH 43209

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:** 3/1/23

  
\_\_\_\_\_  
**Signed by Property Owner(s)**

  
\_\_\_\_\_  
**Signed by Appellant(s) or Agent**