TOWN OF EAST HADDAM

ZONING BOARD OF APPEALS VARIANCE/APPEAL/OTHER APPLICATION

RECEIVED JUN 11 2021 BY: Nancy pd $160.00 ck # 4158

For Internal Use Only:

MEETING DATE: July 6, 2021 APPLICATION NO. #1141

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:

1) X A Variance for the following sections of the Zoning Regulation: 10 - 1
Construct a garage 7' from rear property line where 20' is required. **OR**

____ To Appeal a ruling/action of the Zoning Enforcement Officer relating to: ______

______ ***OR***

2) → X Other: Construct above garage that will make impervious lot coverage at 24% where 20% is allowed.

* 36 Leesville Rd *

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

Assessor's Map No. M55 **Lot No.** 28 **Deed Reference: Volume** 297 **Page** 271

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

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

Section of Town: Moodus **Zone:** R ½ **Owner/Applicant Phone#** 860-267-6642

Owner Sophie Blaschik - LU Thomas O'Brien - co-owner **Address** 36 Leesville Rd

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): Because of lot size, placement of garage is restricted. There are 2 existing structures (carport + shed) that will be removed as well as sidewalk. (see map). The impervious area of the lot will be increased but the removal of sheds + sidewalks has reduced the area. the overall building coverage is still within limits.

5. This application relates to:

X 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): _____

_____

_____

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:

Forcing garage closer to existing structure would mean more soil + pavement to be moved.

_____.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: Placement of existing house and Topography limits placement on this lot.

_____.

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

The garage will be built on interior portion of properties involved. Therefore it won't obstruct anyones views. Also, we are renovating the existing home so the garage + home will match.

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: _____

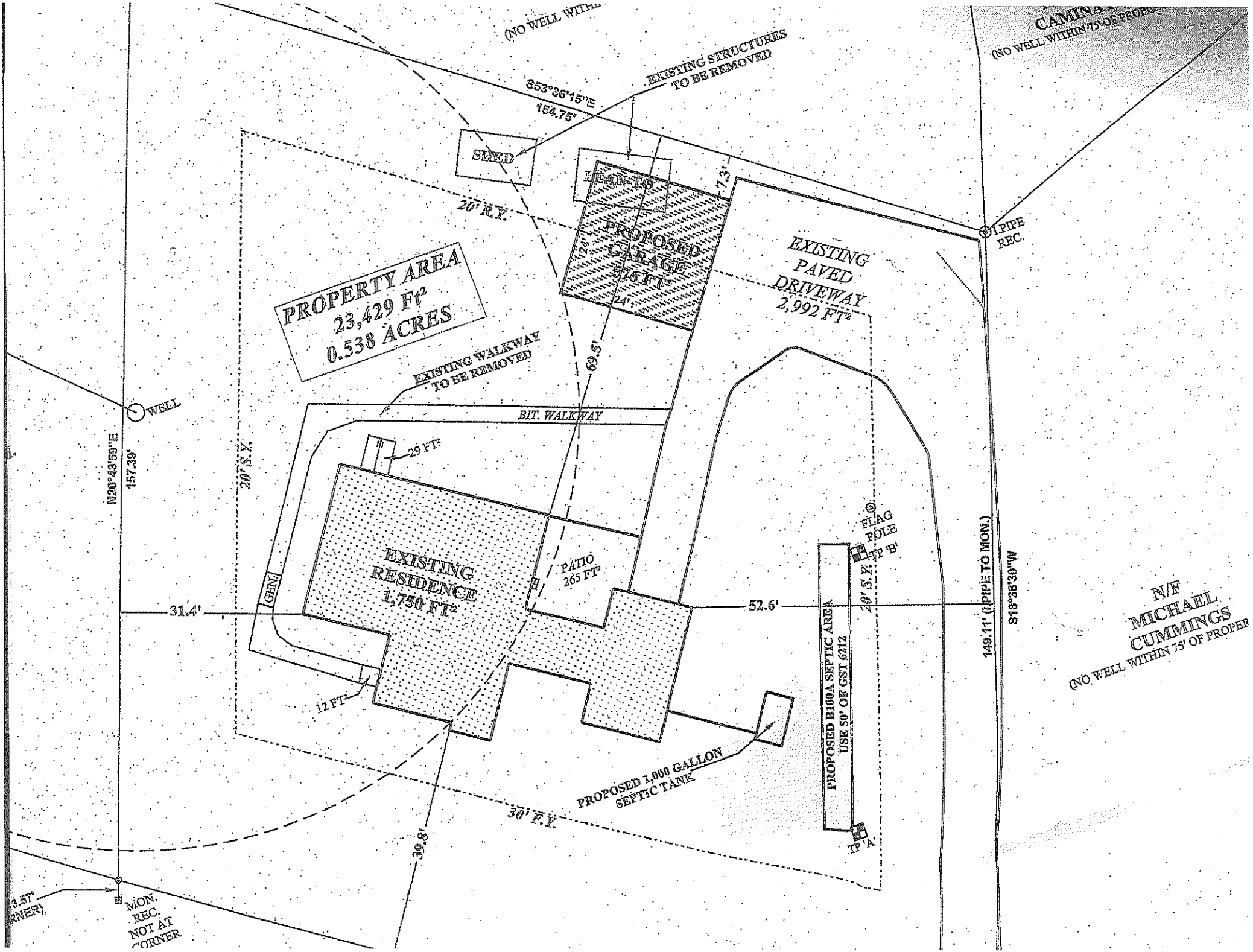
_____
Signed by Property Owner(s)

_____
Signed by Appellant(s) or Agent

Application Fee: $_____ Date Received/Paid:_____

tomobrien67@comcast.net

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


(NO WELL WITHIN 75' OF PROPERTY)
S53°36'15"E
154.75'
EXISTING STRUCTURES TO BE REMOVED
SHED
LEAN-TO
20' R.Y.
PROPOSED GARAGE 576 FT²
24'
24'
7.3'
1 PIPE REC.
EXISTING PAVED DRIVEWAY 2,992 FT²
PROPERTY AREA
23,429 Ft²
0.538 ACRES
EXISTING WALKWAY TO BE REMOVED
69.5'
WELL
BIT. WALKWAY
29 FT²
N20°43'59"E
157.39'
20' S.Y.
EXISTING RESIDENCE 1,750 FT²
GEN
PATIO 265 FT²
FLAG POLE
TP 'B'
31.4'
52.6'
20' S.Y.
149.11' (1 PIPE TO MON.)
S18°38'30"W
N/F MICHAEL CUMMINGS
(NO WELL WITHIN 75' OF PROPER
12 FT²
PROPOSED B100A SEPTIC AREA USE 50' OF GST 6212
PROPOSED 1,000 GALLON SEPTIC TANK
30' F.Y.
39.8'
TP 'A'
MON. REC. NOT AT CORNER

100 foot Abutters List Report

East Haddam, CT
June 07, 2021

Subject Property:

Parcel Number:	055-028	Mailing Address:	BLASCHIK SOPHIE B LU
CAMA Number:	055-028		36 LEESVILLE ROAD
Property Address:	36 LEESVILLE RD		MOODUS, CT 06469

Abutters:

Parcel Number:	055-024	Mailing Address:	KUSHNIR, LUCIA & OLEG
CAMA Number:	055-024		~~CAMINATI RONALD V JR~~
Property Address:	76 JOHNSONVILLE RD		76 JOHNSONVILLE RD
			MOODUS, CT 06469
Parcel Number:	055-026	Mailing Address:	JIROWETZ MEREDITH L ✓
CAMA Number:	055-026		70 JOHNSONVILLE RD
Property Address:	70 JOHNSONVILLE RD		MOODUS, CT 06469
Parcel Number:	055-027	Mailing Address:	BERNARDO MICHAEL D & MELINDA M
CAMA Number:	055-027		40 LEESVILLE RD ✓
Property Address:	40 LEESVILLE RD		MOODUS, CT 06469
Parcel Number:	055-029	Mailing Address:	CUMMINGS MICHAEL
CAMA Number:	055-029		34 LEESVILLE RD ✓
Property Address:	34 LEESVILLE RD		MOODUS, CT 06469
Parcel Number:	055-030	Mailing Address:	~~HARDING MARLENE F & EUGENE L~~
CAMA Number:	055-030		32 LEESVILLE RD SCOTT, RICKY
Property Address:	32 LEESVILLE RD		MOODUS, CT 06469

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