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:______________

*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 10.1.5
Setback from water 19' feet where 50feet 15 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:

Assessor's Map No. 80 **Lot No.** 338 **Deed Reference: Volume** ______ **Page** ______

Location on the east **side of** Forest Way **Street/Road/etc**

At ~~**feet distance from**~~ **the intersection of** Forest Way And Lake Shore Drive

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

Owner ______________________ **Address** ______________________
Appellant(s) ______________________ Address ______________________
Lessee ______________________ Address ______________________
Agent ______________________ Address ______________________

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

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): Requesting to build a 16'x20' Addition to an existing cottage 19' feet from Lake Maywood where 50 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): 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) : NA

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: Due to the existing cottage floor plans and the newly constructed septic system there are no alternatives.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: The condition is not unique and is shared by many of the cottages built close to the lake prior to zoning.

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

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: _____

_____

Signed by Property Owner(s)

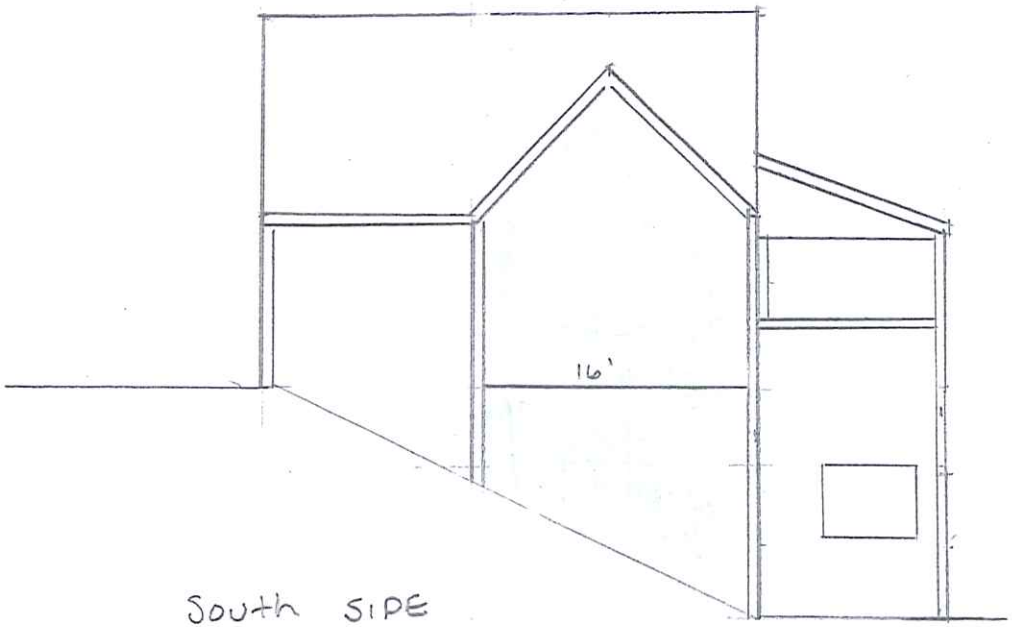
_____

Signed by Appellant(s) or Agent

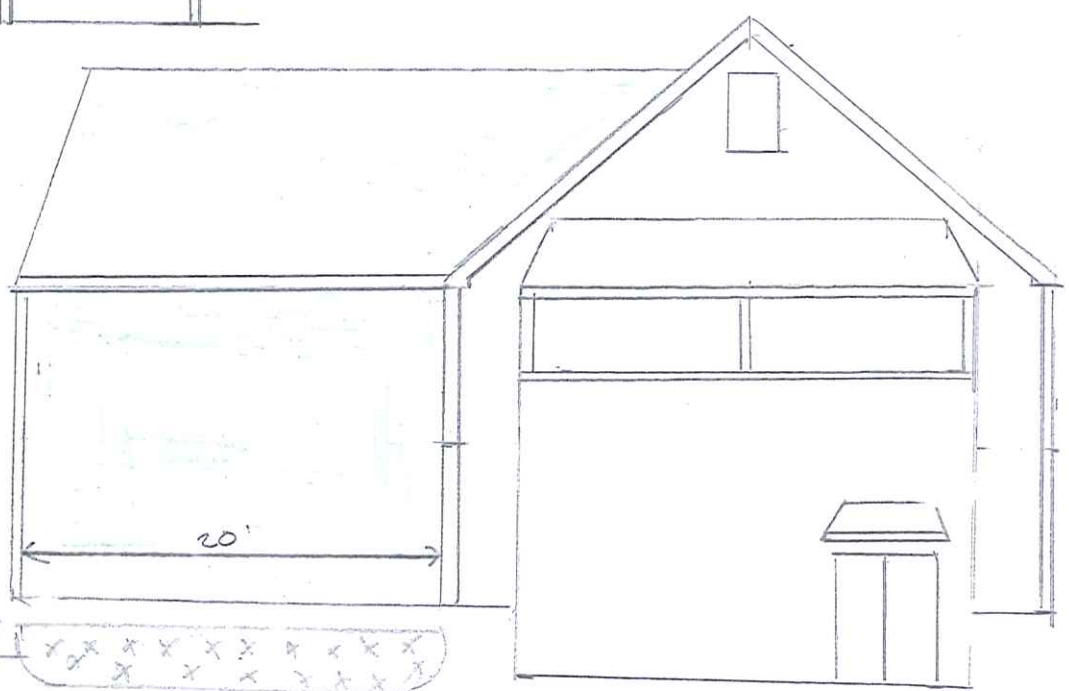
Jason Rogers

Application Fee: $_____ Date Received/Paid:_____

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

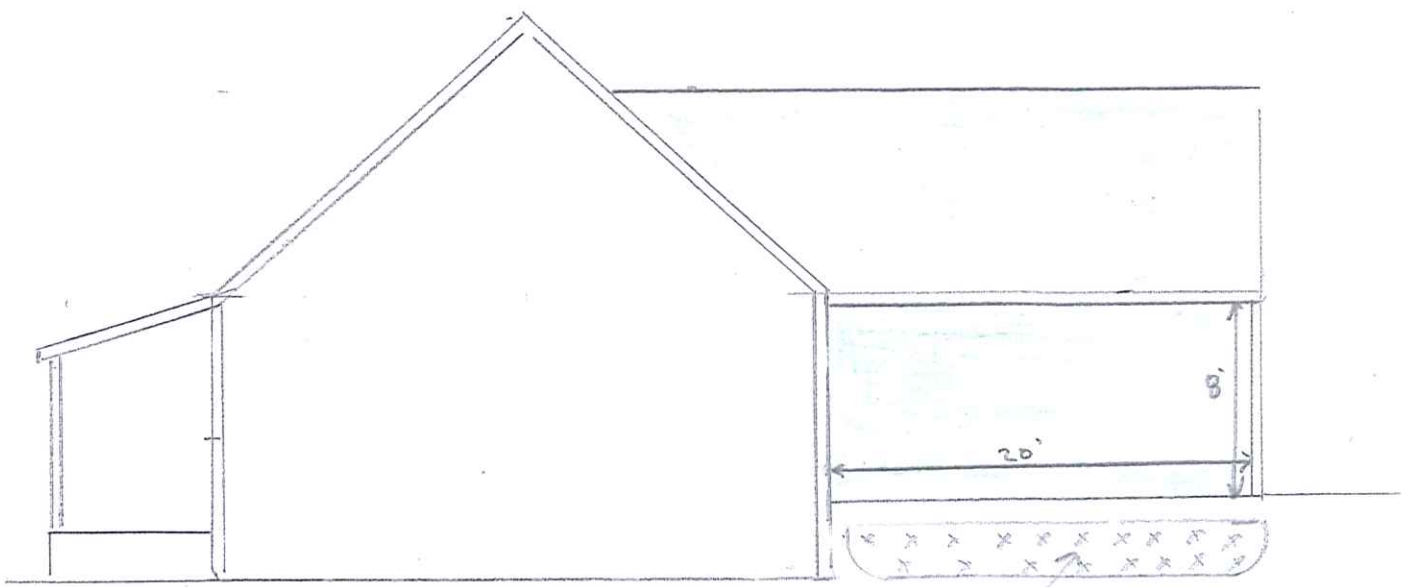


South SIDE



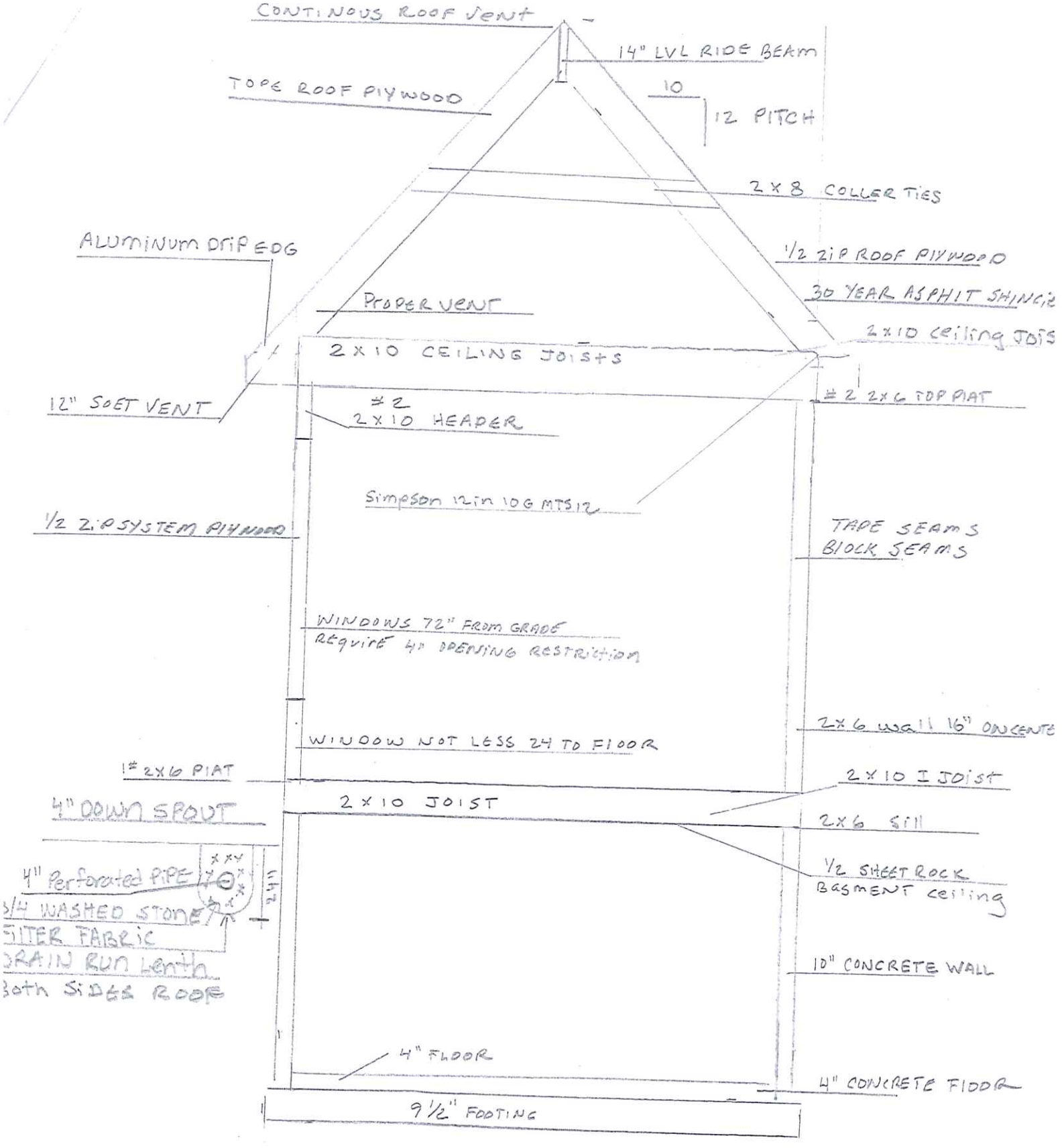
20' x 2' STONE BE TO CATCH RUN OFF

LAKE SIDE



DRIVE WAY / ROAD Side

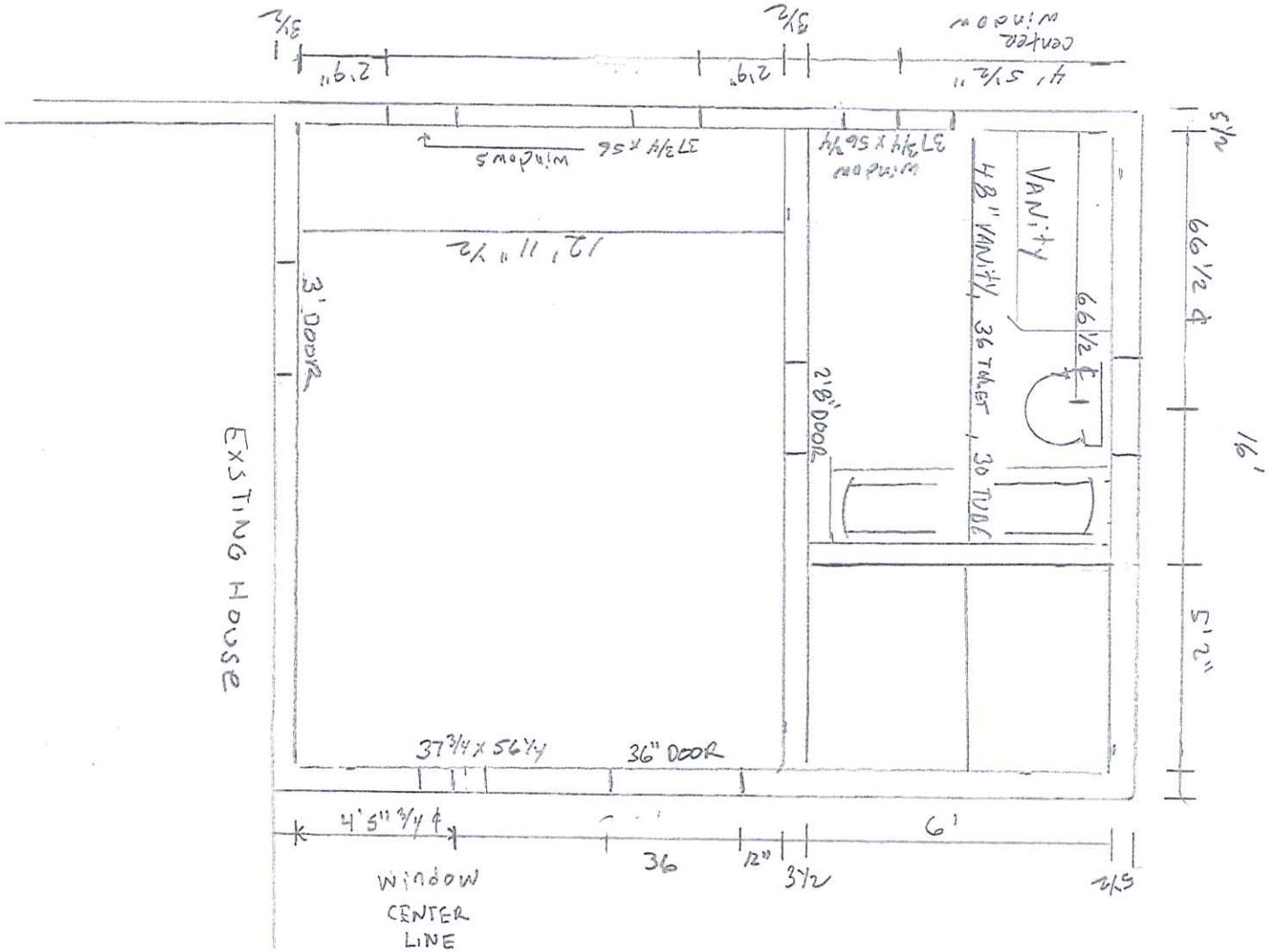
20' x 2' STONE BED TO CATCH RUNOFF



#8 RING SHANK NAIL SUB FLOOR

#12 0 NAILS A STUD CONNECTION 3 1/4

#6 0 NAILS WALL BOARD



PROTECT ALL ELEC CIRCUITS

INSTALL SMOKE CO DETECTOR BATTERY BACK UP

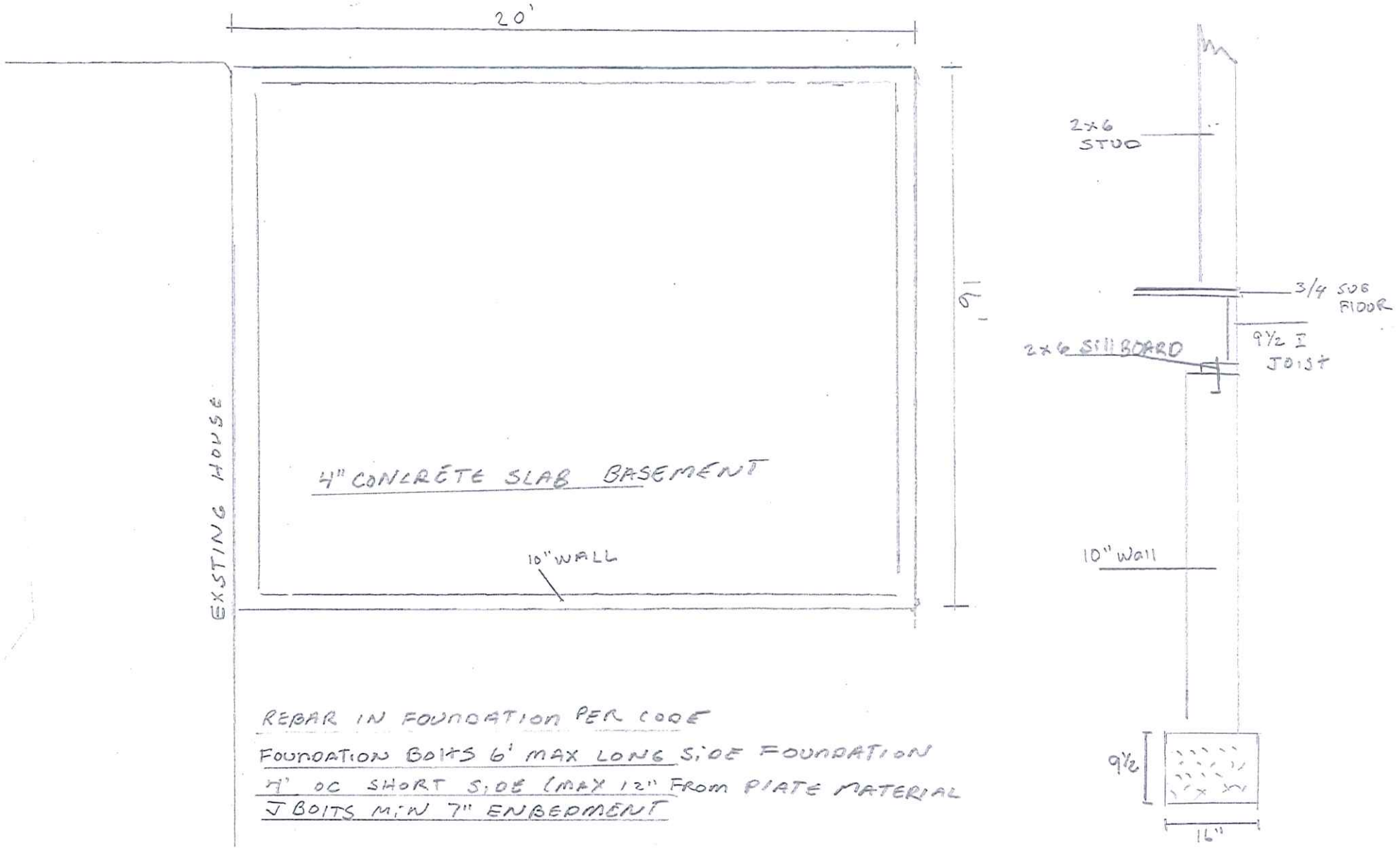
2 x 10 I JOISTS 16" ON ℄

3/4 SUBFLOOR

FOUNDATION PLAN

6 FOREST WAY

PRECISION BUILT 860-608-4898



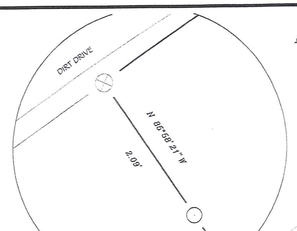
REBAR IN FOUNDATION PER CODE

FOUNDATION BOLTS 6' MAX LONG SIDE FOUNDATION

4' OC SHORT SIDE (MAX 12" FROM PLATE MATERIAL

J BOLTS MIN 7" ENBEDMENT

DETAIL
NOT TO SCALE



LEGEND:

These standards symbols will be found in the drawing.

- PROPERTY LINE
- ANGLE POINT
- IRON PIN OR PIPE FOUND
- MONUMENT FOUND
- STONE WALL
- EDGE OF WOODS OR CLEARING
- BUILDING SETBACK LINE
- SILT FENCE
- TP1058 — TEST PIT LOCATION
- PH101 — PERCOLATION HOLE LOCATION
- PROPOSED UNDERGROUND UTILITIES
- 515 — EXISTING CONTOURS
- 515 — PROPOSED CONTOURS

MAP REFERENCE 1

GENERAL NOTES:

1. ELEVATIONS REFER TO AN ASSUMED DATUM.
2. THIS SITE IS NOT WITHIN ANY FLOOD ZONE OR FLOODWAY.

DESIGN NOTES:

1. ALL CONSTRUCTION TO CONFORM TO STANDARDS OF THE CONNECTICUT PUBLIC HEALTH CODE AND TO THE SATISFACTION OF THE TOWN SANITARIAN.
2. PERCOLATION RATE FOR DESIGN: 8 MIN PER INCH
   DEPTH TO RESTRICTIVE LAYER: 36" - MOTTLING AT 36" (TEST HOLE 1)
3. REQUIRED EFFECTIVE LEACHING AREA FOR 4 BEDROOM HOUSE = 660 SF.
4. 25 LF OF MANTIS 536-8 LEACHING UNITS PROVIDED (4' WIDE) = 275 SF
   20 LF OF MANTIS DW-100 LEACHING UNITS PROVIDED (6' WIDE) = 400 SF
   TOTAL = 675 SF
5. THIS SYSTEM HAS NOT BEEN DESIGNED FOR THE USE OF LARGE CAPACITY (+100 GALLONS), DISCHARGE TYPE BATHTUBS. RESIDENTIAL GARBAGE DISPOSALS ARE NOT ANTICIPATED FOR THIS DESIGN. IN THE EVENT THAT SUCH AN INSTALLATION IS CONTEMPLATED FOR THE PROPOSED HOUSE, A LARGER SEPTIC TANK AND INCREASED LEACHING FIELD CAPACITY WILL BE REQUIRED.
6. THE DESIGN SHOWN HEREON CONFORMS TO ALL APPLICABLE STATE AND LOCAL HEALTH CODE REQUIREMENTS AND TO GOOD ENGINEERING PRACTICE. I CAN NOT GUARANTEE AGAINST FAILURE DUE TO IMPROPER INSTALLATION, IMPROPER MAINTENANCE OR TO NATURAL PHENOMENA BEYOND THE SCOPE OF NORMAL FIELD INVESTIGATION.

SOILS INFORMATION

SOIL TEST DATA :
James Karrenberg, R.S. - 8/31/16

Test Hole 1
0-8" Topsoil
8-23" Red brown sandy loam with stones
23-36" Brown fine sady loam
36-43" Grey sandy loam
43-66" Red brown fine to medium sand and tan sandy loam till

Roots to 36"
Mottling @ 36"
No Ground Water Observed
No Ledge Observed

PERCOLATION TEST DATA (8/31/16):
JAMES KARRENBERG, R.S.

Note: All readings taken from the top of the hole.

PERCOLATION TEST LOCATION # 1
HOLE DEPTH: 22"

TIME	DEPTH
1:53	12.5"
2:05	17.0"
2:17	19.5"
2:29	21.25"
2:47	23.25" DRY

PERC RATE: 8 min./inch

MINIMUM LEACHING SYSTEM SPREAD (MLSS) CALCULATIONS:

Restrictive Layer: 36"
Slope: 20.0 %
Hydraulic Factor: 18
Percolation Factor: 1.2
Flow Factor:
4 Bedrooms: 2.0

MLSS:
4 Bedrooms: 43.2' 40 provided??

PLAN VIEW

0 5 10 20

SCALE: 1"= 10'

PARCEL AREA
13,934± SQ.FT.
0.3± ACRES

MAP STANDARD NOTES:

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996; THE TYPE OF SURVEY IS AN IMPROVEMENT LOCATION SURVEY. BOUNDARY DETERMINATION IS BASED ON A RESURVEY OF PROPERTY AND CONFORMS TO THE "A-2" CLASS OF ACCURACY.
2. TOPOGRAPHIC FEATURES, IF SHOWN HEREON, WERE PREPARED IN ACCORDANCE WITH CLASS T-2. ELEVATIONS REFERENCE AN ASSUMED DATUM.
3. THE INTENDED PURPOSE OF THIS MAP/SURVEY IS TO DEPICT THE PROPOSED HOUSE AND SEPTIC SYSTEM AND TO DEMONSTRATE EXISTING FEATURES & TOPOGRAPHY RELATIVE TO THE PROPERTY BOUNDARY.
4. NORTH PROPERTY LINE IS CLASS 'D'. ADDITIONAL SURVEY WOULD BE NECESSARY TO ESTABLISH THIS LINE.
5. THIS PROPERTY IS COMPRISED OF TWO LOTS THAT HAVE BEEN MERGED.

MAP REFERENCE:

1. "PLAN 3., LAKE HAYWARD, CLUB PROPERTY IN THE TOWN OF EAST HADDA, CONN., SHORE AND LAKE CORPORATION. OWNERS, JAS. JAY SMITH CO., SALES AGENTS, OLD LYME, CONN.", SCALE 1" = 100', SINGLE SHEET, DATED 1929 (MAGNETIC MERIDIAN) BY DABOLL AND CRANDALL.

NOTES:

1. THE TOTAL AREA OF THE PROPERTY IS 0.3 ACRES.
2. THE PROPOSED IMPROVEMENTS ARE WITHIN THE UPLAND REVIEW AREA AND REQUIRE AN INLAND WETLANDS PERMIT

ALL RIGHTS RESERVED
ANY REPRODUCTION, TRANSMISSION OR USE OF THIS DRAWING OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED. VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

To my knowledge and belief, this map is substantially correct as noted hereon.

Robert W. Hellstrom, P.L.S. CT LIC. # 13626

Certification is not valid without live signature and embossed (impression) type seal.

To my knowledge and belief, this map is substantially correct as noted hereon.

Mark A. Reynolds, P.E. CT LIC. # 18789

Certification is not valid without live signature and embossed (impression) type seal.

ROB HELLSTROM LAND SURVEYING LLC
32 MAIN STREET
HEBRON, CT., 06248
(860) 228-9853
(860) 228-1380 (FAX)
hellstromsurveying@yahoo.com
www.hellstromlandsurveying.com

Mailing Address:
P.O. BOX 497
COLUMBIA, CT. 06237-0497

DATE: OCTOBER 4, 2016

SEPTIC REPAIR PLAN

BENDER PROPERTY
6 FOREST WAY, EAST HADDAM, CT

DESIGNED MAR	PREPARED FOR: EASTERN ENVIRONMENTAL SEPTIC, LLC 3 DILAJ DRIVE COLUMBIA, CONNECTICUT 06237	SCALE 1"=20'
DRAWN MAR		DATE 10/20/16
	REYNOLDS ENGINEERING SERVICES, LLC 68 BOGG LANE - LEBANON, CONNECTICUT 06249 phone: 860-465-7419	PROJ. NO. 16020.00
		SHEET NO. 1 OF 1