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

For Internal Use Only:
MEETING DATE: Sept. 7, 2021 APPLICATION NO. 1143 pd. $160.00 cash
CONTINUED DATE: ______ Date Granted/Denied: ______ 7/10/2021

*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 5.D
Accessory structures to be Subordinate to the Primary use

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

______ ***OR***

_____ Other: ______
* 103 EH Colchester Tpk *

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

Assessor's Map No. 56 **Lot No.** 158 **Deed Reference: Volume** ______ **Page** ______
Location on the North **side of** E haddam colc TPke **Street/Road/etc**
300 **feet distance from the intersection of** EAST haddam col TPke & Desmond.
Section of Town: Moodus **Zone:** R1 **Owner/Applicant Phone#** 8602620659
Owner Timothy Grant **Address** 103 East Haddam colch. TPke Moodus, CT 06469
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): Single family Home is 920 SQ FT and the Accessory Structure (Barn Single Story) is 1500 SQ FT.

5. This application relates to:

_____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): 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) :_____

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:
Existing Structure Doesnt have enough Storage Space Hobbies are antique cars & TRucks so If I owned a larger home a Variance would Not Be Needed.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: Not Unique.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
Structure Not Seen from Road.

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. See attached

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.

TJ5.0.tG@Gmail.com

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: 62921

Signed by Property Owner(s)

Signed by Appellant(s) or Agent

Application Fee: $_____ Date Received/Paid:_____

tj5.0.tg@gmail.com

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

154
155
158
159
160
157
163
1.05 AC.
110.00
274.86
194.15
97.08
97.07
139.55
164.80
169.86
117.7
29.52
41.45
35
16
223.41
6.23
266.98
129.7
105.7
79.2
350
415.00
620
651.19
649.12
119.43
105.43
308.40
112.77
344.54
239.11
83.74
98.27
260
20
201.55
234.93
16.96
32.98
45.34
155.00
150
136.29
138.29
52.70
50.52
99.80
LANE

MAGNETIC

IRON BAR FND.

N/F ROBERT CASNER

N/F SHARON R. FOSTER PASQUALE

IRON BAR FND.

L.P. FND.

N 87°09'00" E 217.13'

N 05°47'32" W 575.38'

54.2'

66.3'

30'

50'

217.2'

2.2' OVERHANG

23.1'

40.3' EXISTING DWELLING 39.3'

0.6' OVERHANG

10' DECK

23.1'

10'

33.7'

28.9'

LOT AREA

64,855 SQ. FT.

1.489 AC.

S 14°30'32" W 649.12'

L.P. FND.

L.P. FND.

EAST HADDAM – COLCHESTER TURNPIKE

190.32'

N 04°50'38" E 45.342'

I.P. FND.

EXISTING DRIVE

20'±

20'±

34'±

60'±

25'±

15'±

I.P. FND.

DRIVEWAY EASEMENT IN FAVOR OF ROGERSON

EASEMENT IN FAVOR OF KEEREWEER, et.al.

EXISTING DWELLING

N/F JOHN KEEREWEER, JR. & LISA A. GANGONE

201.55'

I.P. FND.

M56 L74

NOTES

1. REFERENCE IS MADE AND LOT BOUNDARY IS FROM THE FOLLOWING MAPS:
   - A. PORTION OF LAND OF STEPHEN MAJESKI COLCHESTER TURNPIKE EAST HADDAM, CONN. 1"=50' SEPT. 16, 1975 F.M. HAYES, L.S.
   - B. PLOT PLAN PREPARED FOR STEPHEN MAJESKI COLCHESTER TURNPIKE EAST HADDAM, CONN. SCALE: 1"=50' DATE: 8/4/75 F.M. HAYES, L.S.
   - C. FINAL SUBDIVISION WOODBRIDGE ACRES PREPARED FOR STEPHEN MAJESKI COLCHESTER TURNPIKE EAST HADDAM, CONNECTICUT SHEET 1 OF 1 8-11-85 REV. 10-27-75 CLASS A-2 F.M. HAYES, L.S.
   - D. LAND TO BE CONVEYED TO DELMAR L. WEISE COLCHESTER TURNPIKE EAST HADDAM, CONN. 7-22-80 RICHARD W. GATES, L.S.

approved per zoning compliance

Pete Peters 1/13/94

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft

CERTIFICATION TO ALFRED W. ROGERSON

I HEREBY DECLARE THAT THIS MAP IS SUBSTANTIALLY CORRECT. THIS MAP AND SURVEY WERE PREPARED IN ACCORDANCE WITH THE STANDARDS OF A CLASS A-2 SURVEY AS DEFINED IN THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS PREPARED AND ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 15, 1984. BASED ON REFERENCED MAPS ONLY AND EXCEPTING MONUMENTATION.

Richard F. Mihok
RICHARD F. MIHOK, L.S.

RFM
RICHARD F. MIHOK
CONSULTING ENGINEER
16 LAUREL LANE
MARLBOROUGH, CONNECTICUT 06447
(203) 295-9048

Sheet 1 OF 1
Scale 1" = 40'
Date 08-07-90
Revised

PREPARED FOR
ALFRED W. ROGERSON
EAST HADDAM – COLCHESTER TURNPIKE
EAST HADDAM, CONNECTICUT