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DEC 26 2018

TIME 11:3 Application for  
Zoning Board of Appeals  
Variance

Fee \$160 (State Fee Included)

Cash / Check#: #205  
Date Paid: 12/26/18  
Received by: Christine

Application #  
ZBA-18-014

Property Address 21 Seminole Trail East Hampton, CT 06424

Map 09A Block 73 Lot 114 Zone R-1/w/SEWER Acres .18

Applicant Ryan Donohue Phone 860 982 7459

Address 21 Seminole Trail East Hampton, CT 06424

Email (required) RyanDonohue@iheartmedia.com

Property Owner Ryan Donohue Phone 860 982 7459

Address 21 Seminole Trail East Hampton, CT 06424

Email (required) RyanDonohue@iheartmedia.com

Variance requested: Section 8-6 of the Zoning Regulations

Variance relates to: Setbacks: (Front / Rear or Side) Required: 25'/15'<sup>FR</sup> Proposed: 18" side / 30" Rear  
Lot Coverage: Required: 20% Proposed: 38% - (34.8% Now)  
Height: Required: N/A Proposed: N/A

Description of the Project Shed Removal, New shed/Garage installed on West side of home. (14x22 Garage)

Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):

There is no other way to construct this garage, nor any other location due to numerous reasons. The lot is currently already non-conforming, has major topographical hardships, as well as utility laterals hardships. The hardship created is unique and not shared by all properties alike in the neighborhood because: Existing set-backs currently vary between lots. The utility laterals also are different per lot - allowing some allowances to build in front. The topographical hardship is most extreme on our property than others.

Signature(s): Applicant Ryan Donohue Date 12/19/18  
Owner [Signature] Date 12/19/18