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

For Internal Use Only:
MEETING DATE: March
CONTINUED DATE: ______
APPLICATION FEE PAID: 160.00
APPLICATION NO. ______
Date Granted/Denied: ______

*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:**

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

10.3.2 Placement of a shed eight (8) feet where twenty (20) feet is required

___ **Other** ______

2. This section needs to be filled out completely:

Owner/Applicant Name JEN & PAUL ZEMIENIESKI **Phone#** 860-227-1680
Owner/Applicant Email jeniphone@comcast.net
Owner JEN & PAUL ZEMIENIESKI **Mailing Address** 113 NEWBERRY RD.
Appellant(s) ______ Address ______
Lessee ______ Address ______
Agent ______ Address ______

LOCATION OF AFFECTED PREMISES: 31 PINE RD
Assessor's Map No. 066 Lot No. 357 Deed Reference: Volume __Page ____
Location on the LEFT side of 31 PINE RD
880 feet distance from the intersection of RA Col Tpke Street/Road/etc
Section of Town: Mood Zone: ____

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. _____ 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): The shed placement would be eight (8) feet from the property line where twenty (20) feet is required.

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) : NO

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 has actual suits to the east. The property also slopes down hill from the road way.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: Hardship isn't unique. Many structures are just as close to the roadway. Many were built prior to zoning.

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

See B Above

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

_____

_____

_____.

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.

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

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: 2·4·2025

Signed by Property Owner(s)

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.

Subject Property:

Parcel Number:	066-357	Mailing Address:	ZEMIENIESKI PAUL & JENNIFER
CAMA Number:	066-357		113 NEWBERRY RD
Property Address:	31 PINE RD		EAST HADDAM, CT 06423

Abutters:

Parcel Number:	066-343	Mailing Address:	SLIE ARTHUR E JR
CAMA Number:	066-343		30 OAK RD
Property Address:	30 OAK RD		EAST HADDAM, CT 06423
Parcel Number:	066-358	Mailing Address:	DAPKUS PAUL W
CAMA Number:	066-358		35 PINE RD
Property Address:	35 PINE RD		EAST HADDAM, CT 06423
Parcel Number:	066-371	Mailing Address:	SLIE ARTHUR E JR
CAMA Number:	066-371		30 OAK RD
Property Address:	WARD RD		EAST HADDAM, CT 06423
Parcel Number:	066-372	Mailing Address:	HUNT WARD C III
CAMA Number:	066-372		13 ELIZABETH ST
Property Address:	3 WARD RD		STAMFORD, CT 06907
Parcel Number:	066-373	Mailing Address:	BURBANK DANIEL & EMILY
CAMA Number:	066-373		64 MAIN ST
Property Address:	41 OAK RD		EAST HADDAM, CT 06423
Parcel Number:	067-109	Mailing Address:	BIAGINI JOHN L
CAMA Number:	067-109		PO BOX 382
Property Address:	6 PAULA RD		CHESTER, CT 06412
Parcel Number:	067-110	Mailing Address:	TMRD LLC
CAMA Number:	067-110		9 BERRY RD
Property Address:	9 BERRY RD		EAST HADDAM, CT 06423
Parcel Number:	067-114	Mailing Address:	ZEMIENIESKI PAUL & JENNIFER
CAMA Number:	067-114		113 NEWBERRY LANE
Property Address:	PINE RD		EAST HADDAM, CT 06423