

Approved by the East Haddam Zoning Board of Appeals

Final Approval: \_\_\_\_\_ Date: \_\_\_\_\_

Chairman or Secretary Signature: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

EXISTING	PROPOSED	PROPERTY/HIGHWAY LINE
—	—	IRON PIN/IRON PIPE/DRILL HOLE
⊙	⊙	CONCRETE MONUMENT
⊠	⊠	STONE WALL
—x—	—x—	WIRE FENCE
---	---	SETBACK LINE
---	---	CONTOUR
50x0	50x0	SPOT ELEVATION
WF 1-1	WF 1-1	INLAND WETLANDS/FLAG NO.
---	---	WETLAND/MARSH
---	---	WETLAND REGULATED AREA
---	---	STREAM
---	---	TREE (CONIFEROUS)
---	---	TREE (DECIDUOUS)
---	---	TREE LINE
CB	CB	STORM SEWER, CATCH BASIN
FD	FD	FOOTING DRAIN
⊙	⊙	WELL
OW	OW	OVERHEAD WIRES
U	U	UTILITY POLE/GUY WIRE
S	S	SIGN/STOP
SL	SL	SIGN/SPEED LIMIT
⊠	⊠	MAIL BOX
FFE	FFE	FIRST FLOOR ELEVATION

LEGEND	
	NEW ADDITION
	NEW DECK
	EXIST. BLDG.

**VARIANCE REQUESTED:**

A VARIANCE OF 1 ACRE IS REQUESTED (SECTION 10.1 REQUIRES MINIMUM LOT AREA OF 2 ACRES). THE EXISTING LOT COVERAGE IS 5.4% AND NEW LOT COVERAGE IS 7.8%. SINCE THE MAXIMUM ALLOWABLE LOT COVERAGE IS 5%, A VARIANCE IS REQUESTED FOR 2.8% FOR A TOTAL OF 7.8% LOT COVERAGE.

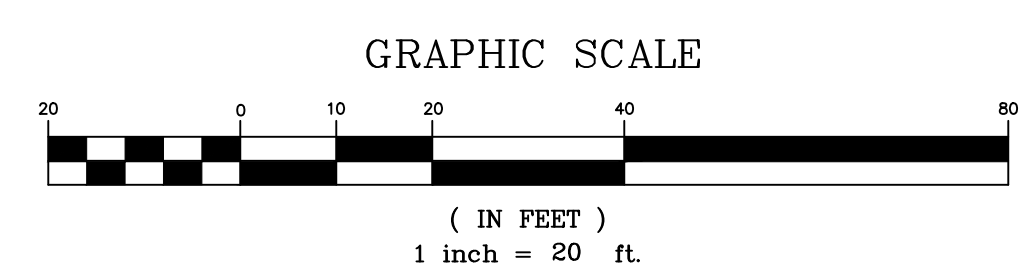
NOTE: DRAWING BASED ON PREPARED SURVEY BY BENNET & SMILAS ASSOC. INC. DATED SEPT. 30, 2022

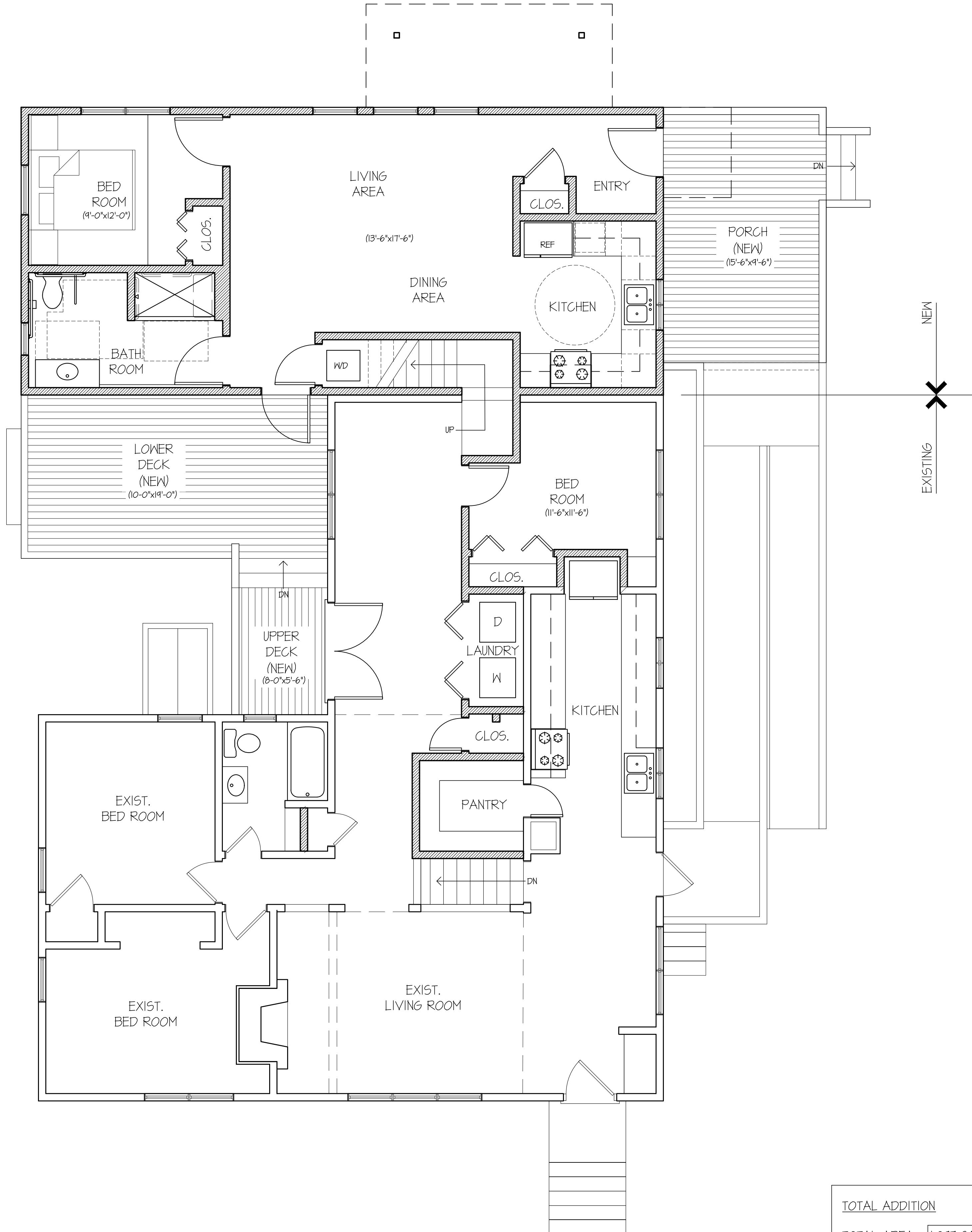
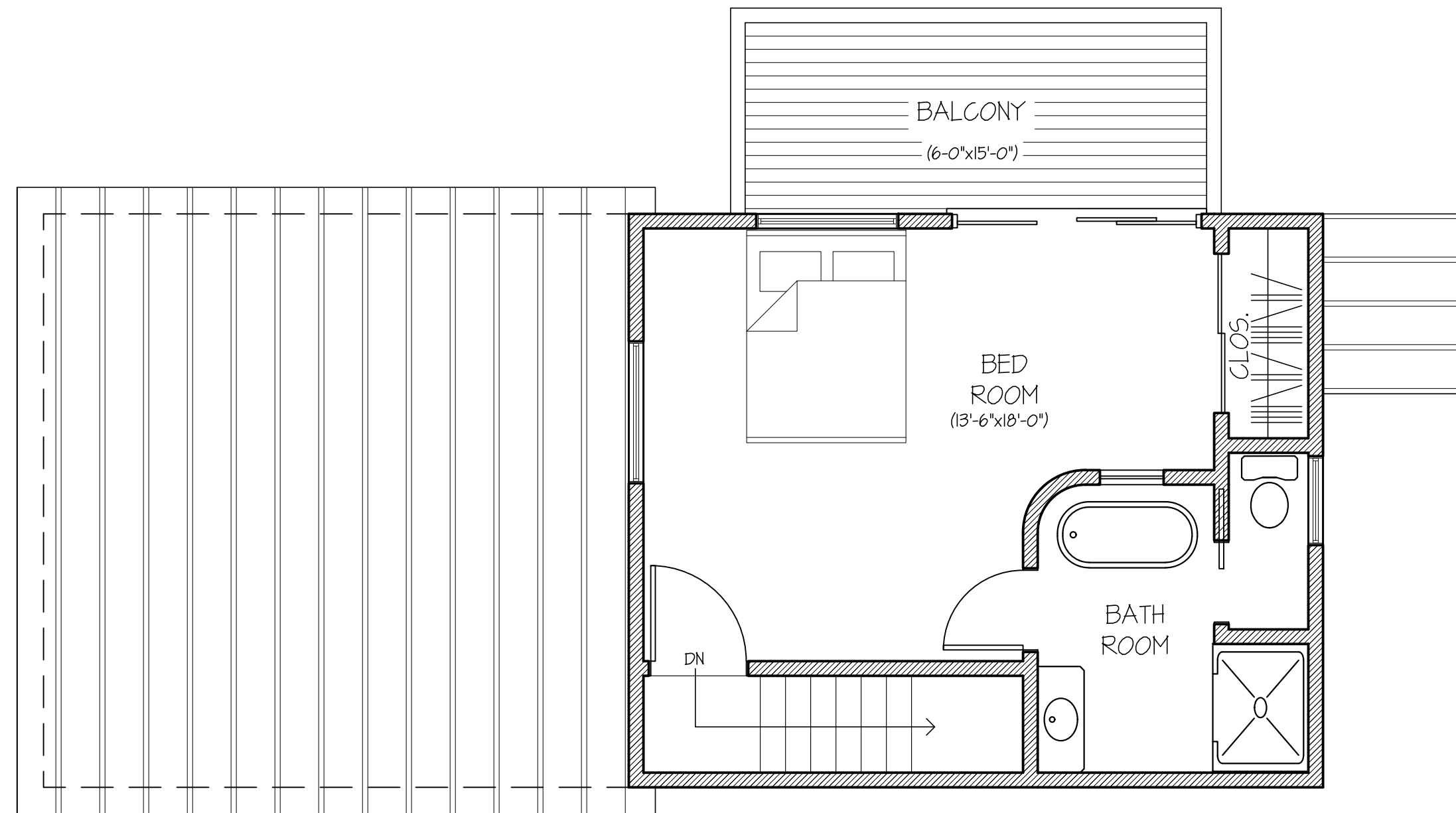
**FELLNER ARCHITECTS**  
 382 TOWN STREET  
 EAST HADDAM, CT 06423  
 TEL (860) 873-8230

**ENDORF HOUSE**

323 MOUNT PARNASSUS ROAD  
 EAST HADDAM, CT

DATE : 2-28-23  
 DRAWN BY: MCD  
 SCALE : 1:20  
 JOB NO. : 22-30





1 PROPOSED SECOND FLOOR PLAN  
A-1.0 SCALE: 1/4"=1'-0"

1 PROPOSED FIRST FLOOR PLAN  
A-1.0 SCALE: 1/4"=1'-0"

ACCESSORY DWELLING UNIT INCREASE OF COVERAGE	
EXISTING SITE SQUARE FOOTAGE:	43,559.90 gsf
EXISTING HOUSE-DECK-RAMP and STAIRS:	1,944.54 gsf
EXISTING GARAGE:	409.60 gsf
<b>TOTAL:</b>	<b>2,354.14 gsf</b>
EXISTING PERCENT OF COVERAGE: 5.4 %	
NEW ADDITION-HOUSE-DECK-RAMP and STAIRS:	2,988.84 gsf
EXISTING GARAGE:	409.60 gsf
<b>TOTAL:</b>	<b>3,398.44 gsf</b>
INCL. ADDITION PERCENT OF COVERAGE: 1.8 %	
PERCENT OF COVERAGE INCREASE: 2.4 %	

BREAKDOWN OF NEW CONSTRUCTION	
-NEW ADDITION A.D.U. -FIRST FLOOR:	723 sf
-NEW ADDITION -SECOND FLOOR:	374 sf
-NEW PORCH AT RAMP:	112 sf
-NEW DECK AT GRADE:	254 sf
-NEW BALCONY:	99 sf
-REMOVAL OF EXISTING DECK AND STAIRS:	230 sf

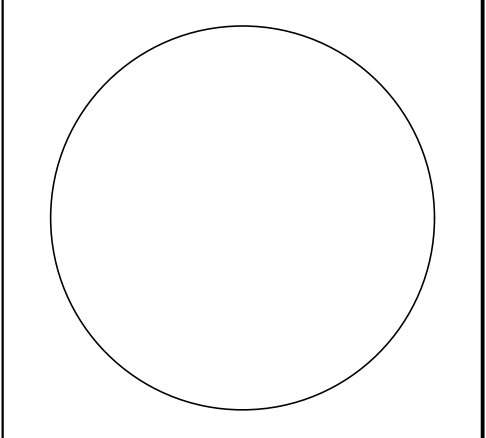
TOTAL ADDITION  
TOTAL AREA= 1,097 S.F.

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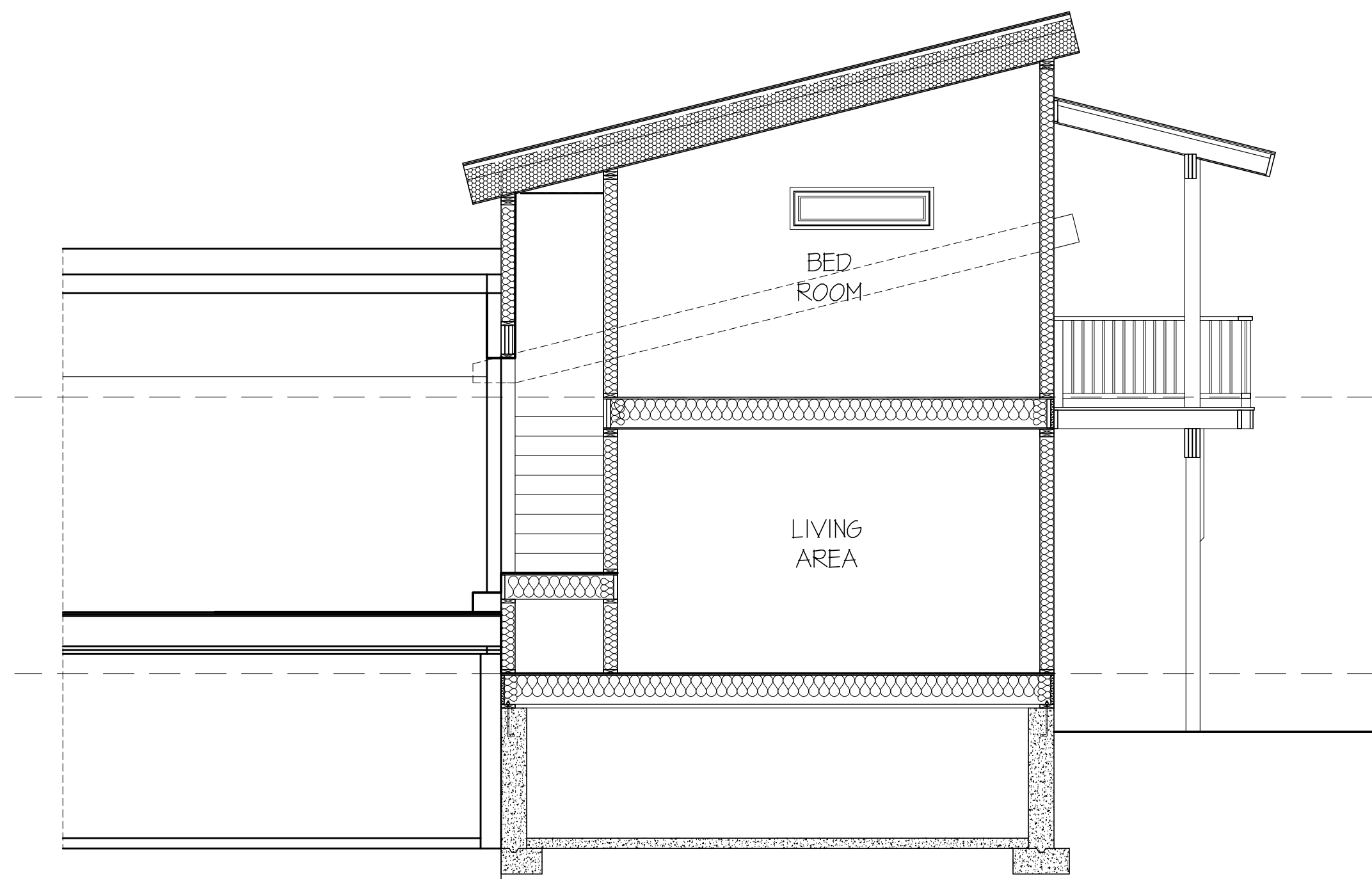
**FELLNER ARCHITECTS**  
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**ENDORF HOUSE**  
323 MT PARNASSUS ROAD, EAST HADDAM, CT  
**PROPOSED FLOOR PLANS**

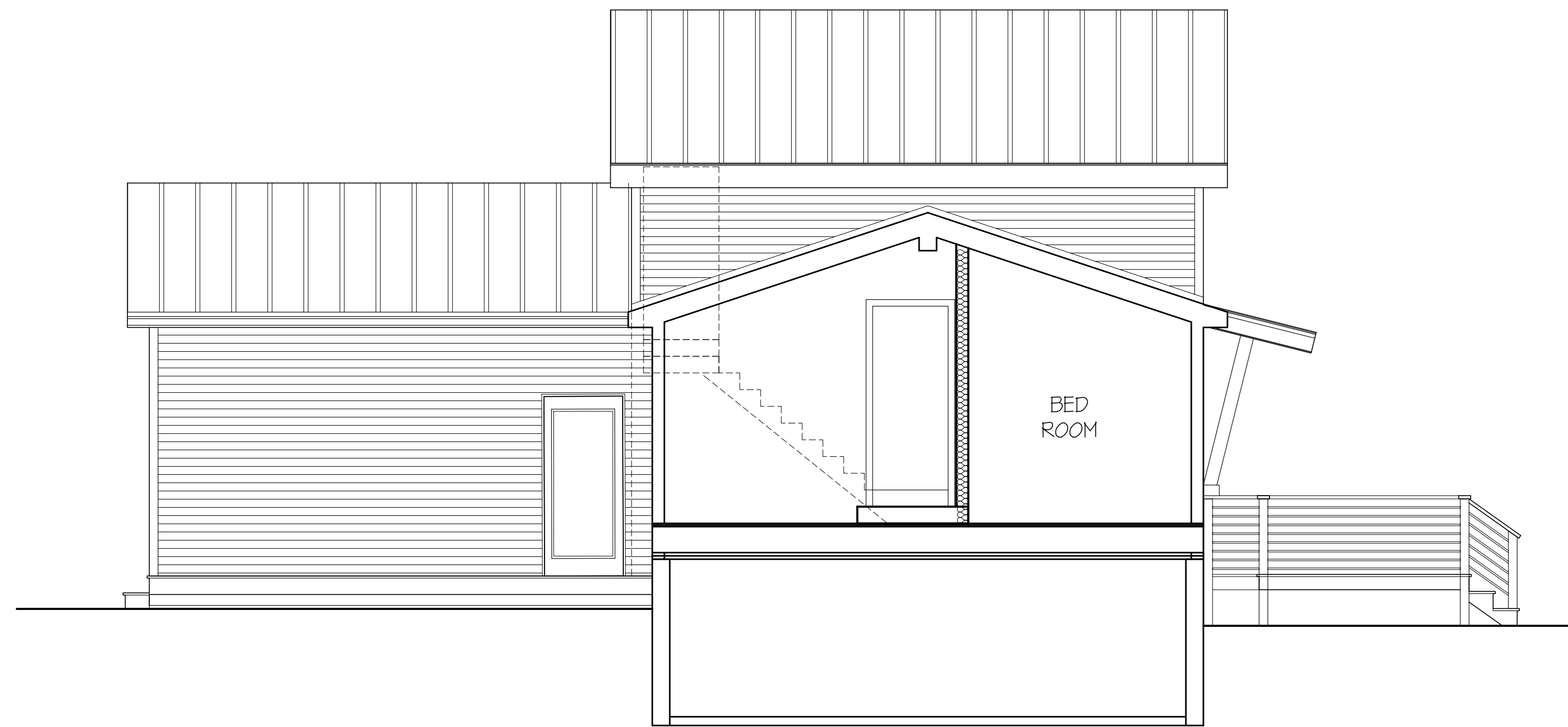
PROJECT NAME :  
SHEET NAME :



JOB NO. : 22-30  
DRAWN BY: MCB  
SCALE : AS NOTED  
DATE : 2-28-23  
SHEET NO. : **A-1.0**



3 PROPOSED SECTION  
A-2.0 SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION  
A-2.0 SCALE: 1/4"=1'-0"



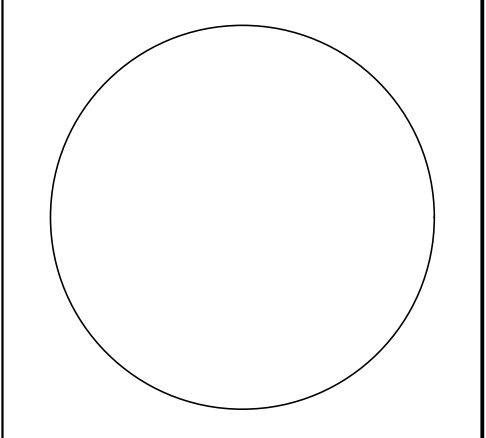
1 EAST ELEVATION  
A-2.0 SCALE: 1/4"=1'-0"

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**ENDORF HOUSE**  
323 MT PARNASSUS ROAD, EAST HADDAM, CT  
**PROPOSED ELEVATIONS**

PROJECT NAME :



JOB NO. : 22-31  
DRAWN BY: MCD  
SCALE : AS NOTED  
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SHEET NO. : **A-2.0**



2 NORTH ELEVATION  
A-2.1 SCALE: 1/4"=1'-0"



1 WEST ELEVATION  
A-2.1 SCALE: 1/4"=1'-0"

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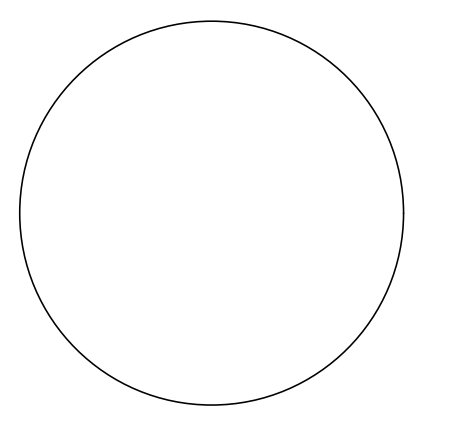


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**PROPOSED ELEVATIONS**

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SHEET NAME :



JOB NO. : 22-31  
DRAWN BY: MCD  
SCALE : AS NOTED  
DATE : 2-28-23

SHEET NO. : **A-2.1**