

HADDAM ZONING BOARD OF APPEALS
APPLICATION FOR: VARIANCE,
APPEAL OR CERTIFICATE OF LOCATION

PHONE: 860-345-8531 FAX: 860-345-5169
May 30, 2023
(Date)

RECEIVED
JUN - 7 2023
RECEIVED

200 ft Abutters
ZBA-23-003

APPLICANT: Maureen A. Morris PHONE # 860.398.1729, 860.538.9058
MAILING ADDRESS: 26 Horton Rd., Haddam, CT 06438
OWNER: SAME PHONE # 860.398.1729
MAILING ADDRESS: same
E-MAIL ADDRESS: reenem@Comcast.net Morrisbill@comcast.net
LOCATION OF SUBJECT PROPERTY: 26 Horton Rd, Haddam, CT
DEED: VOLUME 0385 PAGE 0826
ZONING CLASSIFICATION: R-2A ASSESSORS MAP # 30 LOT # 39-1

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: A permit is sought under Section 10.8.E

b.) Describe nature of variance: A stairway is allowed under 10.8.E in the vegetated buffer zone. One portion has an eight (8) foot dimension that exceeds the five (5) foot maximum

c.) What specific Hardship is claimed? (Please print or type) The larger platform is one of the main anchors on the slope and serves as a landing to keep the staircase to code. The structure will be made of brown materials to blend with the slope and the extra dimension helps fit the stairs more naturally to the contour

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.

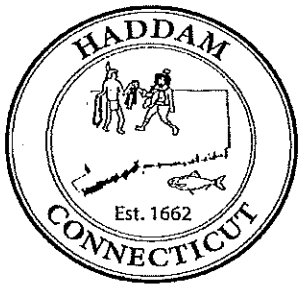
I/We hereby depose and say that all the above statements, and the statements contained in all papers attached to this application are true to the best of my/our knowledge and belief.

[Signature]
SIGNATURE OF OWNER
Maureen Morris
PRINT NAME

[Signature]
SIGNATURE OF APPLICANT
Maureen Morris
PRINT NAME

For ZBA use only: 8126 # 9261
DATE RECEIVED 6/7/23 DATE OF HEARING _____ DATE OF DECISION _____
APPROVED: _____ DISAPPROVED: _____ WITHDRAWN: _____
CONDITIONS OF APPROVAL: _____

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



Town of Haddam

Land Use Office

30 Field Park Drive
Haddam, CT 06438
860-345-8531

May 10, 2023

William & Maureen Morris
26 Horton Rd.
Haddam, CT 06438

RE: 26 Horton Road (map 30 lot 39-1) Haddam, CT

Mr. & Mrs. Morris,

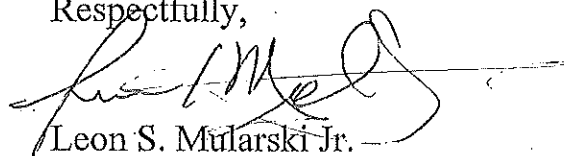
We have reviewed the plans submitted for the construction of an outdoor set of stairs with an intermediate deck from a grade of approximately 30' +/- to a proposed wood pier at an elevation of 8'-8".

As a result of our review, two steps have to be taken in accordance with the Zoning Regulations in order to get the building permit approved.

1. Apply to the Zoning Board of Appeals for a variance under section 10.8 E to get approval to build the (10'-0" x 8'-0") deck that exceeds the 5'-0" wide stipulation.
2. Once you get that approval you have to apply to the Zoning Commission for a special permit to construct the stairs and deck under section 10.3. As part of this application the Gateway Commission will also review the work and make recommendations to the Zoning Commission prior to the hearing.

If you have any questions please give me a call.

Respectfully,



Leon S. Mularski Jr.
Zoning Enforcement Official
860) 345-8531 X 224

Re: Gateway app

Bill Morris <morrisbill@comcast.net>

Mon 6/19/2023 1:40 PM

To: Susie Beckman <sbeckman@rivercog.org>

Cc: William Warner <townplanner@haddam.org>; gail <gail.kalison.reynolds@aya.yale.edu>; Leon Mularski <zeo@haddam.org>; Reene Morris <reenem@comcast.net>; Rachel Francisco <landuse@haddam.org>

Susie et al,

Thank you for your consideration of our request. Below are two pictures of the proposed site for the stairs. One picture is from the top of the property looking down through the path of the stairs to the river. One is from the riverbank looking up. The geometry of the stairs is such that no trees will be removed in order to create the path. The landing, for which the variance is sought, is the first landing which will be roughly just below the fallen tree in the picture. Its dimensions are dictated by the contour of the slope.

We look forward to discussing this on Thursday.

Bill Morris



On Jun 16, 2023, at 12:01 PM, Susie Beckman <sbeckman@rivercog.org> wrote:

Hi All –

I just reviewed your submission.

If you can provide photos of the area where the stairs will be built (particularly from the perspective of the river, it will help the commissioners visualize the potential impact of this structure on the view and the vegetative buffer.

Susie

From: William Warner <townplanner@haddam.org>
Sent: Tuesday, June 13, 2023 11:00 AM
To: Susie Beckman <sbeckman@rivercog.org>; gail <gail.kalison.reynolds@aya.yale.edu>; Leon Mularski <zeo@haddam.org>; morrisbill@comcast.net; reenem@comcast.net
Cc: Rachel Francisco <landuse@haddam.org>
Subject: Fw: Gateway app

Susie and Gail

As required pursuant to CGS 25-102h please find attached an application for a variance. The Zoning Board of Appeals will conduct a public hearing on this application July 27th.

The applicant is copied on this email.

Thank you

Sec. 25-102h. Action on applications to zoning boards of appeals referred to Connecticut River Gateway Commission. Whenever any zoning board of appeals of a town which has voted to be governed by the provisions of this section and sections 25-102g and 25-102j receives an application with respect to land within the conservation zone, such board shall submit a copy of such application to the Connecticut River Gateway Commission and the conservation commission of the town within which such land is located not less than ten days prior to the date set for the hearing on such application. Said commission shall review such application to determine if the action requested in such application is adverse to the protection and development of the conservation zone in accordance with the purposes of this chapter and the standards set forth in section 25-102d. In addition to its other powers and duties, the zoning board of appeals shall determine if the action requested in such application is consistent with the purposes of this chapter and the standards set forth in subsection (b) of section 25-102g. Said commission and such conservation commission shall be deemed aggrieved parties at any hearing on any such application before the zoning board of appeals and for the purpose of taking an appeal pursuant to section 8-8.

Bill Warner
Town of Haddam
Town Planner

Bill Warner
Town of Haddam
Town Planner

From: Rachel Francisco <landuse@haddam.org>
Sent: Tuesday, June 13, 2023 10:23 AM
To: William Warner <townplanner@haddam.org>
Subject: Gateway app

Here you go