



Application for
Zoning Board of Appeals
Variance

Fee \$300 (State Fee Included)

Cash / Check#: 231
Date Paid: 3/14/23
Received by: [Signature]

Application #
ZBA-23-001

Property Address: 12 Terp Rd
Map: 06 Block: 14 Lot: 5-6 Zone: 2 Acres:
Applicant: Tommaso Prognano Phone: 860-301-3436
Address: 12 TERP RD
Email (required): carriemolloy@rocketmail.com
Property Owner: [Signature] Phone:
Address:
Email (required):

Variance requested: Section 4.2.E of the Zoning Regulations
Variance relates to: Setbacks: (Front / Rear of Side) Required: F-50 Proposed: F-15
Lot Coverage: Required: 5 25 Proposed: 5 -16.75
Height: Required: Proposed:
Description of the Project
Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):
The hardship created is unique and not shared by all properties alike in the neighborhood because:

Signature(s): Applicant [Signature] Date
Owner [Signature] Date

Mr. Tommaso Prozano  
12 Terp Road, East Hampton, CT 06424  
(860) 704-0000

Town of East Hampton Planning & Zoning Commission  
One Community Drive, East Hampton, CT 06424

March 10, 2023

Re: Garage misplacement

Dear Planning & Zoning Commission,

I would like to begin this letter by apologizing for any and all problems I have caused in the miscalculation of my garage placement.

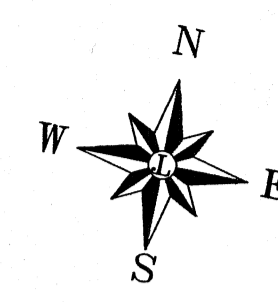
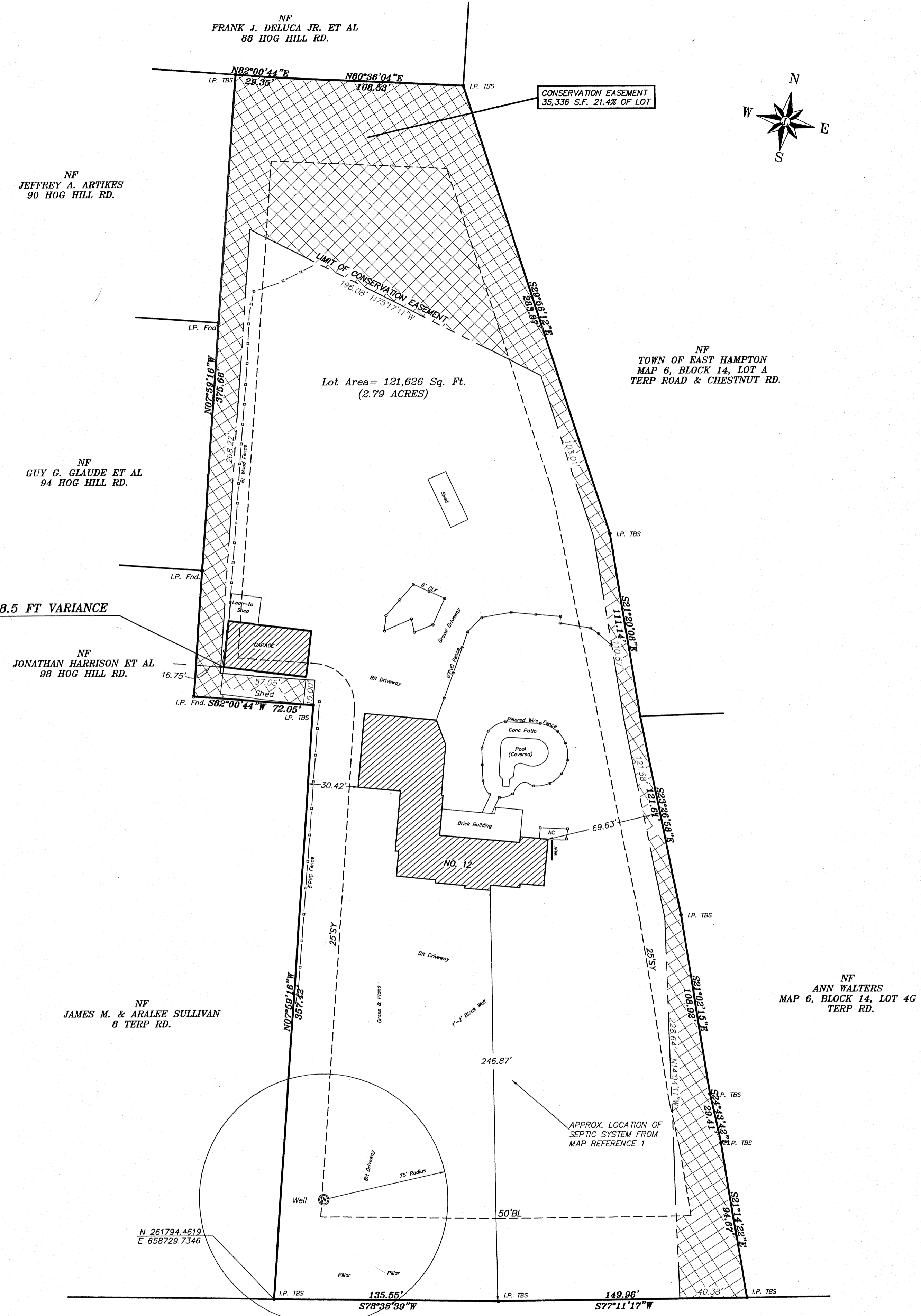
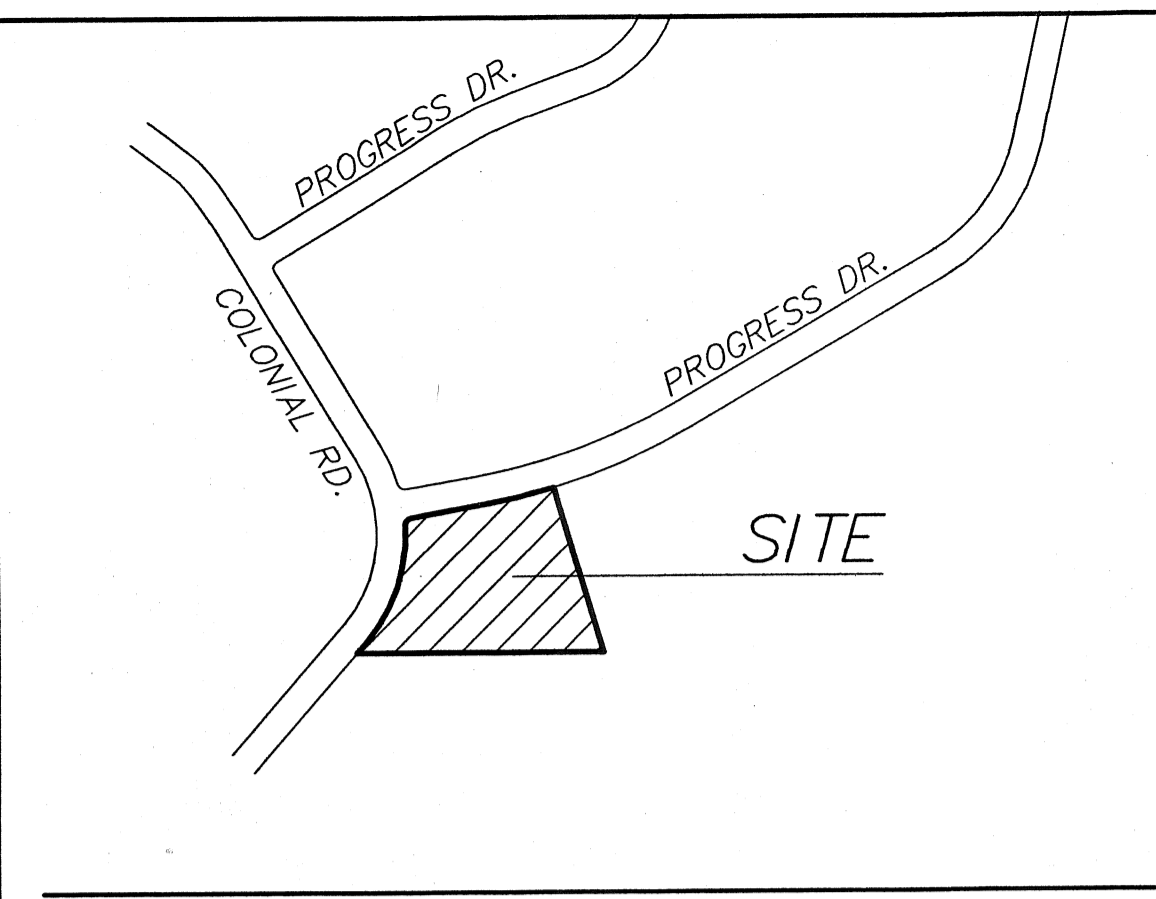
Approximately 15 years ago, I had received approval from the Planning & Zoning Commission to build a kennel for my dogs, which lay on a concrete foundation. After the dogs passed away, the area remained vacant. I recently tore down the kennel structure, leaving the concrete slab intact.

I am the owner of La Cantina Restaurant in Middletown and own two large trailers to conduct off-site food catering. These trailers are very long and quite heavy, and rather than continuing to park them in my backyard, I decided to utilize the former kennel space. Said trailers weigh approximately 18,000 pounds each and are 30 feet long. It was my understanding that the land in the former kennel area was well-suited to withstand the heavy weight of my work vehicles. By continuing to park them on the lawn, I would be both damaging the greenery as well as my trailers. Please note, said vehicles are up to date with both Department of Motor Vehicle registrations and the Town of East Hampton taxes, respectively.

Lastly, it has come to my attention that the new garage structure is not up to code. This is solely the result of an error on my part, and I will do whatever is needed to rectify it. Again, please accept my sincerest apologies.

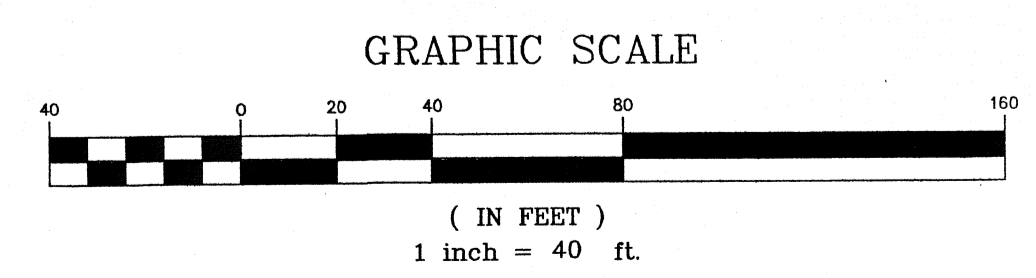
Sincerely,

Tommaso Pograno



Map Reference:  
 1. AS-BUILT, LOT #6 - HOG HILL EST.  
 ASSESSOR'S MAP 6, BLOCK 14, LOT 5-5  
 PREPARED FOR: HIBBARD AND ROSA  
 ARCHITECTS, HOG HILL ROAD/TERP ROAD  
 EAST HAMPTON, CONN. SCALE 1"=20'  
 SEPTEMBER 5, 2014

LEGEND	
○ I.P. Fnd.	IRON PIPE FOUND
● I.P. TBS	IRON PIN TO BE SET
□ Mon. Fnd.	MONUMENT FOUND
■ MON. SET	MONUMENT SET
T	TANGENT
R	RADIUS
L	LENGTH
Δ	DELTA ANGLE
No.	NUMBER
N.T.S.	NOT TO SCALE
RY	REAR YARD
SY	SIDE YARD
BL	BUILDING LINE



MAP CERTIFICATED  
 THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 80-200-1 THRU 80-200-80 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES—MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENFORCED BY THE CONNECTICUT STATE ASSOCIATION OF LAND SURVEYORS, INC. THIS MAP CONFORMS TO A HORIZONTAL ACCURACY CLASS OF A-E THE SURVEY TYPE IS RESURVEY BASED ON EXISTING MAPS AND FIELD EVIDENCE AND IS INTENDED TO BE USED IMPROVEMENT SURVEY PLAT PLAN BEING  
 TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREIN  
 JEFFREY PESCOLO L.S. NO. 70405

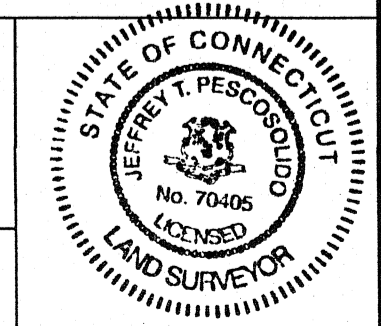
**TERP ROAD**

MAR 03 2023

**PROPOSED VARIANCE**

PROPOSED VARIANCE PLAN  
 FOR  
**CARRIE MOLLOY**  
 12 TERP ROAD  
 EAST HAMPTON, CONNECTICUT

**J L SURVEYING**  
 212 OLD BRICKYARD LANE  
 Berlin Connecticut  
 Phone 860-828-3200



REVISIONS:		PROJECT NO. 200301
DATE Plot Date: 2-8-23	FILE NAME C:\DRAW\2003\200301\12 TERP RD E. HAMPTON	DRAWN BY JLG
		SHEET NO. 1