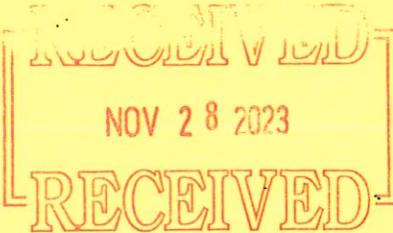




Town of Haddam
Zoning Board of Appeals Meeting Notice
Old Town Hall – 21 Field Park Drive
January 25, 2024
7:00p.m.

1. Call to order
2. Attendance
3. Public Hearing: A request for variance to construct a deck within the 20ft side yard and the 30ft front yard setbacks. Existing house is non-conforming, as most of the houses in the area.
Applicant: Lisa Carta / Location: 16 Boulder Del map 5 lot 65
4. Public Meeting:
5. Approval/corrections of minutes
6. Open discussions
7. Adjourn



\$125

HADDAM ZONING BOARD OF APPEALS
APPLICATION FOR: VARIANCE,
APPEAL OR CERTIFICATE OF LOCATION
PHONE: 860-345-8531 FAX: 860-345-5169

11/28/2023
(Date)

APPLICANT: LISA A. CARTA PHONE # 203-985-5113
MAILING ADDRESS: P.O. BOX 372, HIGGANUM, CT 06441
OWNER: LISA A. CARTA PHONE # 203-985-5113
MAILING ADDRESS: P.O. BOX 372, HIGGANUM, CT 06441
E-MAIL ADDRESS: LCARTA@AUBURN-MFG.COM
LOCATION OF SUBJECT PROPERTY: 16 BOULDER DELL RD EXT, HIGGANUM, CT 06441
DEED: VOLUME 189 PAGE 724
ZONING CLASSIFICATION: _____ ASSESSORS MAP # 5 LOT # 65

PLEASE CHECK ONE: Variance request Appeal

SECTION(S) OF THE ZONING ORDINANCE APPEALED: _____

If application is for a variance, please complete the following section (attach additional sheets if necessary):

- a.) List section of Zoning Regulations for which you seek a variance: _____
- b.) Describe nature of variance: EXTEND LEFT HAND DECK OUT 5 FEET OR 10 FEET
- c.) What specific Hardship is claimed? (Please print or type) I HAVE TROUBLE WALKING UP STAIRS

If application is to APPEAL an order of the Zoning Enforcement Officer, please describe the nature of the order and basis of the appeal

SUPPORTING DOCUMENTS: attach twelve (12) copies each of plans, plot plans, and other supporting documents with this application. Please do not mount on poster board.

I/We hereby depose and say that all the above statements, and the statements contained in all papers attached to this application are true to the best of my (our) knowledge and belief.

Lisa A. Carta
SIGNATURE OF OWNER
LISA A. CARTA
PRINT NAME

Lisa A. Carta
SIGNATURE OF APPLICANT
LISA A. CARTA
PRINT NAME

For ZBA use only: \$125 ZBA-23-004 #1954
DATE RECEIVED 11/28/23 DATE OF HEARING _____ DATE OF DECISION _____
APPROVED: _____ DISAPPROVED: _____ WITHDRAWN: _____
CONDITIONS OF APPROVAL: _____

SIGNED: _____ Chairman, Haddam Zoning Board of Appeals
PRINT NAME: _____ PERMIT #: _____

Rene & Jennifer Cote
26 Boulder Dell Road Ext.
Higganum, CT 06441

12/11/2023

Dear Rene & Jennifer,

My Name is Lisa A Carta, I live at 16 Boulder Dell Road Ext, Higganum, CT 06441.

I am writing to you because I would like to extend my deck out 10 feet, which is within the 40 feet set back If you are facing my house, it would be on the left side of the house.

Do you have any objections to this variance?

Please sign and date if you object or sign and date if you do not object.

Yes you object _____

No you do not object

V. Sauder ✓ *Rene B. Cote, Jr.*

Please return in the self-addressed envelope.

Thank you very much.

Lisa A Carta
16 Boulder Dell Road Ext.
Higganum, CT 06441

RECEIVED
DEC 27 2023
RECEIVED

Cory Chapman
22 Boulder Dell Road Ext.
Higganum, CT 06441

12/11/2023

Dear Cory,

My Name is Lisa A Carta, I live at 16 Boulder Dell Road Ext, Higganum, CT 06441.

I am writing to you because I would like to extend my deck out 10 feet, which is within the 40 feet set back If you are facing my house, it would be on the left side of the house.

Do you have any objections to this variance?

Please sign and date if you object or sign and date if you do not object.

Yes you object _____

No you do not object Cory Chapman 12/19/23

Please return in the self-addressed envelope.

Thank you very much.

Lisa A Carta
16 Boulder Dell Road Ext.
Higganum, CT 06441

RECEIVED
DEC 27 2023
RECEIVED

156

154

152

150

20' West Road

75'

EXISTING WELL

10ft or 5ft
for deck addition

EXISTING 1 STORY WOOD HOUSE

DECK

4ft

Iron Pipe Set

23.85'

N 55° 24' 53" W

132

130

128

128

138°



EXTENSION

GUY WIRE

SNET 2295

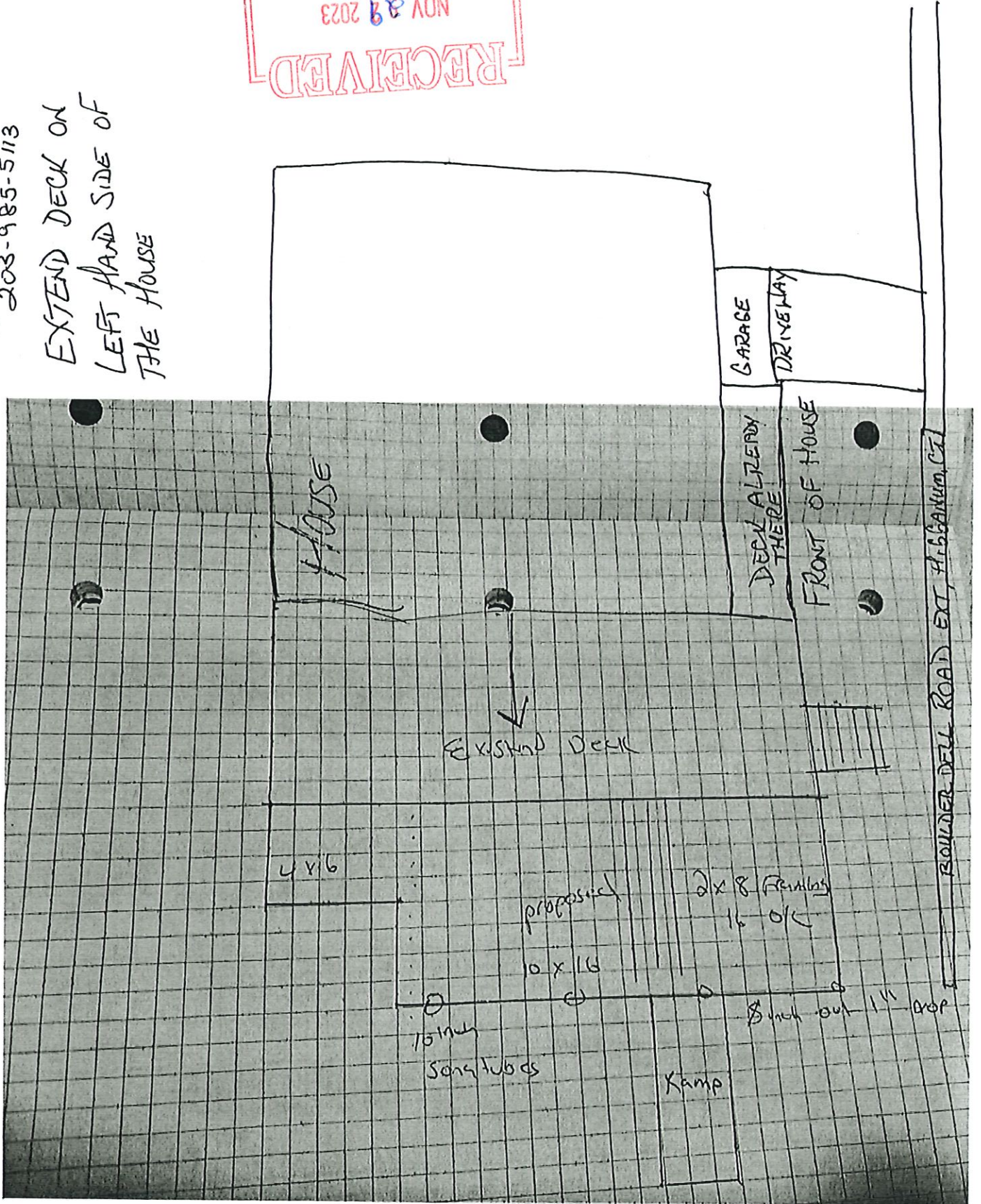
ROAD

118

16 BOULDER DELL RD EXT. H. GRANUM, CT 06941. LISA A. CAROTA
203-985-5113

EXTEND DECK ON
LEFT HAND SIDE OF
THE HOUSE

RECEIVED
NOV 29 2023
RECEIVED



BOULDER DELL ROAD EXT, ALBANY, CT