

CAM ZONE? (Y) N
CAM REVIEW REQUIRED? Y (N)
CAM REVIEW INCLUDED? Y (N)

FOR OFFICE USE

APPLICATION # 859
SUBMITTED 3-16-06
RECEIVED 3-16-06
200 + 30 = 230⁰⁰
App. Fee ST Fee Total
Fee Received: \$ 230⁰⁰
Receipt #: 52943

IS THIS PROPERTY WITHIN 500 FT. OF ANOTHER MUNICIPALITY OR GOV'T. AGENCY? Y (N)
REVERSAL OF ZEO DECISION? ... Y (N) If yes, was notice sent? Y (N)
VARIANCE? (Y) N

EXISTING CONDITIONS: Nonconforming use _____ Nonconforming setback X Street Frontage _____
Nonconforming lot _____ Height _____ Width _____ Area _____ Other _____

Application withdrawn by Mr. Coen. 7-15-06

TOWN OF LEDYARD
APPLICATION TO ZONING BOARD OF APPEALS

Please print in ink or type:

1. Owner: MARK C. COEN Phone: 608-7181
Address: 5 ALLEN LANE GATES FERRY, CT. ZONING DISTRICT: R-40
Agent: SAME
LETTER OF AUTHORIZATION FROM PROPERTY OWNER CERTIFYING AGENT TO ACT ON BEHALF OF OWNER IN THIS APPLICATION IS REQUIRED.
Address: SAME Phone: 608-7180

2. Address of affected premises: 83 Inghcliffe Drive
Assessor's Map No. 106 Year of approved subdivision, if applicable: 1964 Year built: N/A

3. This appeal is for the reversal of the ZEO's decision for the following reason: N/A

Variance of the following section(s) of the Zoning Regulations is requested: 9.2.2 front yard
40' VARIANCE 34' 2" SET BACK (75' normally Required)
40' REDUCTION OF 75' MINIMUM FROM A TOWN ROAD.

a) What is the purpose for the variance? Build New Single family Home
b) What is the orientation of the proposal on the property? South facing
c) What is hardship claimed? Wetlands

d) What is unique about the hardship? Smith Pond and The wetlands - Topography - shape of lot that is NOT wetland.

e) How will granting this appeal affect the character of the neighborhood? It will NOT, House will HAVE GREATER VALUE than surrounding homes

Previous appeal(s) made in regard to this property: Application #(s): N/A Date(s): N/A

Additional supporting information may be attached.

The undersigned acknowledges that delays may occur in the variance process with the possibility of a public hearing continuance in order to obtain necessary information to reach an equitable decision. The undersigned also acknowledges having read the Hardship information on the reverse and of having received an instruction sheet for calculating setback reductions.

Mark C. Coen
Signature of Applicant Date 3/16/06