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

For Internal Use Only: pd $ 160.00
MEETING DATE: 11/12/2020 APPLICATION NO. 1128 ck# 037
CONTINUED DATE: ______________ 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.

If help is needed in any part for the completion of this application, please call the Land Use Office at 860-873-5031.

* *

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 Property set back line.
14' from the property line where 25' is required ***OR***

_____ To Appeal a ruling/action of the Zoning Enforcement Officer relating to: ______________
______________ ***OR***

_____ Other: ______________
* 19 Brooke Hill Rd *.

2. *This section needs to be filled out completely:* LOCATION OF AFFECTED PREMISES:

Assessor's Map No. 37 **Lot No.** 80 **Deed Reference: Volume** 630 **Page** 113

Location on the ______________ **side of** ______________ **Street/Road/etc**

______ **feet distance from the intersection of** ______________.

Section of Town: ______________ **Zone:** ______ **Owner/Applicant Phone#** ______________

Owner Stephen K. Remmers **Address** 19 Brooke Hill 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 the 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):** My property line does not have enough space from the house to the property line to allow for a two car attached garage. Variance is needed to build inside the town set back line.

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 a UNDUE HARDSHIP because:

The Developer situated the house in such a way that my house does not allow the placement while the other homes have 3 car garages

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: Most times Developers would have left enough space to allow the garage

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

Interior lot set back from the road garage will not be up against any other houses because its set back

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: 10/20/2020

Stephen K Remmes

Signed by Property Owner(s)

Signed by Appellant(s) or Agent

Application Fee: $ 160 Date Received/Paid: _____

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

N 01°43'36" E
258.96'

N/F ANITA M. BALLEK

N 03°32'09" E
66.75'

N 00°09'08" E
69.23'

N 01°53'40" E
52.72'

Wetlands

75' WETLANDS BUFFER AREA

25' B.L.

S 82°01'53" E
84.78'

9

105,012 SQ.FT.
2.411 AC.

N/F
ANITA M. BALLEK

411.38'

LEACH GALLERIES 4' x 8'

25' B.L.

S 82°11'18" E
102.40'

26'

24'

Existing
Dwelling
(FOUNDATION LOCATED)

SEPTIC TANK

30' B.L.

8

53'

43'

487.74'

S05°00'36"E

WELL

APPROX. ZONE LINE R-1
R-2

75' R.

11

10

Area Of Existing Leach Field

Reserve Area

N78°20'43"W

EXISTING DRIVE

166.00'

S 78°20'43" E

9

92.02'

N71°26'03"W

BROOKE HILL ROAD

30ft

30ft

21ft

LEGEND

- ① LOT NUMBER
- ▫ MONUMENT
- ⊗ IRON PIN
- STONE WALL
- ⊗ WELL
- B.L. BUILDING SETBACK LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

AS-BUILT DIMENSIONING (PER INSTALLER)

A–D	45'
B–D	46'
B–E	64'
D–F	48'
C–E	97'
C–F	32'

WELL LOCATION PER WELL REPORT.

NOTES

1. ZONE: R 1, & 10.
   TYPE OF SURVEY: ZONING LOCATION SURVEY.
   BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY.
   CLASS OF ACCURACY: A–2
2. LOT BOUNDARIES ARE FROM MAP TITLED "RECORD SUBDIVISION PLAN SITE DEVELOPMENT PLAN SEDIMENTATION & EROSION PLAN BROOKE HILL CONN. ROUTE 151 – TOWN STREET EAST HADDAM, CONNECTICUT 09-03-93 REV. 03-21-94 SHEET 5 OF 5 CLASS A–2 ANGUS McDONALD, L.S.".
3. THIS SURVEY IS SUBJECT TO SUCH FACTS AN AN INDEPENDENT RESURVEY MAY DISCLOSE. THIS IS NOT A BOUNDARY SURVEY.
4. LOT IS SUBJECT TO SUCH RIGHTS OF RECORD AS MAY APPEAR.
5. THE WORD "CERTIFICATION" AS USED IN ANY CERTIFICATION HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF. AS SUCH IT CONSTITUTES NEITHER A GUARANTY NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.

Certified for Zoning Compliance
3/11/98

THIS PLAN IS INVALID UNLESS IT BEARS THE IMPRESSION SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER / SURVEYOR.

CERTIFICATION EXCLUSIVELY TO RALPH GOMETZ.
THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.

BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY.

THIS SURVEY CONFORMS TO CLASS A–2.
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RICHARD F. MIHOK, P.E. & L.S. #9068

RFM
RICHARD F. MIHOK, P.E.
CONSULTING ENGINEER
18 LAUREL LANE
MARLBOROUGH, CONNECTICUT 06447
(203) 295-9049

Sheet 1 OF 1
Scale 1" = 20'
Date 03-02-98
Revised

ZONING LOCATION SURVEY
AS–BUILT PLAN
PREPARED FOR
RALPH GOMETZ
LOT 9 "BROOKE HILL" SUBDIVISION
BROOKE HILL ROAD
EAST HADDAM, CONNECTICUT