TOWN OF EAST HADDAM

ZONING BOARD OF APPEALS VARIANCE/APPEAL/OTHER APPLICATION

For Internal Use Only:

MEETING DATE: June 1, 2021 APPLICATION NO. # 1138

CONTINUED DATE: ________ Date Granted/Denied: ________

RECEIVED MAY 0 5 2021 BY: Nancy pd $160.00 ck #2835

*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: ________

An agricultural building (20) feet from the property line where 75 feet is required ***OR***

_____ To Appeal a ruling/action of the Zoning Enforcement Officer relating to: ________

________ ***OR***

_____ Other: ________

* 58 O'Connell Rd *

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

Assessor's Map No. 86 **Lot No.** 18 **Deed Reference: Volume** 200 **Page** 114

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

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

Section of Town: ________ **Zone:** _____ **Owner/Applicant Phone#** (860) 796-0903

Owner Cynthia Chotkowski **Address** 58 OConnell Rd Colchester CT 06415

Appellant(s) ________ Address ________

Lessee ________ Address ________

Agent ________ Address ________.

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): _____

_____

_____.

5. This application relates to:

____area; ____number of family units; ____signs; ____street frontage; ✓ yard dimension ;
or other (please explain): Placing a barn 20ft from the P/L where 75 feet is required

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 "useable" area is not wide enough to stay away from the wetlands in order to construct the agricultural building
_____.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: The nature of the property shape and making sure we have our building far enough from the wetlands is what makes this hardship unique.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
The agricultural nature of this rural area will be continued. The neighbors have horses on either side of us and this was former farmland which we are bringing back to agricultural use.

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 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 Mr + Mrs Cornoyer Address_____

Map_____ Lot_____ Name Mr + Mrs Kristin Licis 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 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: _____

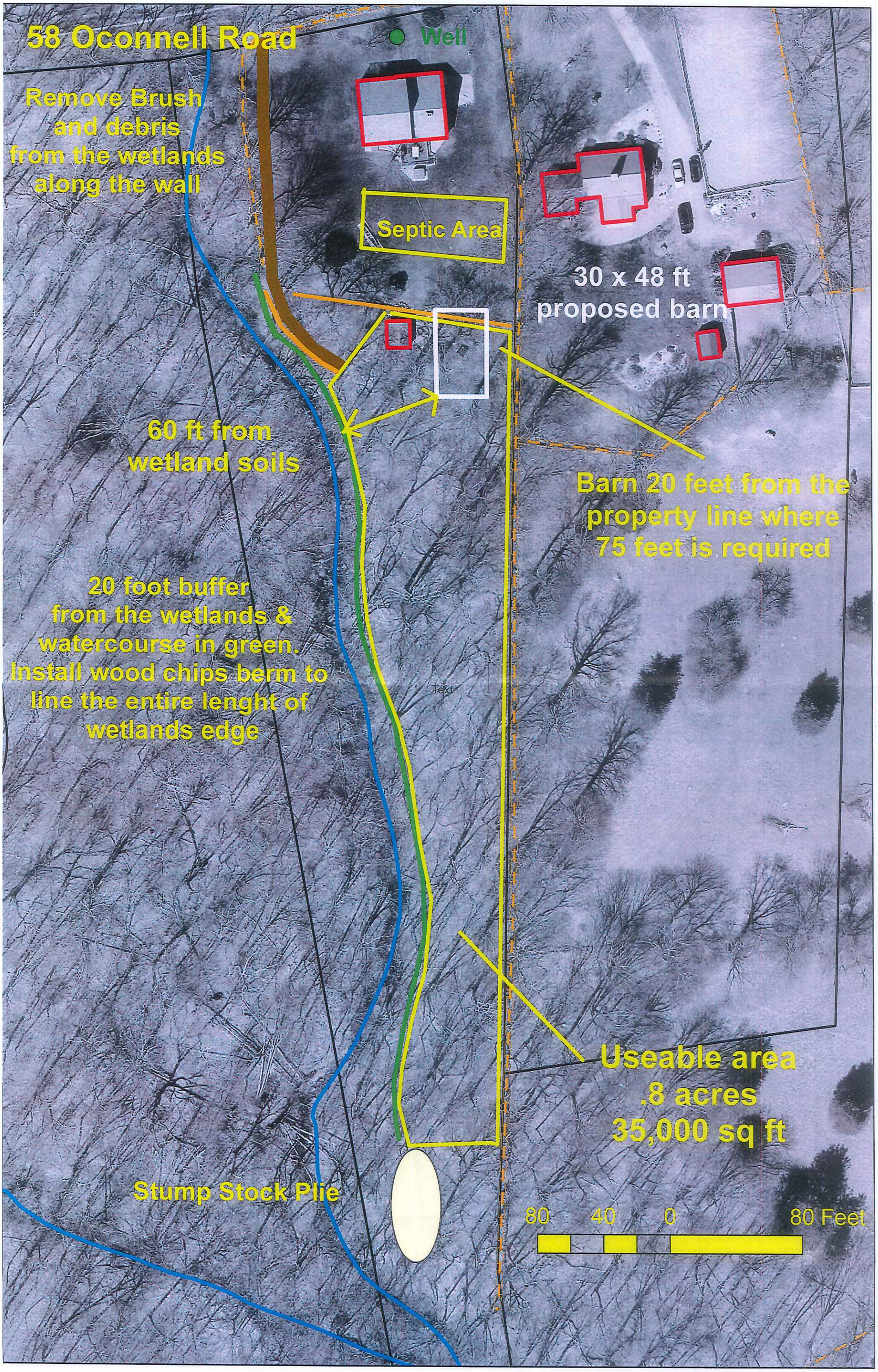
_____
Signed by Property Owner(s)

_____
Signed by Appellant(s) or Agent

Application Fee: $_____ Date Received/Paid:_____

anneoakties@netzero.com

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


58 Oconnell Road
Well
Remove Brush and debris from the wetlands along the wall
Septic Area
30 x 48 ft proposed barn
60 ft from wetland soils
Barn 20 feet from the property line where 75 feet is required
20 foot buffer from the wetlands & watercourse in green. Install wood chips berm to line the entire lenght of wetlands edge
Useable area .8 acres 35,000 sq ft
Stump Stock Plie
80 40 0 80 Feet

SOIL EXPLORATION

BY S. PESCETELLO, R.S., 6-18-86

TEST HOLE 6-1

0-8" TOPSOIL
8"-20" STONY LOAM
20"-30" STRATIFIED GRAVEL AND SILT
NO WATER NO LEDGE
NO MOTTLING

TEST HOLE 6-2

0-10" TOPSOIL
10-24" SANDY LOAM
24-32" SILTY SAND
32"-88" STRATIFIED SILT AND GRAVEL
NO WATER NO LEDGE
NO MOTTLING

S 87°-35'-24"E 31.42'

S 83°-11'-06"E 162.41'

O'CONNELL ROAD

EXIST WELL

S 14°-27'-31"W 32.85'

WET LAND LIMIT

NOTE: ELEVATIONS BASED ON MEAN SEA LEVEL DATA

AREA = 2.80 Ac. ± 122,046.0 FT²

PROP. CHIMNEY

N 1°-26'-44" E 732.52'

REMAINING LAND OF SMITH

S 12°-58'-37" W 224.62'

S 22°50' W 150.05'

N 87° W 51.00'

TREATED WOOD POST

THIS MAP CONFORMS TO CLASS OF CODE OF CONNECTICUT TECHNICAL COUNCIL INC. A-2

Revisions

Date	Description
JUNE 1987	AS BUILT

A PORTION OF PROPERTY FOR
ELAINE H. SMITH
TOWN OF EAST HADDAM,
CONNECTICUT
ASSESSOR MAP 86, LOT # 1
VOL. 200, PG 114

STATE OF CONNECTICUT RICHARD J. ZIOBRON No. 11335 REGISTERED LAND SURVEYOR

SEPT. 24, 1986
Date

Scale 1" = 50'

Richard J. Ziobron
— Surveyor —
Residential - Industrial - Rural
Petticoat Lane, East Haddam, Connecticut 06423 (203) 873-1118