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

For Internal Use Only:
MEETING DATE: July 6, 2021 APPLICATION NO. 1140
CONTINUED DATE: ______ Date Granted/Denied: ______

RECEIVED
MAY 18 2021
BY: Nancy
pd #1923
$160.00

*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:

X A Variance for the following sections of the Zoning Regulation: 10.1
Side yard setbacks for a shed ***OR***

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

____ Other: ______
* 103 East Shore Dr *

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

Assessor's Map No. 80 **Lot No.** 380 **Deed Reference: Volume** 1028 **Page** 060

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

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

Section of Town: ______ **Zone:** ______ **Owner/Applicant Phone#** 8604786576

Owner Tina Good **Address** 103 East Shore Dr East Haddam CT 06423
Appellant(s) ______ Address ______
Lessee ______ Address * Mailing address is
Agent ______ Address ______

103 East Shore Dr
Colchester, CT 06415

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): Placement of a 12x20 shed 11ft 10 inches from the property line where 25ft is required.

5. This application relates to:

_____area; _____number of family units; _____signs; _____street frontage; ✓ yard dimension ;
or other (please explain): See 4

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: Even though it may be the largest property in the neighborhood, most of the property is wetlands.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: Most ~~forest~~ large parcels do not have this high of a percentage of wetlands.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because: The placement of the shed would match the rest of the non-conforming small lots. The house and proposed shed would be similar to other lake lots.

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: _____

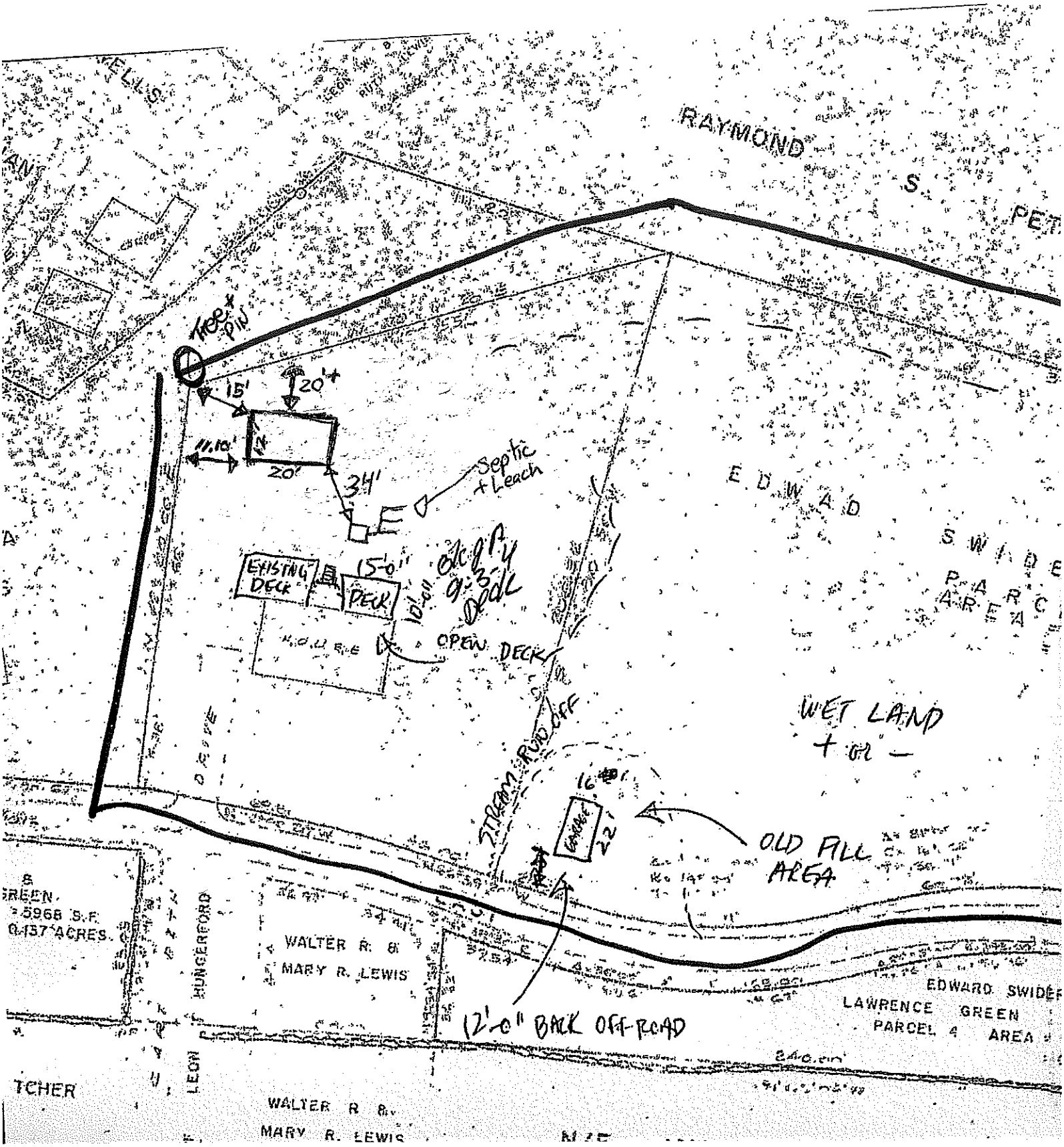
_____
~~Signed by Property Owner(s)~~

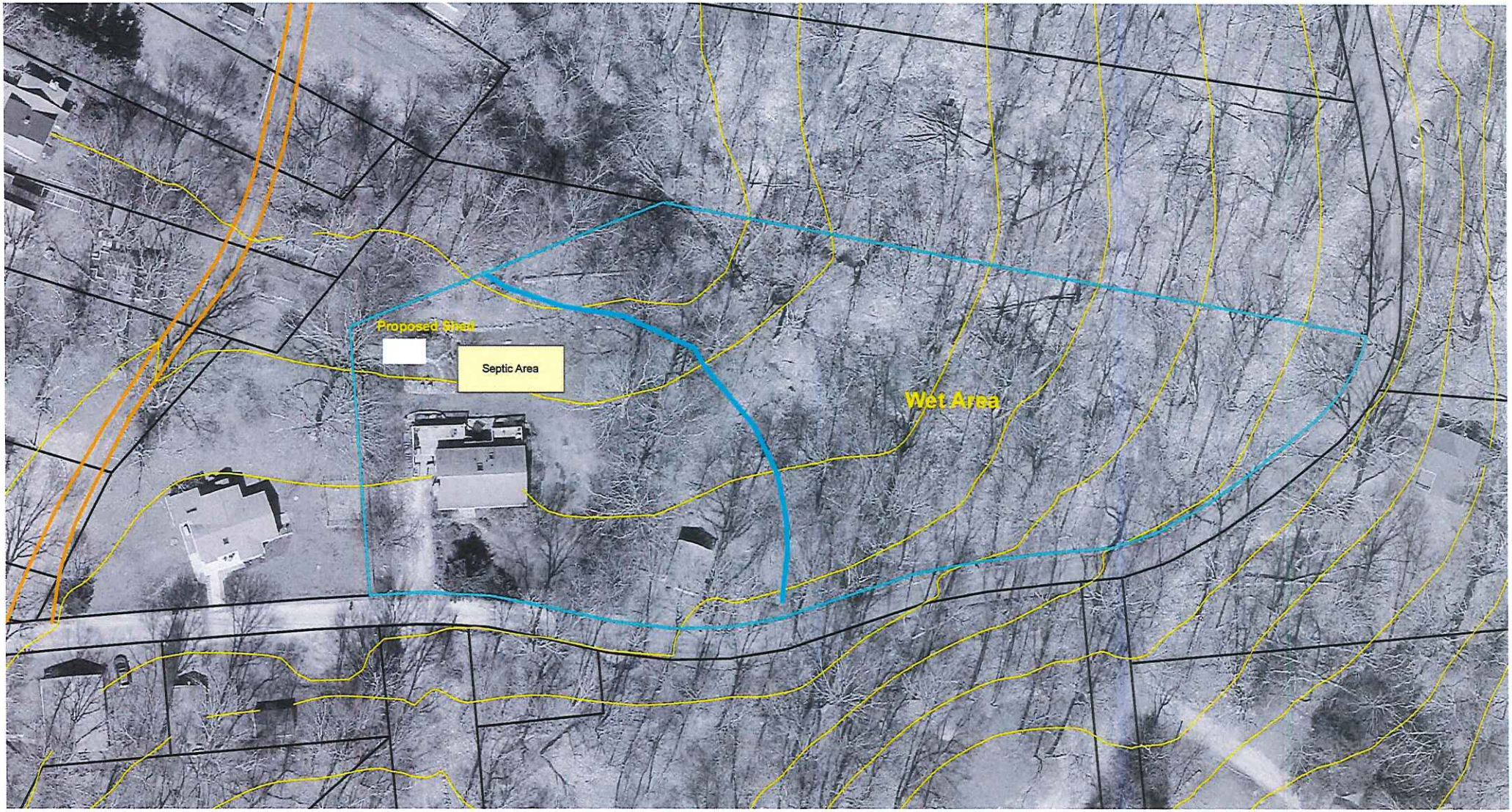
_____
Signed by Appellant(s) or Agent

Application Fee: $_____ Date Received/Paid:_____

tinagood@bhhsne.com

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


RAYMOND
S
PET
EDWARD
SWIDE
PARC
AREA
IRON PIN
15'
20'+
11.10'
20'
34'
Septic
+Leach
EXISTING DECK
15'-0"
DECK
10'-0"
OPEN DECK
WET LAND
+ or -
STREAM RUN OFF
16'
22'
OLD FILL AREA
12'-0" BACK OFF-ROAD
WALTER R. &
MARY R. LEWIS
HUNGERFORD
LAWRENCE GREEN
PARCEL 4
AREA
EDWARD SWIDER
WALTER R. &
MARY R. LEWIS


Proposed Shed
Septic Area
Wet Area

100 foot Abutters List Report

East Haddam, CT
May 18, 2021

Subject Property:

Parcel Number:	080-380	Mailing Address:	GOOD TINA M & GRANN KARIN E
CAMA Number:	080-380		103 EAST SHORE DR
Property Address:	103 EAST SHORE DR		COLCHESTER, CT 06415

Abutters:

Parcel Number:	080-374	Mailing Address:	AXELROD JACK TRUST AGREEMENT
CAMA Number:	080-374		12 BUSBEE RD
Property Address:	85 EAST SHORE DR		ASHVILLE, NC 28803 ✓
Parcel Number:	080-375	Mailing Address:	JARMOSZKO PAUL & ALICIA
CAMA Number:	080-375		75 OAK FOREST DRIVE ✓
Property Address:	87 EAST SHORE DR		MANCHESTER, CT 06040
Parcel Number:	080-376	Mailing Address:	CONNOLLY CHRISTINE & STEVEN R
CAMA Number:	080-376		23 PINNACLE RD ✓
Property Address:	89 EAST SHORE DR		GLASTONBURY, CT 06033
Parcel Number:	080-377	Mailing Address:	EVANS SONYA R & JOYCE
CAMA Number:	080-377		2550 INDEPENDENCE AVE 6U ✓
Property Address:	91 EAST SHORE DR		BRONX, NY 10463
Parcel Number:	080-378	Mailing Address:	REED RICHARD & MARY LU
CAMA Number:	080-378		869 CHURCH ST ✓
Property Address:	93 EAST SHORE DR		AMSTON, CT 06231
Parcel Number:	080-379	Mailing Address:	GARCIA SHERYL L & BAKER CRAIG S
CAMA Number:	080-379		~~18 COMMON RD~~ 99 East Shore Dr.
Property Address:	99 EAST SHORE DR		~~WILLINGTON, CT 06279~~ Colchester, CT 06415
Parcel Number:	080-382	Mailing Address:	ROMAN DAVID & LAURA
CAMA Number:	080-382		14 PINE ORCHARD LANE ✓
Property Address:	95 EAST SHORE DR		KILLINGWORTH, CT 06419
Parcel Number:	080-383	Mailing Address:	SMITH JAY E & ROSEMARY
CAMA Number:	080-383		10 CLEAR ST ✓
Property Address:	97 EAST SHORE DR		ENFIELD, CT 06082
Parcel Number:	080-419	Mailing Address:	~~KREHMEYER RICHARD S~~ Renee Lamarche
CAMA Number:	080-419		~~147 LYONS RD~~ 120 East Shore Dr.
Property Address:	120 EAST SHORE DR		~~BRISTOL, CT 06010~~ Colchester, CT 06415
Parcel Number:	080-420	Mailing Address:	~~HURLOCK CHRISTOPHER P & JOAN W~~
CAMA Number:	080-420		~~15 EAST SHORE DR~~ Brian Hurlock
Property Address:	118 EAST SHORE DR		~~COLCHESTER, CT 06415~~ c/o Joan Hurlock Colchester, CT 06415

100 foot Abutters List Report

East Haddam, CT
May 18, 2021

Parcel Number:	080-421	Mailing Address:	CHIN ALYSE ANTOINETTE & ZULLI STEPHEN J ~~140 TURTLE BAY DR~~ 112, East Shore Dr. ~~BRANFORD, CT 06405~~ Colchester, CT 06415
CAMA Number:	080-421		
Property Address:	112 EAST SHORE DR		
Parcel Number:	080-422	Mailing Address:	HURLOCK CHRISTOPHER P & JOAN W 15 EAST SHORE DR ✓ COLCHESTER, CT 06415
CAMA Number:	080-422		
Property Address:	EAST SHORE DR		
Parcel Number:	080-423	Mailing Address:	GARCIA SHERYL L & BAKER CRAIG S ~~18 COMMON RD~~ 99 East Shore Dr. ~~WILLINGTON, CT 06279~~ Colchester, CT 06415
CAMA Number:	080-423		
Property Address:	EAST SHORE RD		
Parcel Number:	080-427	Mailing Address:	BRODER MICHAEL H PO BOX 696 ✓ COLCHESTER, CT 06415
CAMA Number:	080-427		
Property Address:	EAST SHORE DR		
Parcel Number:	080-428	Mailing Address:	BRODER JOSEPH A & ANDREA L & PO BOX 696 ✓ COLCHESTER, CT 06415
CAMA Number:	080-428		
Property Address:	EAST SHORE DR		
Parcel Number:	080-460	Mailing Address:	CASTOR DARRELL A & DEBRA ANN 114 EAST SHORE DR ✓ COLCHESTER, CT 06415
CAMA Number:	080-460		
Property Address:	114 EAST SHORE DR		