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

For Internal Use Only:
MEETING DATE: 9/1/26 **APPLICATION NO.** ______
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' administrative staff will review your application and contact you if your application is missing pertinent information. If that person 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' administrative staff. This will require the standard fee and waiting period.

* *

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:** 10.1 Schedule of Conforming Lots and Buildings

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

____ **Other** ______

2. ***This section needs to be filled out completely:***

Owner's/Applicant's Name George Fellner AIA **Phone#** 860-873-8230
Owner's/Applicant's Email gfellner@fellnerarch.com
Owner Scott Spencer **Mailing Address** 259 LakeShore Dr, Colchester CT 06415
Appellant(s) ______ Address ______
Lessee ______ Address ______
Agent George Fellner AIA Address P-O-Box 115, East Haddam, CT 06423

LOCATION OF AFFECTED PREMISES: 259 Lake Shore Drive, East Haddam, CT

Assessor's Map No. 87 Lot No. 103 Deed Reference: Volume _Page ______
Location on the West side of Lake Shore Drive Street/Road/etc
950' feet distance from the intersection of Ridgewood Rd.
Section of Town: Lake Hayward Zone: L

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 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): Max. lot/bldg. coverage allowed is 10%. Proposed design is for 11.4%, thus requesting Variance for 1.4%. Max. impervious lot coverage allowed is 15%. Proposed design is for 17.7%, thus requesting Variance for 2.7%. Min side yard allowed is 20'. Proposed design at new 2nd floor is at 10.6', thus requesting Variance for 9.4' See attached calculations.

5. This application relates to: New 259# 1st floor addition & new 626# 2ND floor addition

✓ area; ____ number of family units; _____ signs; _____ street frontage; ✓ yard dimension; ____ or other (please explain): Note: The existing deck is to be rebuilt & not to exceed the existing footprint of the deck (preexisting/non-conforming).

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: Owner plans on moving in permanently to this year-round residence. His program/spatial needs require a new 259# 1st floor addition and a new 626# 2nd floor addition. The maximum lot/bldg coverage, maximum impervious lot coverage, & the side yd. setback min. would prevent this expansion.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: The properties were established prior to zoning regulations for site coverage & setbacks, thus hardship is typical. However, it is noted that some of the larger properties have 2-stories, and the 10.1 Schedule creates hardships for this project's proposed expansion.

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because: The proposed design for the expansion is integrated with the existing cottage, resulting in a lakehouse/cottage design vocabulary that is coherent & compatible with the language and character of the neighborhood architecture.

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 Certificate of Mailing 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 "Certificate of Mailing" return receipts/proof of mailing at the Public Hearing 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 87 Lot 84 Name Mikkelsen, Bruce & Ethel Address 40 Ridgewood Rd., Colchester, CT 06415

Map 87 Lot 86 Name Webster, Robert & Jane Address 36 Ridgewood Rd., Colchester, CT 06415

Map 87 Lot 87 Name Paschke, Peter & Donna Address 26283 Hadir Rd, Unit B201, Punta Gorda, FL 33983

Map 87 Lot 101 Name Smith, Bryan & Shannon Address 46 Sonoma La, Middletown, CT 06457

Map 87 Lot 102 Name Damato, Patrick & Margaret Address 45 Country Club Rd, Wethersfield, CT 06109

Map 87 Lot 104 Name Delgiudice, Kenneth & Holly Address 10 Meadow Lane, Salem, CT 06420

Map 87 Lot 105 Name Rogers, Lisa Address 29 Davidson Rd., Colchester, CT 06415

Map 87 Lot 106 Name Grano, William & Angela Address 269 Lake Shore Dr, Colchester, CT 06415

Map 87 Lot 234 Name Rogers, Lisa Address 29 Davidson Rd. Colchester, CT 06415

Map 87 Lot 235 Name Delgiudice, Kenneth & Holly Address 10 Meadow Lane, Salem, CT 06420

Map 87 Lot 236 Name Spencer, Scott Address 1584 1st Ave Apt 3N, New York, NY 10028

Map 87 Lot 238 Name Damato, Patrick & Margaret Address 45 Country Club Rd, Wethersfield, CT 06109

Map 87 Lot 239 Name Lake Hayward Prop Owners Assoc Address P.O. Box 230, Colchester, CT 06415

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 plan.

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 20 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.

Scott R Lyon **Date** 7/14/2026
Signed by Property Owner(s)

Date 8-7-26
Signed by Appellant(s) or Agent
George Fellner, AIA

Office check list

Date Filed: 8/7/26

Fee Submitted $160.00 **Check #** 10160

Complete application Yes / No

Abutters notified Yes / No

If help is needed in any part for the completion of this application, please call the Land Use Office at 860-873-5031 or Email - landuse@easthaddam.org