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

For Internal Use Only:

MEETING DATE:_____ APPLICATION NO. _____

CONTINUED DATE: _____ Date Granted/Denied:_____

APPLICATION FEE PAID: $150.00

*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. Email - landuse@easthaddam.org

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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: _____

_____ ***OR***

X To Appeal a ruling/action of the Zoning Enforcement Officer relating to: Lot Merger

_____ ***OR***

_____ Other: _____

_____

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

Property Location See attached Schedules. All Properties are located on East Shore Drive

Assessor's Map No. 71 **Lot No.**60,58,106**Deed Reference: Volume** See Att **Page** See Att

Location on the East and West **side of** East Shore Drive **Street/Road/etc**

233 **feet distance from the intersection of** _____.

Section of Town: Lake Hayward **Zone:** LR

Owner/Applicant Name Ryan Hartman **Phone#** unknown

Owner/Applicant Email unknown

Owner Ryan Hartman **Mailing Address** 11 East Shore Drive, East Haddam, CT

Appellant(s) Vincent and Regina Aitoro Address 3 East Shore Drive, Colchester, CT 06415

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): N/A

5. This application relates to:

_____area; _____number of family units; _____signs; _____street frontage; _____yard dimension ;_____

or other (please explain): Lot Merger Pursuant to 8.1.2 of the Zoning Regulations

6. Please state any deed restrictions (if there are none, please write N/A): See attached deeds

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) : Salem, Colchester

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 an UNDUE HARDSHIP because:

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

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

9. **With respect to an APPEAL from a ruling or action of the Zoning Enforcement Officer, the appeal should be sustained because:** The lots meet all the requirments set forth in 8.2.1.

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 71 Lot 59 Name Christopher and Joan Hurlock Address 15 East Shore Drive, Colchester, CT 06415

Map 71 Lot 352 Name Michael and Tracey Koff Address 14 Alyssa Drive, Cheshire, CT 06410

Map 71 Lot 442 Name Michael and Tracey Koff Address 14 Alyssa Drive, Cheshire, CT 06410

Map 71 Lot 444 Name Ben and Rachel Locasto Address P.O. Box 11, Colchester, CT 06415

Map 71 Lot 56 Name Vincent and Regina Aitoro Address 3 East Shore Drive, Colchester, CT 06415

Map 71 Lot 64 Name Ryan Hartman Address 16 Deer Trail, Oakdale, CT 06370

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 <u>all</u> property lines. The Board, at its discretion, may require an A-2 survey on any application.

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: ~~11/19/2021~~ November 22, 2021

_____

Signed by Property Owner(s)

_____

Signed by Appellant(s) or Agent

Notification to Property Owners
Pursuant to Ordinance 42.1 – Town of East Haddam
Land Use Office – 860-873-5031

Date: ~~11/19/2021~~ November 22, 2021

Dear Property Owner:

The purpose of this notice is to advise you that my application will be presented at the next Town of East Haddam's Zoning Board of Appeals Hearing, which will be held on ~~December 23~~ January 4, 2022 at 7:00 pm. Meetings are held in meeting room #2 at the Municipal Office Complex, 1 Plains Road, Moodus, CT.

The proposed activity is located on: East Shore Drive

And is further identified as Assessor's Map 71, Lot 60.58, 106, in the LR zone.

I/We are requesting A merger of the Lots.

The name(s) and address(es) of the owner[s] is/are:

Ryan Hartman	
[Owner]	[Owner]
11 East Shore Drive	
[Street]	[Street]
East Haddam, CT, 06423	
[Town, State, Zip]	[Town, State, Zip]

THIS NOTICE WAS SENT TO YOU BY THE UNDERSIGNED APPLICANT(S):

(Applicant's signature)	(Applicant's signature)

Physical attendance at this meeting will be limited to 15 people including commission members, applicants, staff, and members of the public. Commission members, applicants, and staff total 11 which allows for 4 members of the public to attend in person. In order to attend this meeting in person you must RSVP to Susan Magri in the Land Use Office at 860-873-5031 by 6:00pm on Tuesday, February 2, 2021. These spots will be filled on a first come first serve basis via the RSVP process.

You may access the YouTube Live link from the Town's website: www.easthaddam.org.

You can view supporting documents on the official East Haddam web page, www.easthaddam.org, go to the calendar on the bottom right corner, click the meeting date, and open the appropriate application.

Questions or comments before the meeting or during the meeting can be sent via to the following email: jventres@easthaddam.org

Zoning Board of Appeals

Time Line for Meeting Requirements

Meeting Date: January 4, 2022

Meetings are at 7:00 pm at the Municipal Office Complex at 1 Plains Road in Moodus – Meeting Room #1-2.

Application Due: November 23, 2021

Application Fee is $160.00 made payable to "Town of East Haddam".

Date to Mail Abutters Notification: December 1, 2021

1. Please use the letter you were provided for your mailing.

2. Be sure to sign all copies before sending.

3. Abutter notifications need to be mailed out Certified/Return Receipt.

4. You must bring both the green and white "Certified Mail Receipt" and the green "Return Receipts" cards to the meeting with you. It is ok if you did not receive all the green cards as the receipts will prove that you did mail the notification. If you received the notification back "Unclaimed" turn in the unsealed envelope with the other receipts. See attached example of the certified mailing cards.

5. You only need to mail one letter per property owner. If the same people own more than one parcel on your list, only one letter needs to be sent to them.

Please feel free to call the office if you have any questions.