



Application for Zoning Board of Appeals Variance

Fee \$300 (State Fee Included)

Cash / Check#: 1514
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Application # ZBA-23-006

Property Address 12 Brook Trail, East Hampton Ct 06424
Map 10A Block 79 Lot 7 Zone 1 Acres 0.12
Applicant Bethanne Salva Phone 860 301 1588
Address 12 Brook Trail, East Hampton Ct 06424
Email (required) Bethanne.Salva@yahoo.com
Property Owner - Same as above Phone /
Address /
Email (required) /

Variance requested: Section 4.1.e of the Zoning Regulations
Variance relates to: Setbacks: (Front / Rear or Side) Required: 15ft Proposed: 7ft, 8.5ft
Lot Coverage: Required: Proposed:
Height: Required: Proposed:
Description of the Project Add a 20.4' x 12.0' Deck to back of existing structure, as well as stairs with landing. Refer to drawing.
Strict application of the regulations would produce undue hardship because (Definition of a hardship on back): see attached letter
The hardship created is unique and not shared by all properties alike in the neighborhood because: see attached letter

Signature(s): Applicant Bethanne Salva Date 7/21/23
Owner Bethanne Salva Date 7/21/23

Date: June 20, 2023
To: Zoning Board of Appeals, East Hampton Ct.
From: Bethanne Salva
12 Brook Trail
East Hampton Ct 06424

Re: Hardship Letter – Meeting August 14, 2023
12 Brook Trail – Proposed Deck

This is regarding the current Zoning requirements of the 15-foot setback on each side of the above-mentioned property. This does not allow me to build a deck off the existing structure as noted in the drawings/maps also submitted. Please note the following:

1. The strict application of the provision would constitute unnecessary hardship/reasonable use of the property. The lot size is considerably small (.12 acres) and narrow (approx. 41 feet) and with the current variance encumber the full use of the property. I overlook Lake Pocotopaug and would love to take full advantage of the view and better use of outdoor space/lot by adding on the proposed deck. This would allow better use of the property. We currently utilize the back yard which slopes considerably, is relatively rocky terrain and the view of the lake is partially blocked by trees and the houses below me. The majority of my neighbors including but not limited to, 14 Brook Trail (adjacent to me) and 16 Brook Trail who was recently granted a variance have similar decks.
2. Granting the variance would not adversely affect the adjacent property owners or residence or encumber their views.
3. Granting the variance would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare.
4. Granting the variance would not oppose the general spirit and intent of the development code.

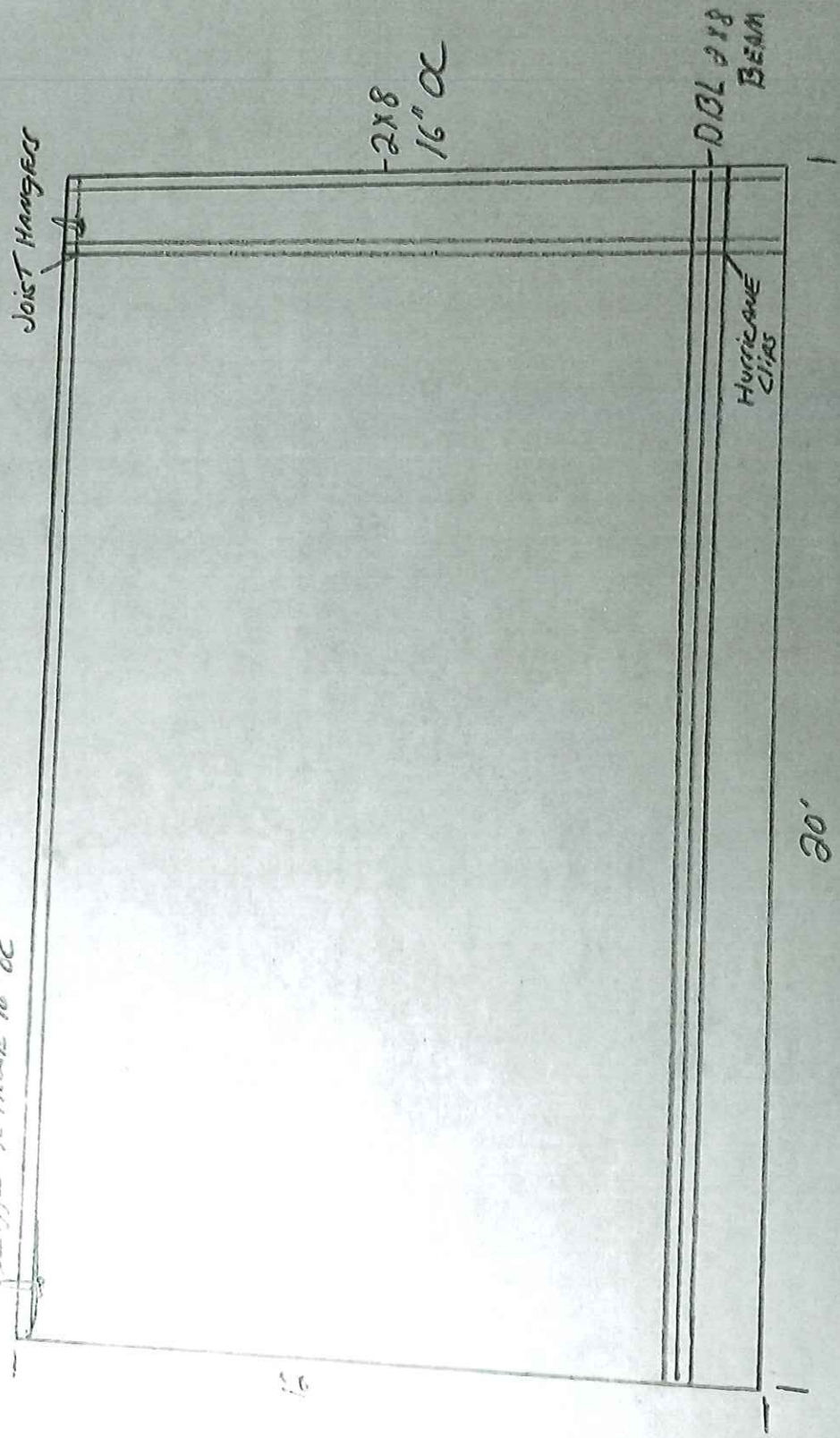
Thank you for your consideration with this matter.

Bethanne Salva

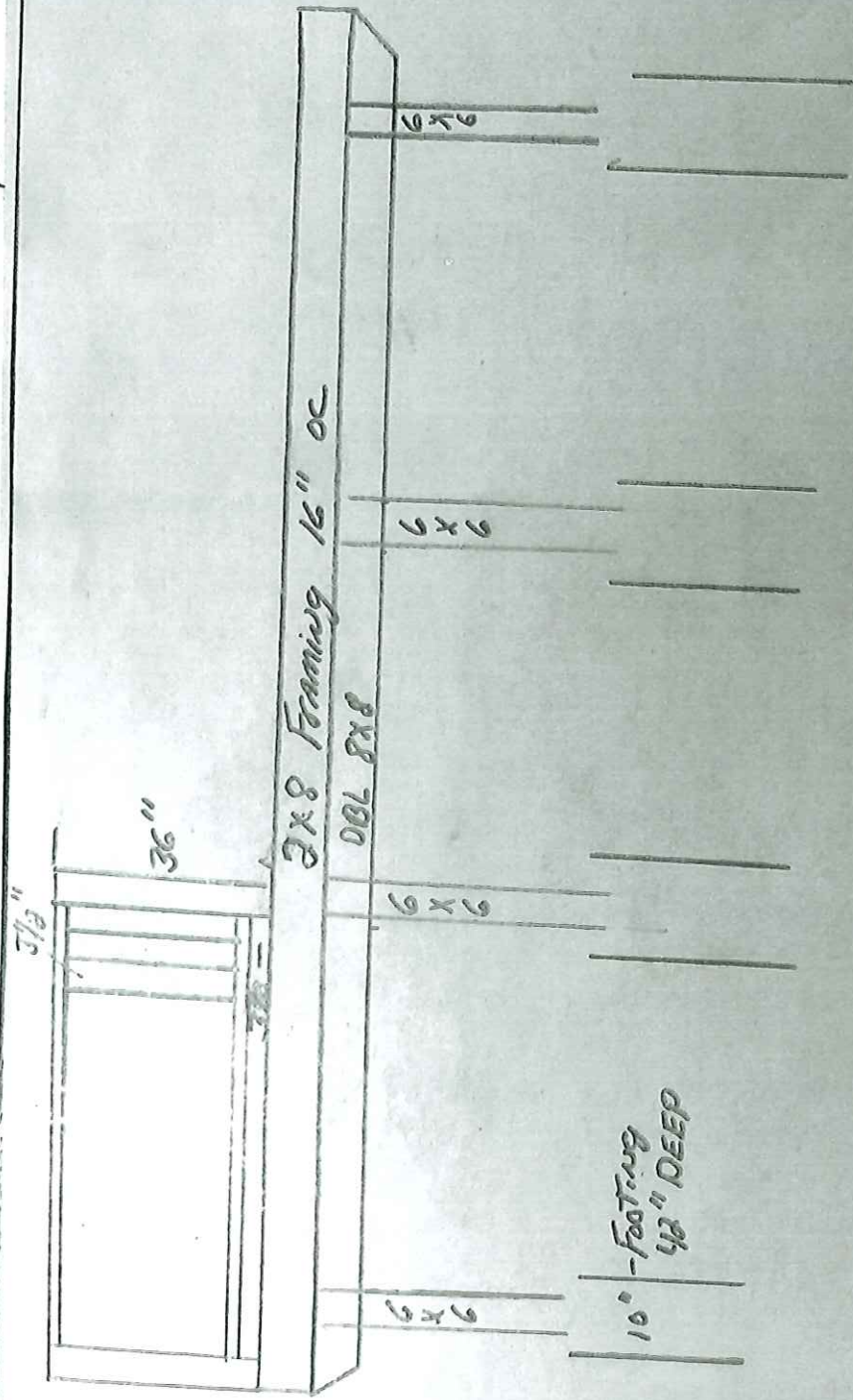
12 Brook Trail Beth Salva 800 301 1588

12 X 20 DECK P/T Framing
T/EX DECKING + Railings
2 X 8 Framing 16" OC
Lagged to House 16" OC

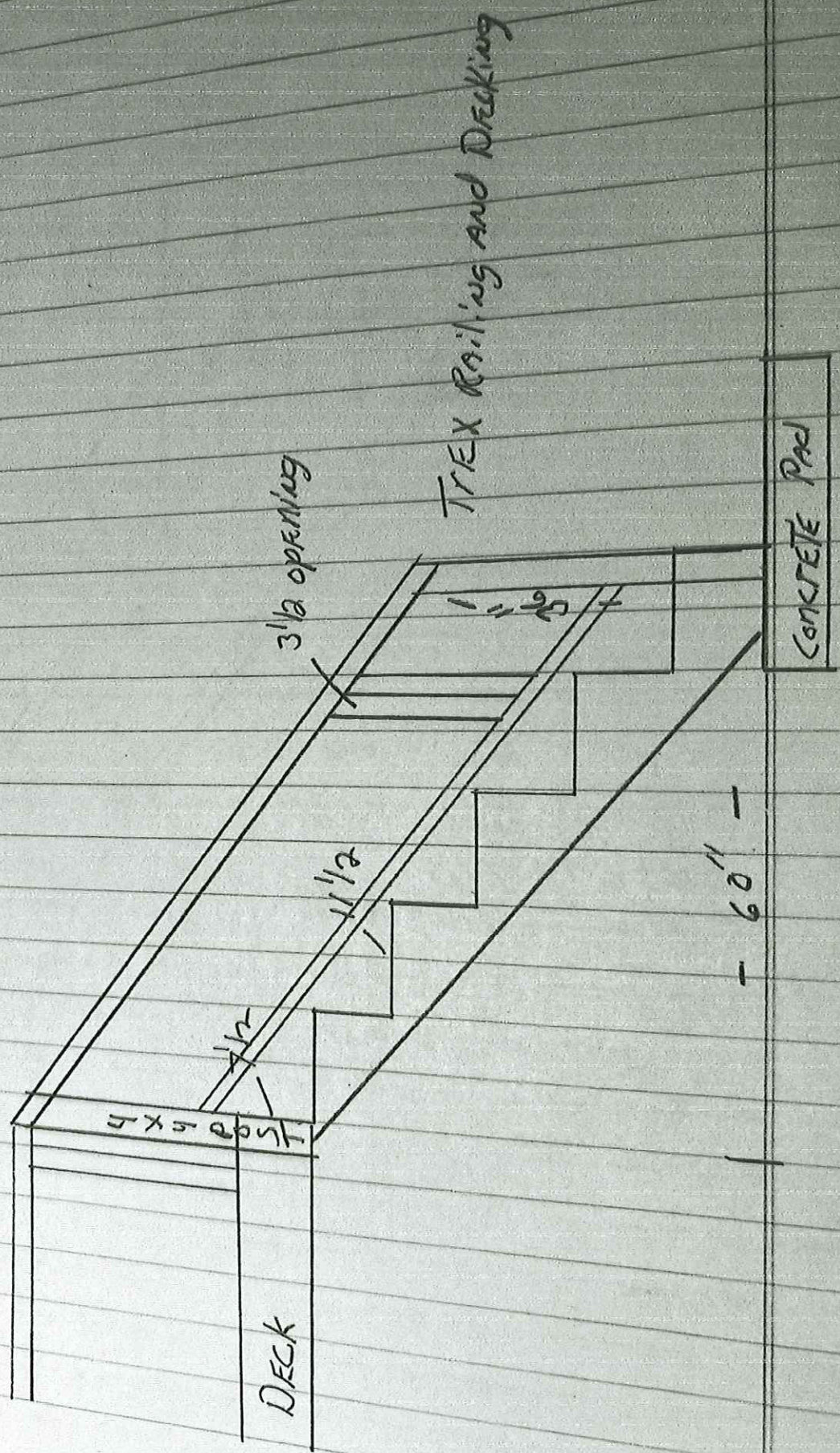
4/25/23



12 Brook Trail

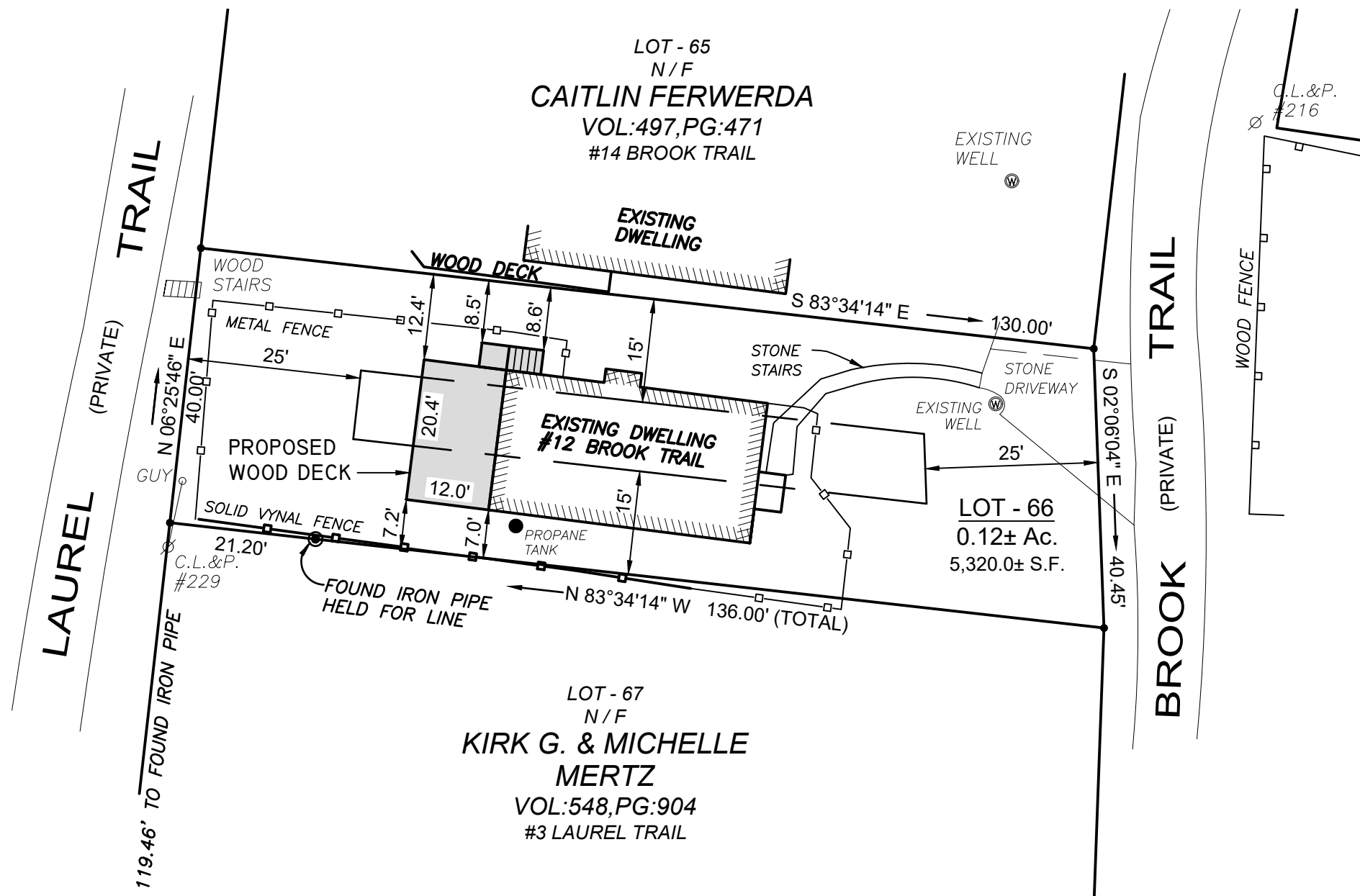


12 Brook Trail



LEGEND

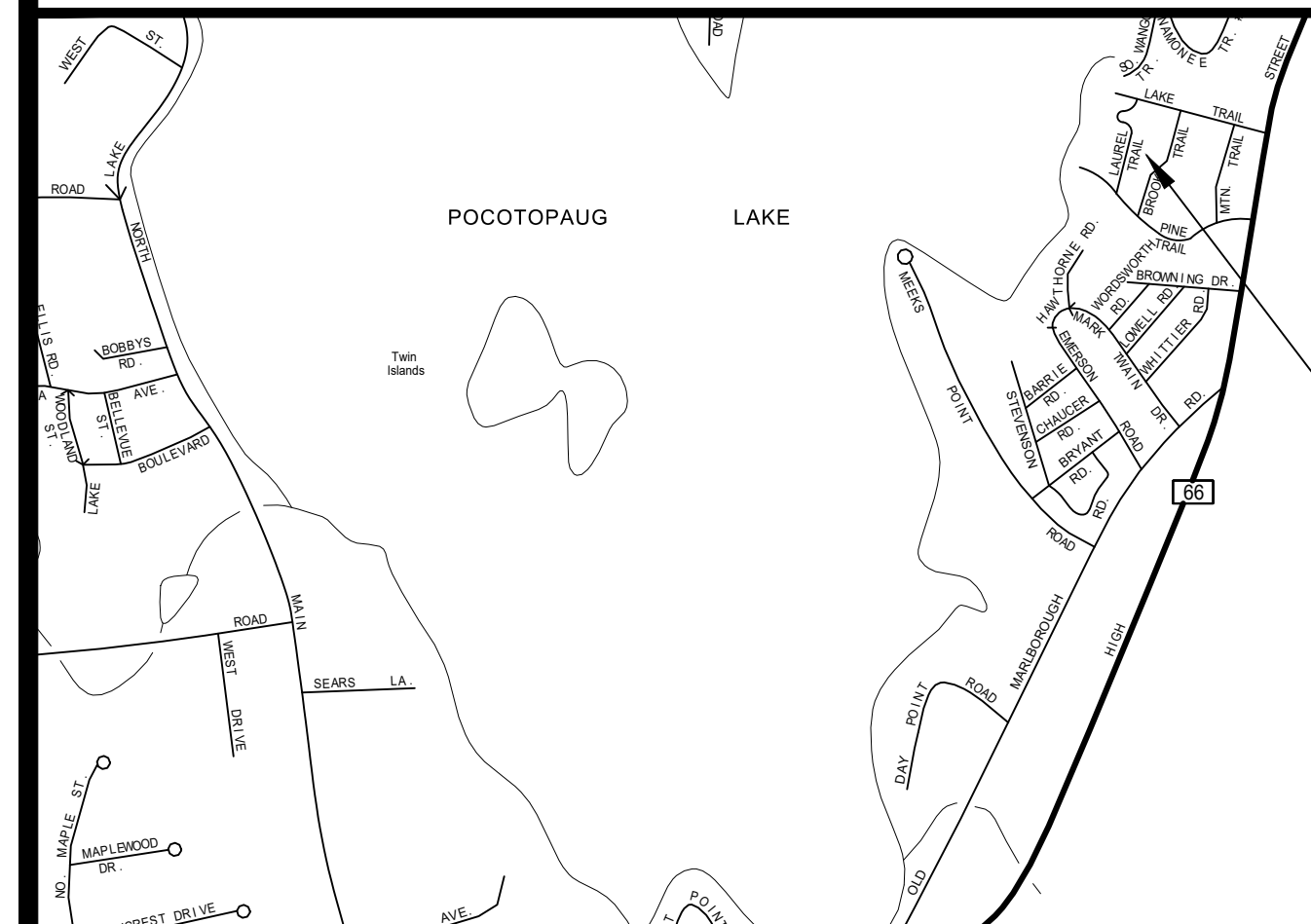
BUILDING SETBACK LINE - - - - -



- I. EAST HAMPTON LAND RECORDS
- A. DEED TYPE VOL:PG DATE
 - 1. Driggs, A.B. W 604:746 15 June 2020
 - B. MAPS
 - 1. East Hampton Assessors Map 10A Block 79 Lot 7.
 - 2. Map of Lake Pocotopaug Terrace, East Hampton, Conn. owned by Olafsson and Jensen, Scale: 1"=50', Date: June, 1925, By: Edgar T. Duncan, C.E.
 - 3. Map showing easements to be acquired from Lake Pocotopaug Terrace Association by the Town of East Hampton. East Hampton Water & Sewer Authority, East Hampton, Connecticut, Sanitary Sewer Project - contract No. 8, By: Cahn Engineers, Inc. Revised to November 1979.

- II. Underground utilities were not investigated as part of this survey.
- III. This property is located within the R1S Zone of the Town of East Hampton.
- IV. Existing impervious area = 902.9 S.F. = 16.97%. Maximum regulated coverage = 20%.

LOCATION MAP



ZONING LOCATION SURVEY

SHOWING
PROPERTY
OF

ADAM B. DRIGGS

#12 BROOK TRAIL

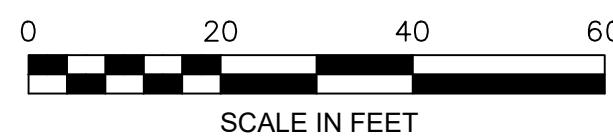
EAST HAMPTON, CONNECTICUT
SCALE: 1"=20 FT.-----12-JUNE-2023

This Survey and Map has been prepared in accordance with SECTIONS 20-300b-1 through 20-300b-20 of the REGULATIONS OF CONNECTICUT STATE AGENCIES "Minimum Standards for Surveys and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc.

It is a LIMITED PROPERTY / BOUNDARY SURVEY - ZONING LOCATION SURVEY based on a RESURVEY conforming to Horizontal Accuracy Class A-2 and is intended to depict the position of existing improvements with respect to applicable municipal setback requirements.

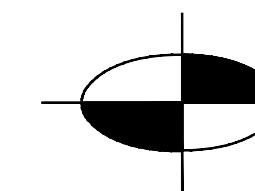
To my knowledge and belief this map is substantially correct as noted herein.

Steven Skultety, L.S. Conn. License #70,479



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