ZONING BOARD OF APPEALS VARIANCE/APPEAL/OTHER APPLICATION

For Internal Use Only:

MEETING DATE: 9/5/23 **APPLICATION NO.** 1156

CONTINUED DATE: _____ **Date Granted/Denied:** _____

APPLICATION FEE PAID: $160

*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 10.1 to construct a garage 14' from the property line where 25' is required ***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 109 Boardman Rd, East Haddam, CT 06423

Assessor's Map No. 037 **Lot No.** 004 **Deed Reference: Volume** _____ **Page** _____

Location on the West **side of** Boardman Road **Street/Road/etc**

600 **feet distance from the intersection of** Maple .

Section of Town: East Haddam **Zone:** R-1

Owner/Applicant Name GERARD & MAXINE L. DAME **Phone** 860 885 1112

Owner Phone & Email 860 885 4592, dameJERRY8@GMAIL.COM

Owner GERARD & MAXINE L. DAME **Mailing Address** 109 BOARDMAN RD EAST HADDAM, CT 06423

Appellant(s) _____ Address _____

Lessee _____ Address _____

Agent _____ Address _____

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 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): To place a garage 14' feet from the property lines where 25' is required.

5. This application relates to:

____area; ____number of family units; ____signs; ____street frontage; ✓ yard dimension; ____ or other (please explain): See #4

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): 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 property is mostly wetland, wetlands upland area, septic, + house location. The only available space is the location shown on the map.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: Most properties don't have the wetland restriction,

(c) **The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:** Placement of the garage would not crowd the neighbors property.

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

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 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 037 Lot 003 Name ELIZABETH A. JOHNSON Address 105 BOARDMAN Rd EAST HADDAM, CT 06423

Map 037 Lot 005 Name MARCIA W. MASCI Address 117 BOARDMAN Rd EAST HADDAM, CT 06423

Map 037 Lot 006 Name ROBERT R. SMITH Address 119 BOARDMAN Rd EAST HADDAM, CT 06423

Map 037 Lot 026 Name DAVID & MARY LOCKE Address 103 MOTT LANE MOODUS, CT 06469

Map 037 Lot 029 Name ANTHONY T. CHAPLINSKY Address 116 BOARDMAN Rd. EAST HADDAM, CT 06423

Map 037 Lot 030 Name CLIFFORD H. & DIANA BAKER Address 112 BOARDMAN Rd. EAST HADDAM, CT 06423

Map 037 Lot 031 Name Kayte Wheeler Revoc Address East Haddam, CT 06423
108 Boardman Rd

Map 037 Lot 032 Name Becky Moses Address East Haddam, CT 06423
102 Boardman Rd

Map 037 Lot 033 Name Robb Daphne Address East Haddam, CT 06423

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: _____

Gerard Dame

Marie L. Dame

Signed by Property Owner(s)

_____

Signed by Appellant(s) or Agent

This form was adopted by East Haddam Zoning Board of Appeals by resolution dated 12/28/06.