



Office Use Only

Project# ZBA-22-013
Address: 2 Knowles Rd.
MBL: O2C/18A/2

ZONING BOARD OF APPEALS
TOWN OF EAST HAMPTON

Minimum Requirements for Submission of Application to Zoning Board of Appeals for Variance

This form must be submitted with your application

Please check all that are being submitted:

- Completed Application Form
- Fee Paid
- Hardship Statement (See Handout)
- A-2 Survey of Property Including Proposed Variance – 4 Full Size Copies

- Certificate of Mailing Receipts (Return to us 5 Days prior to Hearing) - Date Submitted: _____
- Copy of Letters Sent to Abutters (Send 10 days prior to Hearing) – Date Submitted: _____
- Photo of 10 sq. ft. Sign Posted (Post 15 days prior to Hearing) – Date Submitted: _____

I certify that this application is complete.

Signature of Applicant: _____

Date: _____

The Board reserves the right to add additional requirements in accordance with the State Statutes.

Only Complete Application Packages Will Be Accepted



**Application for
Zoning Board of Appeals
Variance**

Fee \$300 (State Fee Included)

Cash / Check#: 1127
 Date Paid: 10/24/22
 Received by: CJ

Application #

Property Address 2 Knowles Road Middle Haddam CT 06456

Map 2C Block 18A Lot 2 Zone R-2 Acres 1.351

Applicant Donna Roberts, President, Board of Directors
Middle Haddam Public Library, Inc. Phone 860--267-9093

Address 2 Knowles Road Middle Haddam, CT 06456

Email (required) DMRoberts2127@gmail.com

Property Owner Middle Haddam Public Library, Inc. Phone _____

Address same

Email (required) DMRoberts2127@gmail.com

Variance requested: Section 4.2E of the Zoning Regulations

Cobalt Rd :1.25' ext' 19' proposed
 Knowles Rd: 8.75' ex' 39' proposed

Variance relates to:	Setbacks: (Front / Rear or Side)	Required: <u>50/25/50</u>	Proposed: <u>1.25'/8.75'</u> existing
	Lot Coverage:	Required: <u>10%</u>	Proposed: <u>3% ~1510</u> sqft
	Height:	Required: <u>30' max</u>	Proposed: <u>28'</u> unchanged

Description of the Project To create and accessible entrance and an exterior sitting area through the construction of an open porch with accessibility ramp on the west side of the existing library. Currently the library is 1.25' from Cobalt Rd and 8.75' from Knowles Rd. The addition is no closer that the current structure.

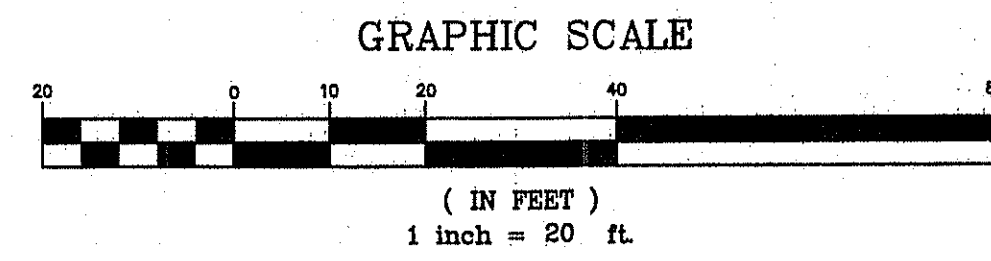
Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):
The library structure was built in 1799 as a general store. In 1908 it became a library. The structure was built prior to any of the zoning regulations and it is impossible to have any project due to the historic placement of the building on the lot.

The hardship created is unique and not shared by all properties alike in the neighborhood because:
The library, located in what is now a residential zone, serves the community as a gathering space and it is not currently accessible. This addition will allow the community to all be access the building.

Signature(s): Applicant DMRoberts Date 10.20.22
 Owner _____ Date _____

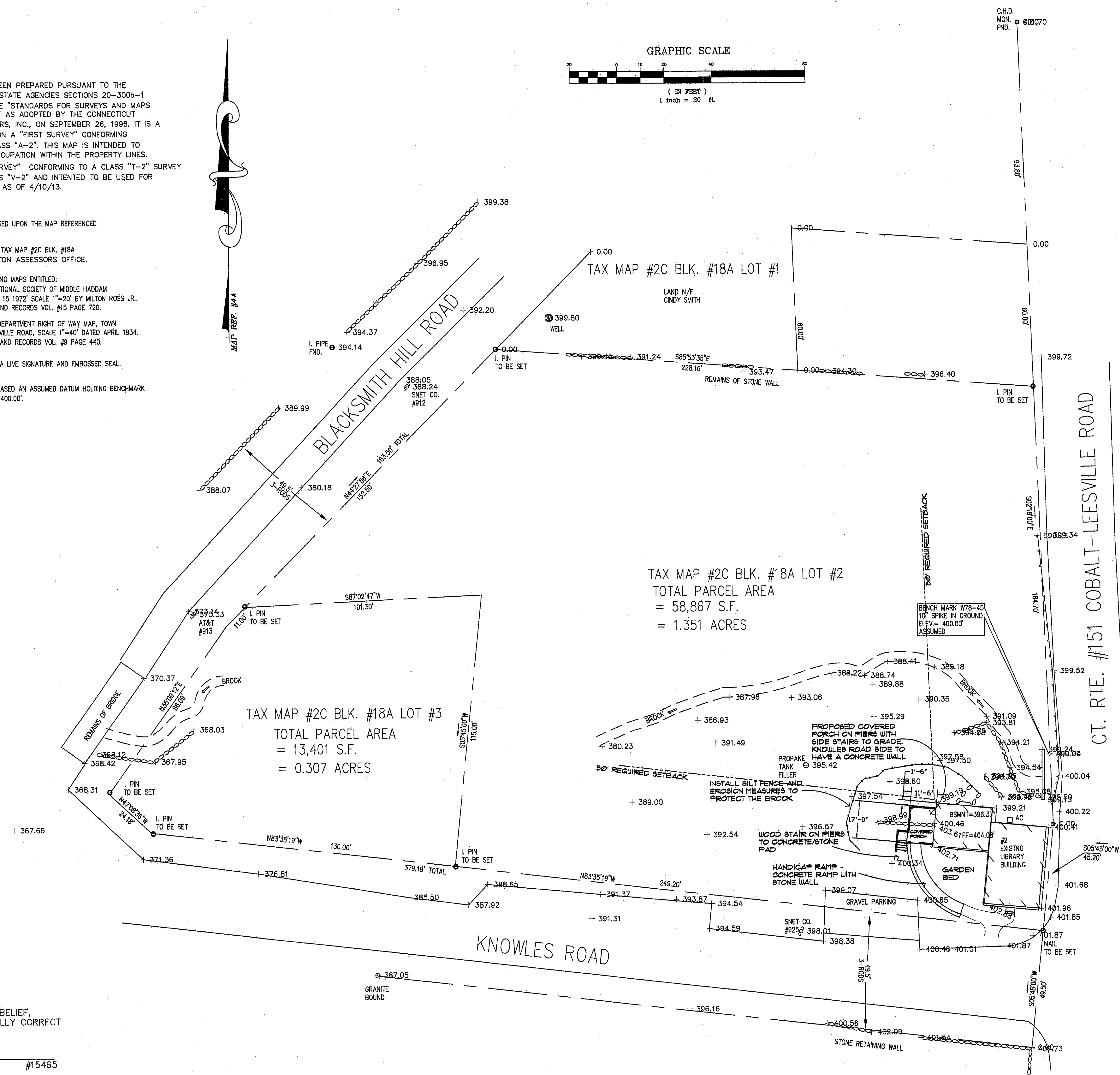
NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996. IT IS A "PROPERTY SURVEY" BASED UPON A "FIRST SURVEY" CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2". THIS MAP IS INTENDED TO BE USED TO SHOW EXISTING OCCUPATION WITHIN THE PROPERTY LINES. IT IS ALSO A "TOPOGRAPHIC SURVEY" CONFORMING TO A CLASS "T-2" SURVEY AND VERTICAL ACCURACY CLASS "V-2" AND INTENDED TO BE USED FOR DETERMINING FIELD ELEVATIONS AS OF 4/10/13.
2. BEARINGS DEPICTED HEREON ARE BASED UPON THE MAP REFERENCED IN NOTE #4A
3. SUBJECT PARCEL IS REFERENCED ON TAX MAP #2C BLK. #18A LOT #2, TOWN OF EAST HAMPTON ASSESSORS OFFICE.
4. REFERENCE IS MADE TO THE FOLLOWING MAPS ENTITLED:
 - A. "LAND OF THE SECOND CONGREGATIONAL SOCIETY OF MIDDLE HADDAM EAST HAMPTON CONN. DATED FEB. 15 1972' SCALE 1"=20' BY MILTON ROSS JR. ON FILE IN THE EAST HAMPTON LAND RECORDS VOL. #15 PAGE 720.
 - B. "CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP, TOWN OF EAST HAMPTON COBALT-LEESVILLE ROAD, SCALE 1"=40' DATED APRIL 1934. ON FILE IN THE EAST HAMPTON LAND RECORDS VOL. #9 PAGE 440.
5. THIS MAP IS NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.
6. ELEVATIONS SHOWN HEREON ARE BASED AN ASSUMED DATUM HOLDING BENCHMARK SPIKE IN GROUND = TO ELEVATION 400.00'.



LEGEND

STREET LINE	---
PROPERTY LINE	---
EDGE OF PAVEMENT	---
MONUMENT	□ TYPE
IRON PIN	○ I.PIN
IRON PIPE	○ I.P.
UTILITY POLE	⊖
EXISTING CONTOURS	---



PROPOSED SITE PLAN
FOR NEW ACCESSIBLE
PORCH TO THE MIDDLE
HADDAM PUBLIC
LIBRARY, INC

BASED ON:
PERIMETER SURVEY
AND
TOPOGRAPHIC SURVEY
PROPERTY N/F OF MIDDLE HADDAM PUBLIC LIBRARY INC.
#2 KNOWLES ROAD
EAST HAMPTON, CONNECTICUT
SCALE 1" = 20' DATED APRIL 12, 2013

WAKA
Wadsworth Kamm Architects

256 Williams Street
Glastonbury, Connecticut 06033
860-633-1308

DATE: 2022-10-17

RW ROBERT R. WEAVER, L.S.
CONNECTICUT REGISTERED LAND SURVEYOR
COMMERCIAL-RESIDENTIAL

OVER 25 YEARS EXPERIENCE LAND SURVEYING AND LAND PLANNING
MORTGAGES-BOUNDARY-TOPOGRAPHY-SUBDIVISIONS-CONSTRUCTION STAKE-OUT
147 PARKER ROAD, EAST HADDAM, CONNECTICUT 06423
PHONE 860-873-2901 FAX 860-873-2902

TO MY KNOWLEDGE AND BELIEF,
THIS MAP IS SUBSTANTIALLY CORRECT
AS NOTED HEREON

ROBERT R. WEAVER, L.S. #15465

