



RECEIVED

JUL 14 2022

Application for  
Zoning Board of Appeals  
Variance

Fee \$160 (State Fee Included)

Cash 1 Check#: 424  
Date Paid: 7-14-2022  
Received by: JSD

Application #  
ZBA-22-005

Property Address 12 Lakewood Rd

Map 03A Block 44 Lot ~~44~~ C73 Zone R-1 Acres .23-.25

Applicant Benjamin Leitch Phone (203) 695-3247

Address 12 Lakewood Rd

Email (required) benjamin.leitch@gmail.com

Property Owner Benjamin Leitch Phone (203) 695-3247

Address 12 Lakewood Rd

Email (required) benjamin.leitch@gmail.com

Variance requested: Section 4.1E of the Zoning Regulations

Variance relates to: Setbacks: (Front / Rear or Side) Required: \_\_\_\_\_ Proposed: \_\_\_\_\_  
Lot Coverage: Required: 23.24% (existing) Proposed: 25.03%  
Height: Required: \_\_\_\_\_ Proposed: \_\_\_\_\_

Description of the Project replacement & extension of rear deck & egress/add shed roof over deck

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

lot is a small non-conforming property in a neighborhood of similar non-conformity

The hardship created is unique and not shared by all properties alike in the neighborhood because:

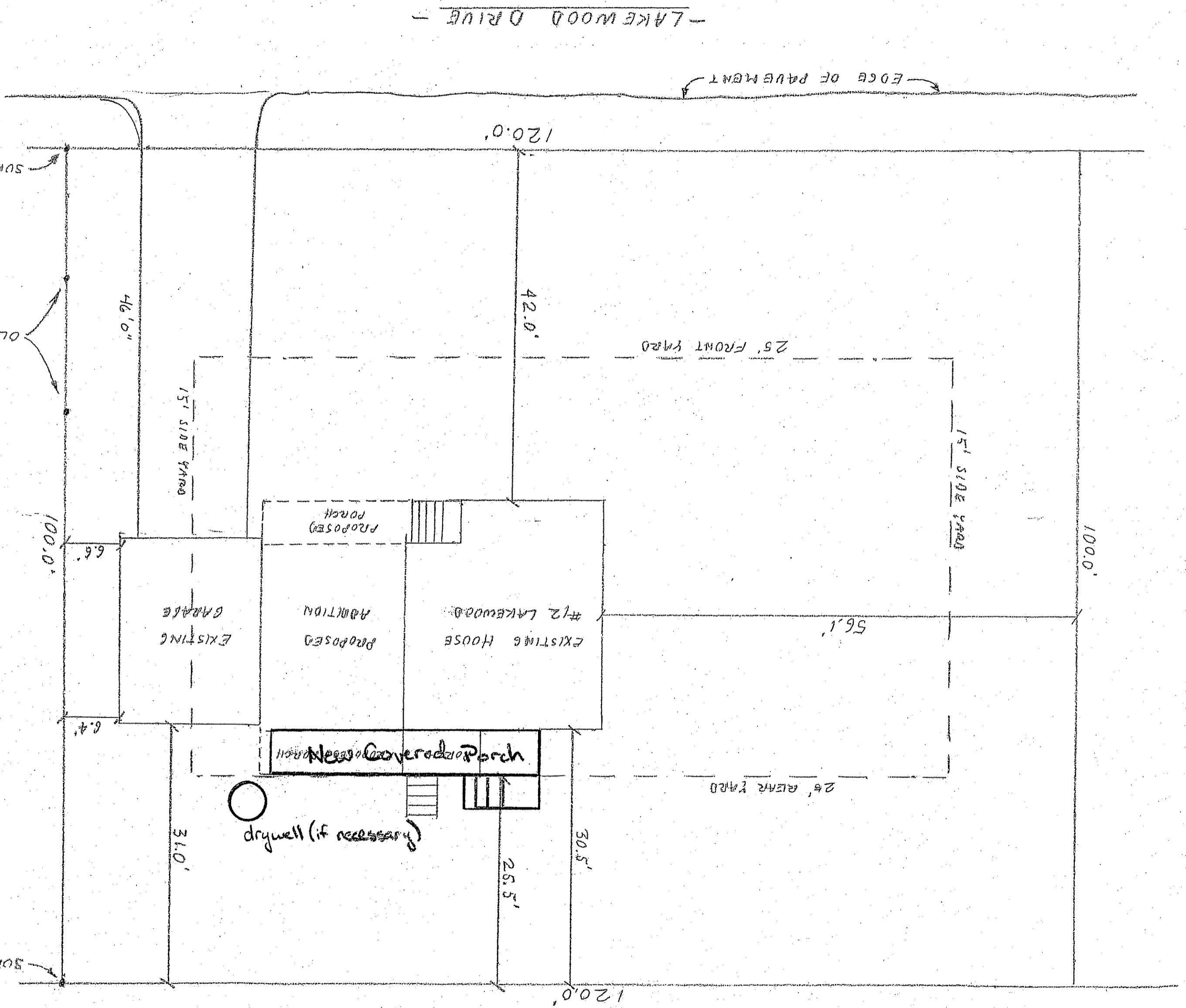
contractor built design w/o requisitioning permits unbeknownst to homeowner

Signature(s): Applicant Benjamin Leitch Date July 14, 2022  
Owner Benjamin Leitch Date July 14, 2022

THE SURVEY OF THIS PROPERTY WAS CONDUCTED ACCORDING TO CT. CLASS "D" STANDARDS

DRAWING NUMBER S-1	
SITE PLAN	
DATE: 2/10/04	APPROVED BY: [Signature]
SCALE: 1" = 10'	DRAWN BY: [Signature]
PROJECTED ADDITION - <del>EXISTING</del> RESIDENCE #12 LAKEWOOD DRIVE, E. HARTFORD CT	

**COPY**  
(in file)



NOTE: SURVEYOR'S STAKES FOUND WERE FROM 2003 SURVEY OF #10 LAKEWOOD DR.  
 Lot sq ft = 120 x 100 = 12,000 sq ft  
 20% coverage = 2,400 sq ft  
 lot coverage by area:  
 } not shown } pad/stud = 10'9" x 13'2" = 141.58 sq ft  
 driveway = (38' x 24') + (7' x 12') = 996 sq ft  
 existing residence = 43'0" x 29'6" = 1268.5 sq ft  
 garage = 16'6" x 23'3" = 383.63 sq ft  
 proposed deck = 6'4" x 33'9" = 213.64 sq ft  
 total sq. ft before deck = 2789.71  
 = 23.24%  
 after deck = 3003.35  
 = 25.03%  
 N/F #10 LAKEWOOD DR.  
 N/F #16 LAKEWOOD DR.

- LAKEWOOD DRIVE -

EDGE OF PAVEMENT

SURVEYOR'S STAKES FOUND

OLD FENCE POSTS

46'0"

42.0'

25' FRONT YARD

15' SIDE YARD

15' SIDE YARD

100.0'

N/F #16 LAKEWOOD DR.

6.6'

56.1'

6.4'

NEW COVERED PORCH

25' REAR YARD

dry well (if necessary)

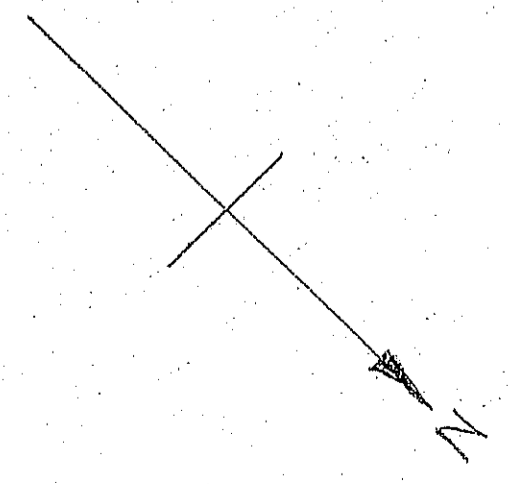
31.0'

25.5'

30.5'

120.0'

N/F # BOLDER



**ADAM R. TADDONIO, PE**

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Beam Specification Letter

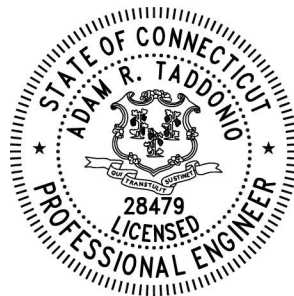
August 11, 2022

Location: 12 Lakewood Roar  
East Hampton, CT 06424

To whom it may concern:

The purpose of this letter is to provide conclusions after a visual inspection of the rear covered porch. The covered deck consists of 2x8 @ 16" floor joists extending 6 feet out from the house. There is a double 2x8 beam spanning 8 feet between 6x6 posts. The posts are supported by one existing 12" sonotube and four precast piers. The 6x6 column is slightly offset on the existing pier, but this is found to be acceptable. There is a 2x8 ledger attached to the house with two rows of anchors spaced at 32". The roof consists of 2x6 @ 16" framing with a triple 2x10 beam on 6x6 posts. The railing was measured to be 41" high which is over the 36" code minimum. Overall, the deck framing, connection hardware and support piers are found to be installed correctly and per code. There are two repair recommendations that would be the deck into full code compliance.

1. The 2x8 ledger attached to the house should have anchors spaced at 16" instead of 32". Additional anchors should be installed to establish this spacing.
2. There are no lateral deck ties installed to resist the lateral loads of the deck. These ties are Simpson DTT1-Z lateral ties and shall have at least four installed along the floor framing.



A handwritten signature in black ink, appearing to read "Adam R. Taddonio".

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Adam R. Taddonio, P.E.

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View of rear porch.



View of floor framing.

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View of columns on precast piers.



View of column on existing pier.

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View of ledger with two rows of anchors @ 32".



View of roof framing.

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View of porch cross section.