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

For Internal Use Only:
MEETING DATE: May 4th
APPLICATION NO. #1135 paid $160.00 ck #382
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: Section 10.1

X A Variance for the following sections of the Zoning Regulation: setback of deck ~~front of house from road of 25 feet~~ ... cont'd **OR**

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

→ Other: from front of property line of 15'6" where 25 feet is required.

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

Assessor's Map No. 67 **Lot No.** 44 **Deed Reference: Volume** ____ **Page** ____

Location on the west **side of** Shore Rd **Street/Road/etc**

0 **feet distance from the intersection of** Beech Tree Ave.

Section of Town: ____________ **Zone:** ____ **Owner/Applicant Phone#** 617-947-9250

Owner MATTHEW PAYNE **Address** 57 SHORE 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): Building of a deck with a setback of 15'6" from the front property line where 25 feet is required.

5. This application relates to:

_____area; _____number of family units; _____signs; _____street frontage; X 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 house's proximity to the property line limits placement to build a front exit/entrance of home that leads to elevated side yard and parking area

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: The property shape in elevation and dimension is unique, and the home is closer to the front property line than most.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because: Having a front deck is a common aesthetic in the neighborhood. A deck exists on lot 22 just down the street within 25 foot requirement

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 67 Lot 29 Name ST JOHN HERMAN J Address 130 STONEHEDGE DR, NEWINGTON, CT 06111

Map ___ Lot 30 Name IRELAND, JULIE & DENNIS Address 139 COMSTOCK TR, EAST HAMPTON, CT 06424

Map ___ Lot 31 Name GARY & CHARLENE SCRANTON Address 6 LOVING LN, WALLINGFORD, CT 06492

Map ___ Lot 32 Name DIANE & THOMAS STORA Address 15 LORD PL, OLD SAYBROOK, CT 06475

Map ___ Lot 34 Name JAMES WESTCOTT Address 66 JOSEPH CIRCLE, HIGGANUM, CT 06441

Map ___ Lot 35 Name BRUCE & DEBORAH ALBERT Address 50 SHORE RD, EAST HADDAM, CT 06423

Map ___ Lot 36 Name MARK & CHERYL PECKHAM Address 66 SHORE RD, EAST HADDAM, CT 06423

Map ___ Lot 37 Name STATE OF CONN. Address 165 CAPITOL AVE, 6TH FLR, HARTFORD, CT 06106

Map ___ Lot 38 Name KEITH WILSON & SUNDAI JORDAN Address 9 STANLEY AVE, EAST HADDAM, CT 06423

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.

cont'd on back

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

Application Fee: $_____ Date Received/Paid:_____

MAP 67 LOT 42 KENNETH & CHRISTINA GLANN 32 BEECH TREE AVE, EAST HADDAM, CT 06423

LOT 46 SHANE BELL 43 SHORE RD, EAST HADDAM, CT 06423

LOT 47 JOSHUA TAMOSAITIS 47 SHORE RD, EAST HADDAM, CT 06423

LOT 48 JEAN CANALIA 122 SIMPSON AVE, WALLINGFORD, CT 06492

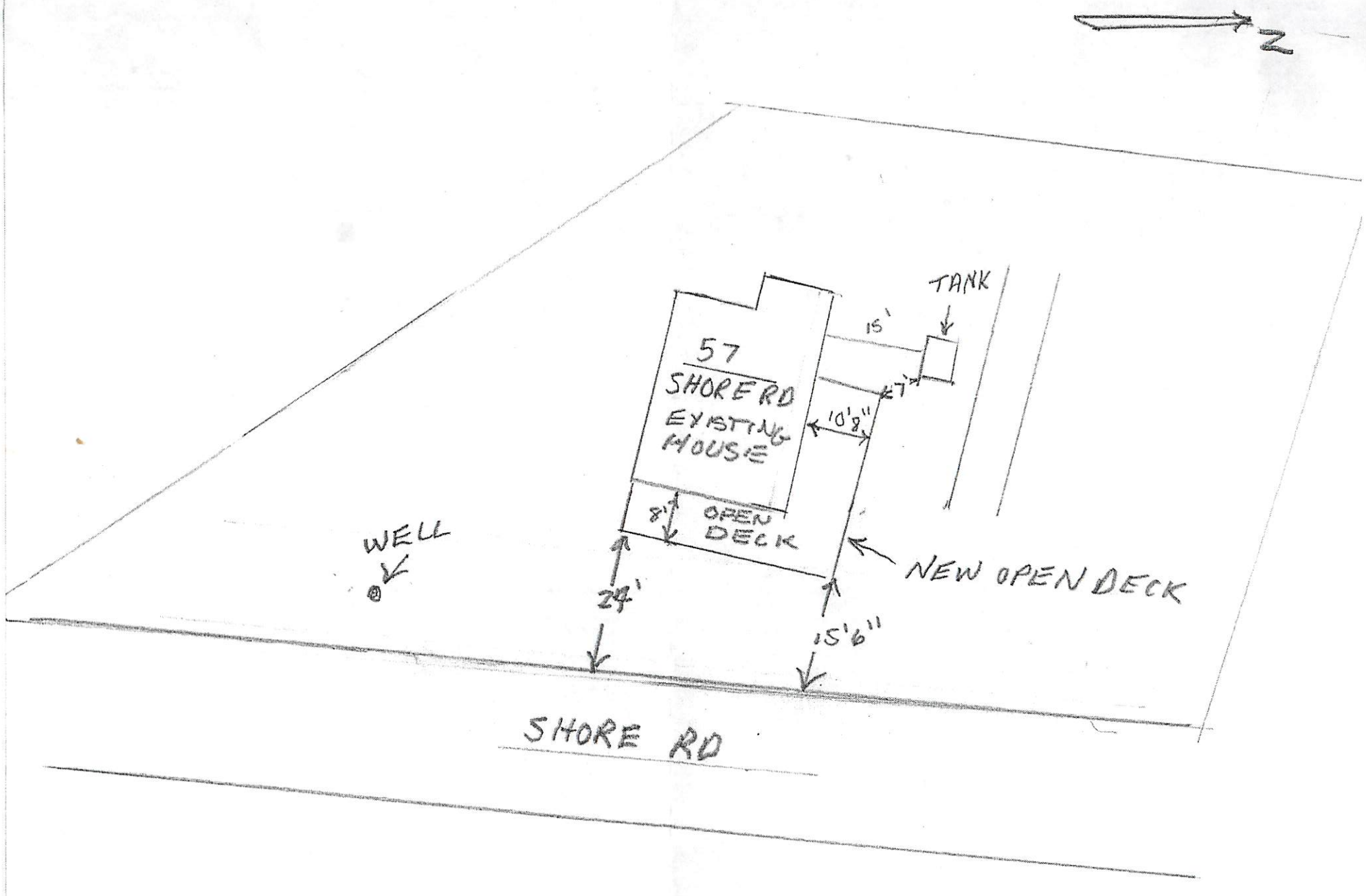
LOT 49 JEAN CANALIA 122 SIMPSON AVE, WALLINGFORD, CT 06492

LOT 50 JOHN ROBERTS 544 BROOKSIDE DR, FAIRFIELD, CT 06824

LOT 51 JON & JACQUELINE BILLER 6 COVE RD, MOODUS, CT 06469

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

1" = 22.2'


N
TANK
15'
57
SHORE RD
EXISTING
HOUSE
10'8"
7'
8'
OPEN
DECK
WELL
NEW OPEN DECK
24'
15'6"
SHORE RD