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

For Internal Use Only:
MEETING DATE: May 4, 2021 APPLICATION NO. # 1134 Pd $160.00 ck #517
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 side yard variance ***OR***

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

_____ Other: 45 Shanaghan Rd.

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

Assessor's Map No. 28 **Lot No.** 40 **Deed Reference: Volume** 1043 **Page** 134

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

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

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

Owner CARRIE BROWN **Address** 45 SHANAGHAN ROAD

Appellant(s) ______ Address ______

Lessee ______ Address ______

Agent ______ Address ______

Email - CB@CARRIEBROWN.COM

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 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): Side yard variance to construct 23 feet from the side yard where 25 feet is required.

5. This application relates to:

_____area; _____number of family units; _____signs; _____street frontage; ✓ yard dimension ; or other (please explain): Requesting a 2 foot variance

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: The AREA where the proposed building is located is the only area available for the office addition. All other sides do not work.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: Property layout is unique since the property line is on the arch to protect the vernal pool. See diagram

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because: Structure is next to East Haddam Open Space and would have no impact to the neighborhood.

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 certified mail & return receipts (white certified mail receipts and green return receipts cards) **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 _____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 PLAN as well as the distances from all 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: 3/23/21

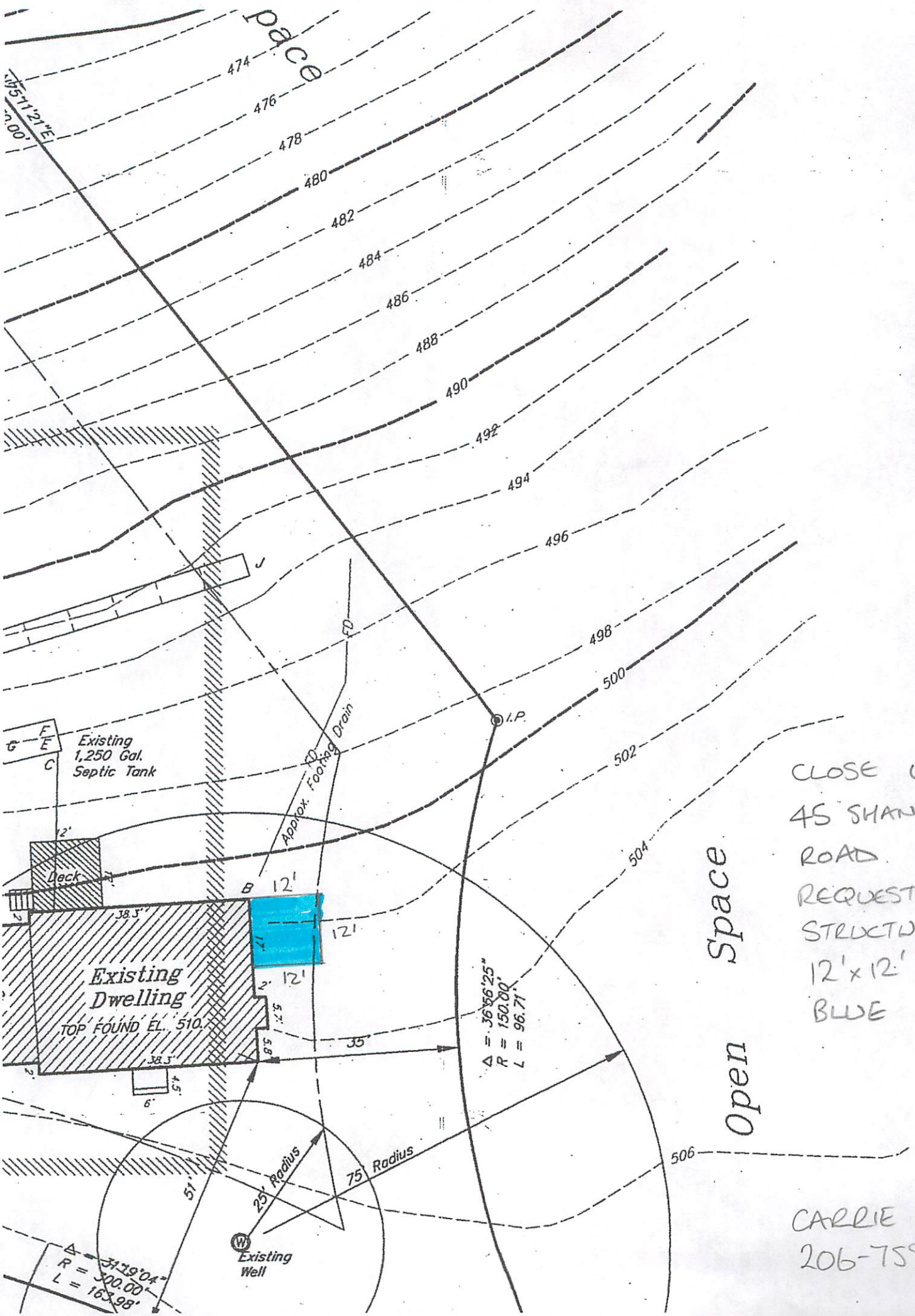


Signed by Property Owner(s)

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. _____


Open Space
474
476
478
480
482
484
486
488
490
492
494
496
498
500
502
504
506
I.P.
Existing
1,250 Gal.
Septic Tank
Approx. Footing Drain
Deck
12'
B
12'
38.5'
12'
12'
Existing
Dwelling
TOP FOUND EL. 510.
38.5'
5.5'
8.5'
35'
4.5'
6'
Δ = 36°56'25"
R = 150.00'
L = 96.71'
51'
25' Radius
75' Radius
Existing
Well
Δ = 31°29'04"
R = 300.00'
L = 163.98'
CLOSE UP OF
45 SHANAGHAN
ROAD.
REQUESTED
STRUCTURE
12'x12' IN
BLUE
CARRIE BROWN
206-755-7252