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

For Internal Use Only:
MEETING DATE: October 6, 2026 **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.

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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:** 10.1 sideyard 10.5 setback from the water, 10.1 lot coverage

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

_____ **Other** ________________

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

Owner's/Applicant's Name Virginia and Greg Caracoglia **Phone#** 860-888-0828
Owner's/Applicant's Email LakeLady204@gmail.com
Owner ________________ **Mailing Address** 204 Lake Shore Drive
Appellant(s) ________________ Address ________________
Lessee ________________ Address ________________
Agent ________________ Address ________________

LOCATION OF AFFECTED PREMISES: 204 Lake Shore Drive

Assessor's Map No. 80 Lot No. 277 Deed Reference: Volume _Page _______
Location on the East ~~Side~~ side of Lake Shore Road Street/Road/etc
50 feet distance from the intersection of Amy Field.
Section of Town: Lake Hayward Zone: L

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 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): 3 variance request. #1. Side yard Variance - Section 10.1 extend structure 14ft 7ft from the pl where 25 feet is required. #2 Section 10.5. place structure 19' from the lake where 50ft is required. #3 Section 10.1 lot coverage 22.2% coverage where 10% is Allowed.

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) : 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: The house is pre existing on the lot, the existing garage is already 6.4 feet from the side yard, the house is already 16' from the lake, and the coverage is already at 15.5%.

(b) The hardship created is UNIQUE and not shared by all other properties alike in the neighborhood because: It is not, many houses and cottages are in the same situation. the current regulations would allow no improvements

(c) The variance would not change the CHARACTER OF THE NEIGHBORHOOD because: It would not, Most of the structures were built before Zoning and do not comply with the regulations.

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____ 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 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.

_____ **Date** 9-2-2026
Signed by Property Owner(s)

_____ **Date** 9.2.2026
Signed by Appellant(s) or Agent

Office check list

Date Filed: _____

Fee Submitted _____ **Check #** _____

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