

41 Smith Street
East Hampton, CT 06424
October 17, 2019

Zoning Board of Appeals
Town of East Hampton
20 East High Street
East Hampton, CT 06424

Re: Variance Application for 43 Smith Street, East Hampton, CT 06424
Map 06A, Block 57, Lot 8A-2

I am writing to OPPOSE the variance application submitted for 43 Smith Street. It is my understanding that the current side setback for this zone is 25 feet. This variance reduces the side setback to only 8 feet. That is a reduction of 68%. This is excessive.

It will pose a safety concern for my family. What if the structure catches on fire and it is so close to my home?

It will also decrease the value of my home. I might not have purchased the house if the structure was there at that time. It will be much harder to sell my property with the structure so close.

It will also change the look of the neighborhood. Due to the side setback regulations, the neighborhood has a uniform appearance with a similar distance on both sides of each house. If you grant this variance, it will change that and the houses will look too crowded.

Personally, I chose to live in East Hampton because of its rural setting. These regulations are in place for privacy, safety, and environmental reasons. As I read Section 9.5C 3c Variances of the East Hampton Zoning Regulations, the granting of a variance must not be injurious to the neighborhood and the board must consider "the character and use of adjoining buildings and those in the vicinity." In addition, hardships cannot be self-imposed and variances cannot be granted where the hardship similarly affects properties in the same zone district. For these reasons, the application should not be granted. If we let one person ignore the regulation, will we let everyone?

I am also questioning why the structure must be on the southern side of the home. There appears to be room on the northern side and there isn't another house close to that property line.

Will you please consider my opposition to this variance.

Sincerely,

Stacy M. Marino