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

For Internal Use Only:
MEETING DATE: October 6, 2026 **APPLICATION NO.** #26-12
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

_____ **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 Kip Kollar **Phone#** 959-234-6243
Owner's/Applicant's Email president@nagafighter.com
Owner Mary + Kip Kollar Trustees **Mailing Address** 400 Halls Hill Rd, Colchester
Appellant(s) _____ Address _____
Lessee _____ Address _____
Agent _____ Address _____

LOCATION OF AFFECTED PREMISES: _____

Assessor's Map No. 08 Lot No. 004 Deed Reference: Volume _ Page _____
Location on the West side of Ct River Road Street/Road/etc
_____ feet distance from the intersection of _____.
Section of Town: EH Village Zone: EHVD

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** 9/3/26

Signed by Property Owner(s)

_____ **Date** _____

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

100 feet Abutters List Report

East Haddam, CT
September 29, 2026

Subject Property:

Parcel Number:	008-004	Mailing Address:	KOLLAR MARY L & KIPP K TRTEES
CAMA Number:	008-004		400 HALLS HILL RD
Property Address:	7 CONN RIVER RD		COLCHESTER, CT 06415

Abutters:

Parcel Number:	008-002	Mailing Address:	11 CONNECTICUT RIVER RD LLC
CAMA Number:	008-002		280 SOUTH ST
Property Address:	11 CONN RIVER RD		MIDDLEBURY, CT 06762
Parcel Number:	008-003	Mailing Address:	LUX PAUL & PATRICIA
CAMA Number:	008-003		5 NORTH RD
Property Address:	9 CONN RIVER RD		CROMWELL, CT 06416
Parcel Number:	008-005	Mailing Address:	THE JEAN ANNE WILLIAMS REV LIV TRT
CAMA Number:	008-005		IND
Property Address:	5 CONN RIVER RD		368 FAIRLEA RD
			ORANGE, CT 06477
Parcel Number:	008-006	Mailing Address:	CT COTTAGE LLC
CAMA Number:	008-006		4518 NOYAC RD
Property Address:	3 CONN RIVER RD		SAG HARBOR, NY 11963
Parcel Number:	017-069	Mailing Address:	NEW ENGLAND AIRPORT ASSOC LLC
CAMA Number:	017-069		PO BOX 216
Property Address:	15 LUMBERYARD RD		EAST HADDAM, CT 06423