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

For Internal Use Only:
MEETING DATE: 9-6-2022 **APPLICATION NO.** 22-02
CONTINUED DATE: _____ **Date Granted/Denied:** _____
APPLICATION FEE PAID: $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. 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:

X A Variance for the following sections of the Zoning Regulation: 9.2.9 Uses Permitted in Residence R-4 Districts - Agriculture + Farming ***OR***

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

_____ ***OR***

_____ Other: _____

_____

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

Property Location 23 Three Bridges Rd East Haddam, CT 06423
Assessor's Map No. M15 **Lot No.** L001 **Deed Reference: Volume** 1084 **Page** 0094
Location on the South **side of** Three Bridges **Street/Road/etc**
1000 **feet distance from the intersection of** Norwich Salem Rd (Rt 82)
Section of Town: North Plains **Zone:** R4

Owner/Applicant Name Madelyn Curto Phone# 860-625-9172

Owner/Applicant Email DRMADVET@AOL.COM

Owner Madelyn Curto Mailing Address 23 Three Bridges

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): Requesting variance From section 9.2.9 requirement for horse barn to be built not less than 100ft from the street line

5. This application relates to:

_____area; _____number of family units; _____signs; _____street frontage; _____yard dimension ; _____ or other (please explain): minimum front yard (distance to street line)

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 an UNDUE HARDSHIP because: it would make it impossible to use maximum acerage for haying + grazing agricultural activities. There would be a loss of 710% of the pasture which horses + hay machinery could not access between the barn + the road

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: it is the smallest property with a barn on the street making every acre valuable for sostaining horses allowed in R-4.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because:
it is replacing 3 existing structures in the same location (some closer the street line) maintaining the maximum contiguous pasture land true to the properties history.

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.

Map 15 Lot 002 Name David+Stephanie Williams Address 47 Three Bridges Rd

Map 15 Lot 005 Name John+Janet Heisler Address 48 Hopyard Rd

Map 15 Lot 011 Name Michael+Kasha Morris Address 5 Three Bridges Rd

Map 24 Lot 013 Name Wayne+Julie Neely Address 38 Three Bridges Rd

Map 24 Lot 015 Name Nicole Berry Address PO Box 332 OLD Lyme

Map 24 Lot 016 Name Nicole Berry Address PO Box 332 Old Lyme

Map 24 Lot 017 Name Jeff + Allison Willis Address 12125 Fulton Estates CT Fulton, MD

Map 24 Lot 034 Name Moira Strong Address 11 Three Bridges

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: 02AUG22

Madelyn Curto

Signed by Property Owner(s)

Signed by Appellant(s) or Agent