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.

* *

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:** 10-1

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

____ **Other** ____________

2. ***This section needs to be filled out completely:***

Owner/Applicant Name Gregory Curtin **Phone#** (860)608-8533

Owner/Applicant Email gregory.curtin@hotmail.com

Owner ____________ **Mailing Address** ____________

Appellant(s) ____________ Address ____________

Lessee ____________ Address ____________

Agent ____________ Address ____________

LOCATION OF AFFECTED PREMISES: ____________

Assessor's Map No. 30 Lot No. 23 Deed Reference: Volume 676 Page 0080

Location on the East side of Sheepskin Hollow Rd Street/Road/etc

1 mile South feet distance from the intersection of Mt. Parnassus Rd.

Section of Town: ____________ Zone: R2

MAP 30 LOT 23

NO 706 SHEEPSKIN

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

But if a PREVIOUS APPEAL(S) has been made with respect to this property, please supply Application No. 763 and the Date that it was Approved/Denied: 1/22/98.

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): requesting modification for front yard setback in order to avoid wetlands encroachment

5. This application relates to:

_____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: it would force the proposed house to be in the wetlands

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: it is a pre-existing lot of record before the current zoning and wetlands regulations were established

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because: it would be the last house on a dead-end road and would keep all the houses on the same side of Roaring Brook

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 Certificate of Mailing 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/proof of mailing 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. * see attached sheet

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

100 feet Abutters List Report

East Haddam, CT
October 28, 2024

Subject Property:

Parcel Number:	030-023	Mailing Address:	ALBERINO SUSAN ETAL C/O DALE KING
CAMA Number:	030-023		PO BOX 484
Property Address:	SHEEPSKIN HOLLOW RD		MORETOWN, VT 05660

Abutters:

Parcel Number:	021-036	Mailing Address:	URBAN POND ASSOC. INC. C/O
CAMA Number:	021-036		ALEXANDRA MARKS
Property Address:	SHEEPSKIN HOLLOW RD SOUTH		50 SHEEPSKIN HOLLOW RD SOUTH
			EAST HADDAM, CT 06423
Parcel Number:	030-001	Mailing Address:	RUHE ROBERT SB & KELLY JEAN
CAMA Number:	030-001		117 SHEEPSKIN HOLLOW RD
Property Address:	117 SHEEPSKIN HOLLOW RD		EAST HADDAM, CT 06423
Parcel Number:	030-002	Mailing Address:	IVANS KEVIN & KATHERINE
CAMA Number:	030-002		119 SHEEPSKIN HOLLOW RD
Property Address:	119 SHEEPSKIN HOLLOW RD		EAST HADDAM, CT 06423
Parcel Number:	030-022	Mailing Address:	FERRERO KATHLEEN M
CAMA Number:	030-022		108 SHEEPSKIN HOLLOW RD
Property Address:	108 SHEEPSKIN HOLLOW RD		EAST HADDAM, CT 06423
Parcel Number:	030-024	Mailing Address:	MROZOWSKI JOHN & ANNE
CAMA Number:	030-024		68 SHEEPSKIN HOLLOW RD SOUTH
Property Address:	SHEEPSKIN HOLLOW RD SOUTH		EAST HADDAM, CT 06423
Parcel Number:	031-022	Mailing Address:	EAST HADDAM LAND TRUST INC
CAMA Number:	031-022		PO BOX 122
Property Address:	WOODMONT CIRCLE		EAST HADDAM, CT 06423

PLAN as well as the distances from <u>all</u> property lines. The Board, at its discretion, may require an A-2 survey on any application.

13. Submit this completed application with <u>Site Plan drawn to A-2 standard</u> (but not required to be surveyor or engineer certified) **<u>and Application/Appeal fee of $160.00</u>** 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: 10/31/24

Signed by Property Owner(s)

Gregory J. Curtin

Signed by Appellant(s) or Agent

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

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