Notification to Property Owners
Pursuant to Ordinance 42.1 – Town of East Haddam
Land Use Office – 860-873-5031

Notice to be sent via Certificate of Mailing, Receipt Requested

Date: 10-30-23

Dear Property Owner:

The purpose of this notice is to advise you that my application will be presented at the next Town of East Haddam's Zoning Board of Appeals Hearing, which will be held on Dec 10th 2023 at 7:00 pm. Meetings are held in meeting room #2 at the Municipal Office Complex, 1 Plains Road, Moodus, CT.

The proposed activity is located on: 161 Mount Parnassus, East Haddam, CT 06423

And is further identified as Assessor's Map 3328, Lot ____, in the ____ zone.

I/We are requesting Holly Smith and James Evarts are requesting a variance to build a detached 2 car garage that will not affect any parties property other than ours

The name(s) and address(es) of the owner[s] is/are:

Holly Smith
[Owner]

161 Mount Parnassus
[Street]

East Haddam, CT 06423
[Town, State, Zip]

James Evarts
[Owner]

161 Mount Parnassus
[Street]

East Haddam, CT 06423
[Town, State, Zip]

THIS NOTICE WAS SENT TO YOU BY THE UNDERSIGNED APPLICANT(S):

Holly Smith
(Applicant's signature)

(Applicant's signature)

You may access the YouTube Live link from the Town's website: www.easthaddam.org.

You can view supporting documents on the official East Haddam web page, www.easthaddam.org, go to the calendar on the bottom right corner, click the meeting date, and open the appropriate application.

Questions or comments before the meeting or during the meeting can be sent via to the following email: jventres@easthaddam.org

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

* *

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: A structure to be 5' from the property line. ***OR***

_____ 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 161 Mount Parnassus Road East Haddam, CT 06423

Assessor's Map No. 38 **Lot No.** 021 **Deed Reference: Volume** 831 Page 320

Location on the NW **side of** Mt. Parnassus **Street/Road/etc**

1000 **feet distance from the intersection of** Smith Road.

Section of Town: E. H. **Zone:** R-2

(c) **The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:**
No change would occur since the lot is surrounded by woods.

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 "Certificate of Mailing" return receipts 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 John Edward Shannahan Address 176 Mount Parnassus

Map____ Lot____ Name Gail Cummings + Richard T. + Clifford K Address 291 Laurel Cove Beach Road

Map____ Lot____ Name _____ Address _____

Map____ Lot____ Name _____ Address _____

Map____ Lot____ Name _____ Address _____

Map____ Lot____ Name _____ Address _____

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

100 foot Abutters List Report

East Haddam, CT
October 30, 2023

Subject Property:

Parcel Number: 038-028
CAMA Number: 038-028
Property Address: 161 MT PARNASSUS RD

Mailing Address: SMITH HOLLY J
161 MT PARNASSUS RD
EAST HADDAM, CT 06423

Abutters:

Parcel Number: 038-018
CAMA Number: 038-018
Property Address: SHANAGHAN RD

Mailing Address: SHANAGHAN JOHN EDWARD
176 MT PARNASSUS RD
EAST HADDAM, CT 06423

Parcel Number: 038-021
CAMA Number: 038-021
Property Address: MT PARNASSUS RD

Mailing Address: CUMMINGS GALE B & RICHARD T & CLIFFORD K
29 LAUREL COVE BEACH RD
EAST HADDAM, CT 06423

Parcel Number: 038-027
CAMA Number: 038-027
Property Address: MT PARNASSUS RD

Mailing Address: SHANAGHAN JOHN EDWARD
176 MT PARNASSUS RD
EAST HADDAM, CT 06423

860-662-0277

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.