

Legal notice ~~025~~ 11+18  
Meeting 8/25/22 \$125 - #283  
#28003

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

07/01/2022  
(Date)

APPLICANT: William Vinopal PHONE # 626-592-9346  
MAILING ADDRESS: 493 Little City Rd. Higganum, CT 06441  
OWNER: William Vinopal PHONE # 626-592-9346  
MAILING ADDRESS: 493 Little City Rd Higganum CT 06441  
E-MAIL ADDRESS: wvinopal@gmail.com  
LOCATION OF SUBJECT PROPERTY:  
DEED: VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_  
ZONING CLASSIFICATION: \_\_\_\_\_ ASSESSORS MAP # \_\_\_\_\_ LOT # \_\_\_\_\_

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: Variance requested to place a garage that is 24x30 within 10ft of the property line abutting Little City Rd.

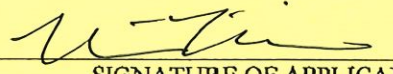
c.) What specific Hardship is claimed? (Please print or type)  
Due to wetlands on the property, this is the most feasible location for the placement of the garage.

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.

  
SIGNATURE OF OWNER  
William Vinopal  
PRINT NAME

  
SIGNATURE OF APPLICANT  
William Vinopal  
PRINT NAME

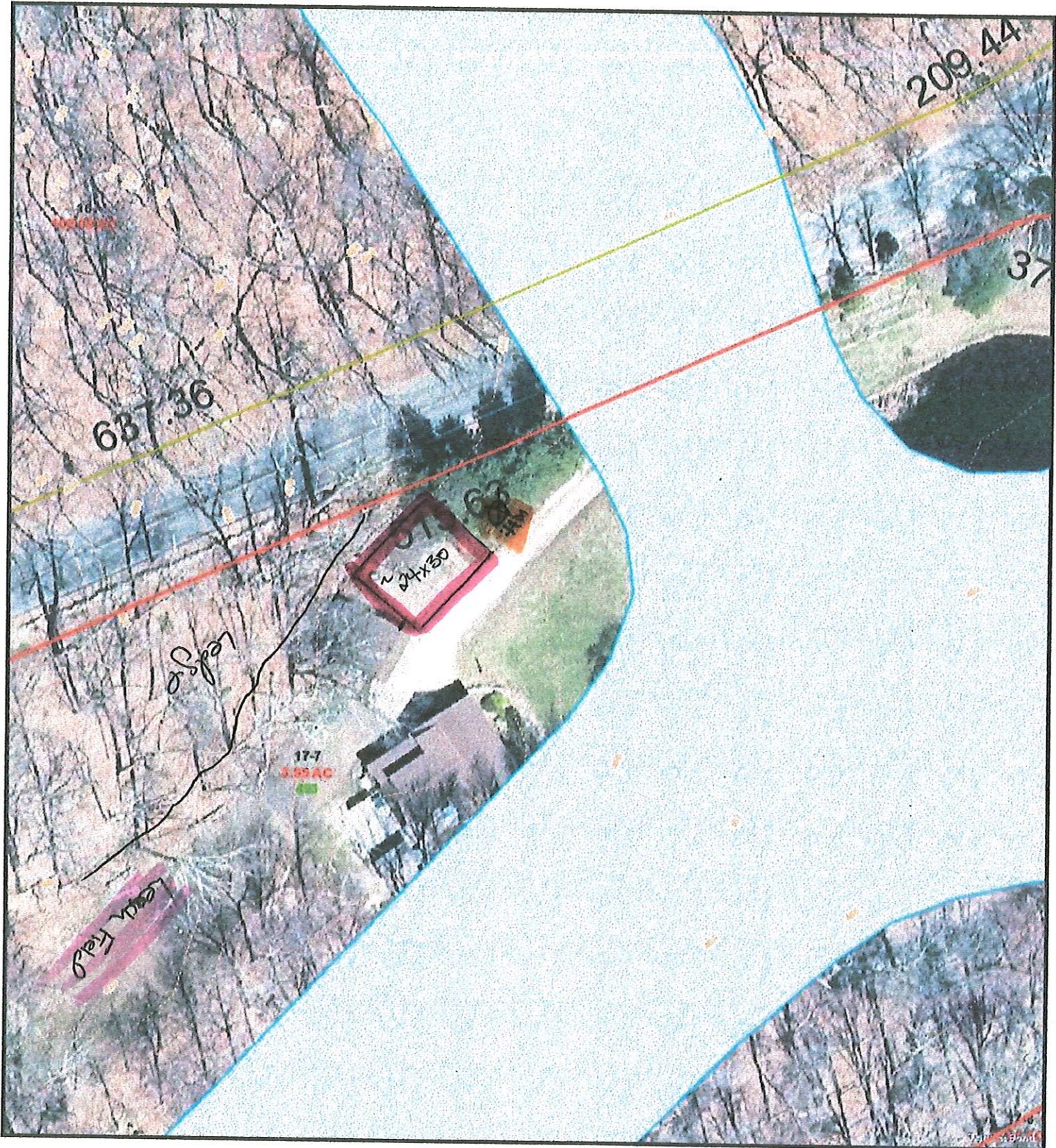
**For ZBA use only:**

DATE RECEIVED 7/20/22 DATE OF HEARING \_\_\_\_\_ DATE OF DECISION \_\_\_\_\_  
APPROVED: \_\_\_\_\_ DISAPPROVED: \_\_\_\_\_ WITHDRAWN: \_\_\_\_\_  
CONDITIONS OF APPROVAL: \_\_\_\_\_

SIGNED: \_\_\_\_\_ Chairman, Haddam Zoning Board of Appeals

PRINT NAME: \_\_\_\_\_ PERMIT #: \_\_\_\_\_



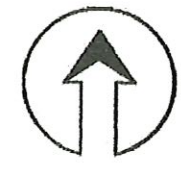


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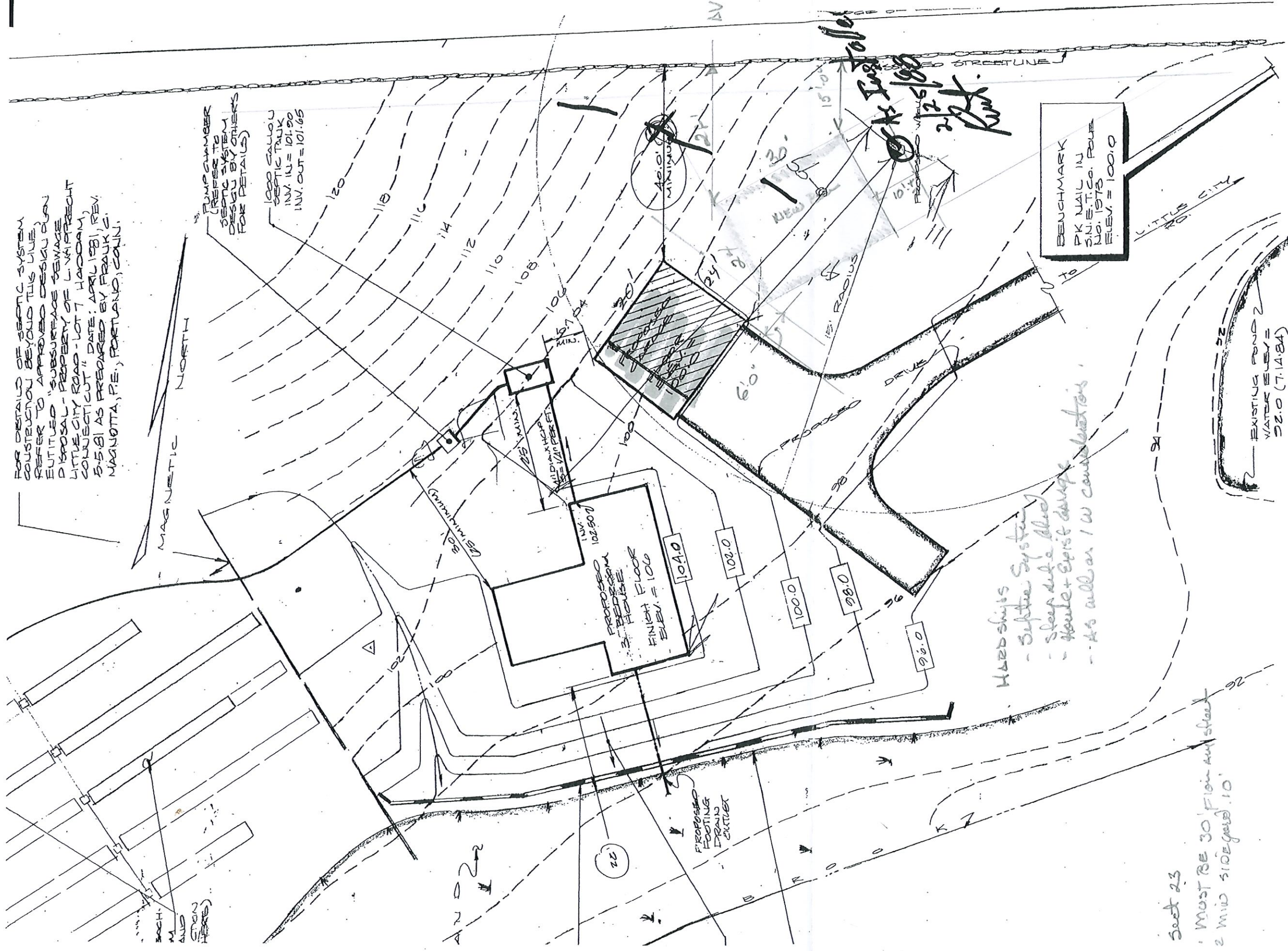
Scale is approximate

The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.





FOR DETAILS OF SEPTIC SYSTEM CONSTRUCTION BEYOND THIS LINE, REFER TO APPROVED DESIGN PLAN ENTITLED "SUBSURFACE SEWAGE DISPOSAL - PROPERTY OF L. VARRIACUT LITTLE CITY ROAD - LOT 7 HADDAM, CONNECTICUT" DATE: APRIL 1981, REV. 5-5-81 AS PREPARED BY FRANK C. MAGNOTTA, P.E., FORTLAND, CONN.



NV4 setback 21'0"

As Just Sold  
 12/5/88  
 29th  
 Kunk.

BENCHMARK  
 PK NAIL IN  
 S.W. COR. POLE  
 NO. 1575  
 ELEV. = 100.0

HARDWARES  
 - Septic System  
 - Sleep deck, shed  
 - Housetop + exist garage  
 - As called on 1/10 consultations

Sheet 23  
 MUST BE 30' FROM ADJACENT  
 2' MID SIDE GARD 10'

2 CONTOUR  
 50 CONTOUR  
 10 DRAINAGE SWALE  
 WALL (EXISTING)



*Roger D. Nemergut*

10-886 HOUSE FOOTPRINT & SEPTIC TANK LOCATION  
 NO. DATE REV. 1 5 1 0 N

RECEIVED

ROGER NEMERGUT P.E.  
 CONSULTING ENGINEER  
 KIPLINGWORTH, CONNECTICUT

JUL 15 2015

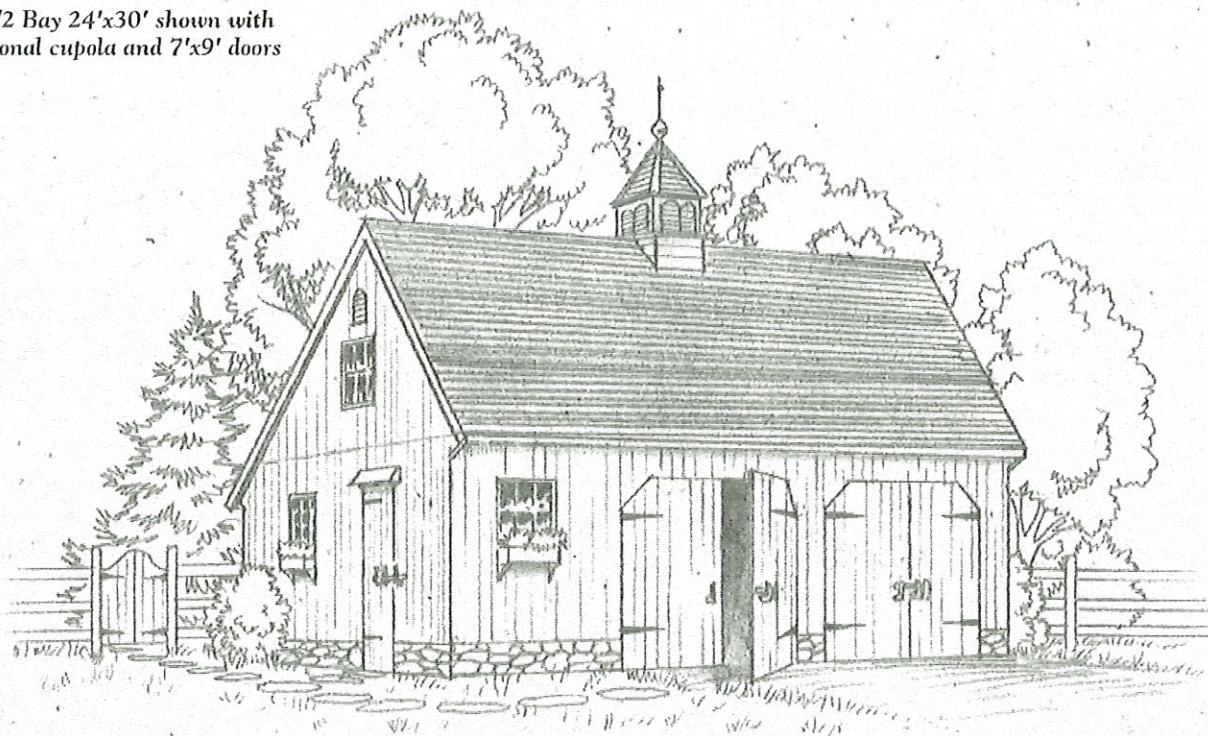
LAND USE OFFICE

LSM STUDY MLP



# Carriage House 24'

2 1/2 Bay 24'x30' shown with optional cupola and 7'x9' doors



In addition to an added two feet of space front to rear, our top of the line 24' Saltbox Carriage House has a third beam and a center post built into the kit which allows for a loft. Both our 22' and 24' Saltbox models have the genuine look and feel of old-time carriage houses.

## BASIC KIT INCLUDES

- Pre-cut pressure treated sills
- Pre-cut post & beam frame
  - 6x6 posts\*
  - 6x8/8x8 beams\*
  - 4x7 loft joists
  - 3x4 girts & angle braces\*
  - 2x10 rafters
  - 2x8 collar ties
- Kiln dried premium T&G loft boards\*
- Kiln dried premium siding\*
- Kiln dried roof sheathing\*
- (1) 42" Walk-out door kit with oak latch & strap hinges
- 4 Six-light windows
- 2 Flower boxes

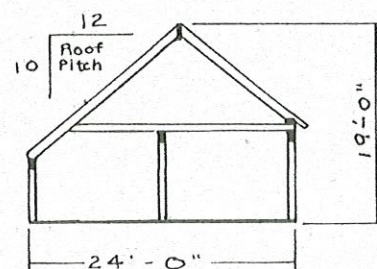
## CUSTOM OPTIONS AVAILABLE

- Cupola
- 7'x9' Swinging or Overhead door kits
- Handmade 12-light window
- Custom hardware
- Stair option

## SIZES AVAILABLE

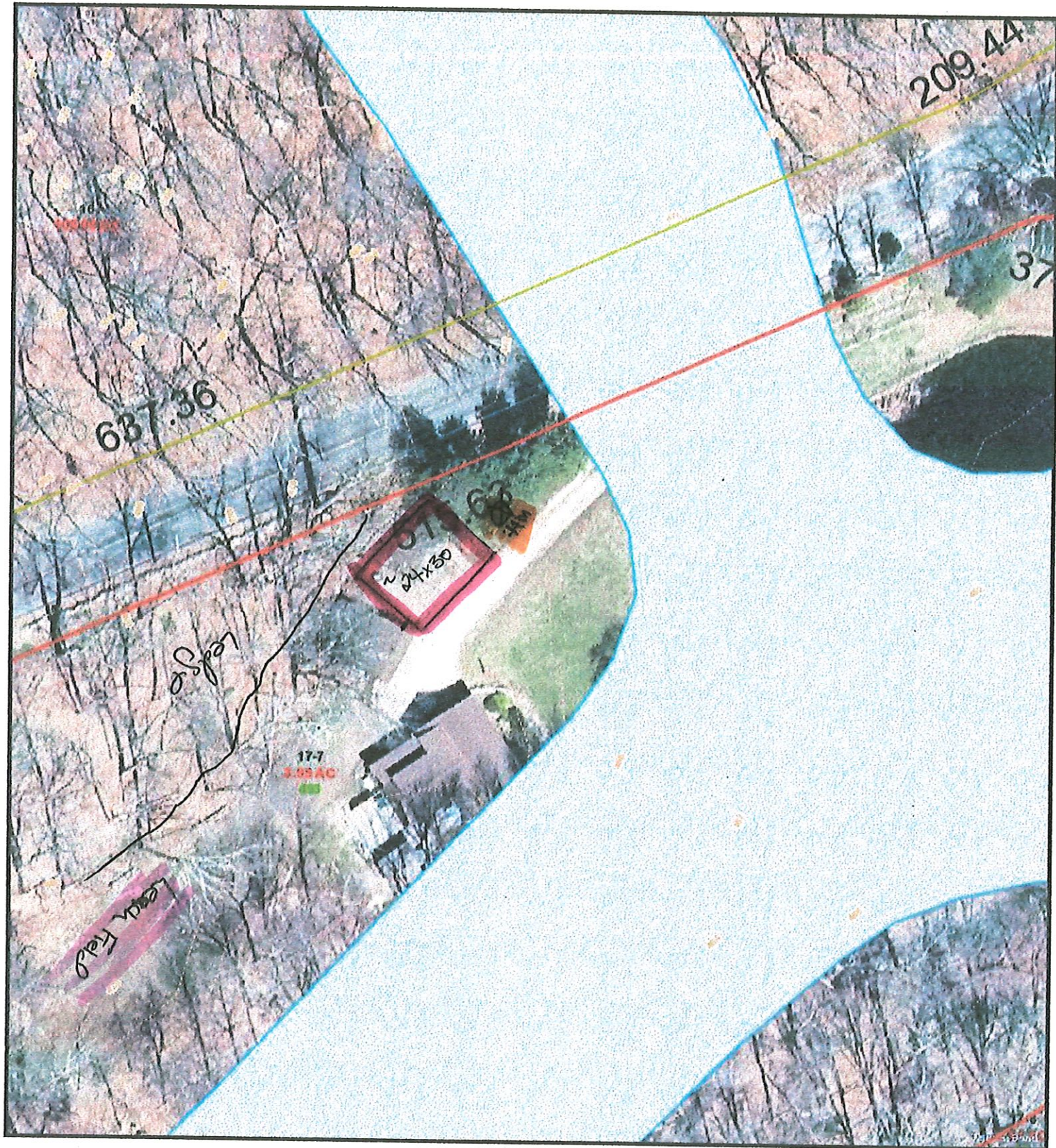
- 1-Bay, 24'x12'
- 1 1/2-Bay, 24'x18'
- 2-Bay, 24'x24'
- 2 1/2-Bay, 24'x30'
- 3-Bay, 24'x36'
- 3 1/2-Bay, 24'x42'
- 4-Bay, 24'x48'
- 5-Bay, 24'x60'

## SECTION THROUGH



\*Eastern White Pine





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