



Office Use Only

Project# _____
Address: _____
MBL: _____

ZONING BOARD OF APPEALS
TOWN OF EAST HAMPTON

RECEIVED
4.17.2023
East Hampton
Land Use Dept.

Minimum Requirements for Submission of Application to Zoning Board of Appeals for Variance

This form must be submitted with your application

Please check all that are being submitted:

- Completed Application Form
- Fee Paid
- Hardship Statement (See Handout)
- A-2 Survey of Property Including Proposed Variance – PDF & 4 Copies of 11 x 17s

___ Certificate of Mailing Receipts (Return to us 5 Days prior to Hearing) - Date Submitted: _____
___ Copy of Letters Sent to Abutters (Send 10 days prior to Hearing) – Date Submitted: _____
___ Photo of 10 sq. ft. Sign Posted (Post 15 days prior to Hearing) – Date Submitted: _____

I certify that this application is complete.

Signature of Applicant: _____

Date: 4/17/23

The Board reserves the right to add additional requirements in accordance with the State Statutes.

Only Complete Application Packages Will Be Accepted



**Application for
Zoning Board of Appeals
Variance**

Fee \$300 (State Fee Included)

Cash / Check#: _____
Date Paid: _____
Received by: _____

Application #

Property Address 65 WEST HIGH ST.

Map 19 Block 46 Lot 14 Zone R-1 Acres 0.46
(NOT SEWERED)

Applicant James Marino Phone 203-887-2499

Address 9 STAETH ROAD, EAST HAMPTON, CT 06424

Email (required) POURED CONCRETE@GMAIL.COM

Property Owner JAMES MARINO, JR CONSTRUCTION LLC Phone 203-887-2499
~~SAME AS ABOVE~~

Address 9 STAETH RD, EAST HAMPTON, CT 06424

Email (required) SAME AS ABOVE

Variance requested: ARTICLE 4 SECTION 4.1.E of the Zoning Regulations

Variance relates to: Setbacks: (Front / Rear or Side) Required: 25 Proposed: 10
Lot Coverage: Required: _____ Proposed: _____
Height: Required: _____ Proposed: _____

Description of the Project CONSTRUCTION OF A DUPLEX

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

THE HOUSE WOULD IMPACT WETLANDS.

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

THE LOT IS UNDERSIZED IN COMPARISON TO OTHER LOTS IN THE ZONE, AND HAS CONSIDERABLE WETLANDS, AND ONLY ONE SUITABLE AREA FOR SOIL SEPTIC.

Signature(s): Applicant [Signature] Date 4/17/23

Owner [Signature] Date 4/17/23

REQUEST FOR VARIANCE

Proposed Duplex
65 West High Street
East Hampton, CT

Tax Assessor's Map 19, Block 46, Lot 14

Applicant: James Marino

The subject property has been in existence prior to the adoption of the Town of East Hampton's current Zoning Regulations with regard to lot area, lot width and the associated side yard setback requirement.

The subject property is in the R-1 Zone. The adopted side yard setback is 25 feet. Mr. Marino is requesting a reduction of the northeast side yard to 10 feet for the purpose of constructing a duplex with a minimized impact to wetlands per the Inland Wetlands Commission's request.

The proposed development plan was presented to the Inland Wetlands Commission in March 2023. The Inland Wetlands Commission requested that the applicant seek a variance of the side yard setback in order to situate the house in a way that would minimize impacts to wetlands.

The lot is undersized (20,000 square feet) in comparison to other lots in the zone and has considerable wetlands at the rear of the property. Soil Investigation has been completed and identified only one location of suitable soil for on-site septic.

It is our opinion that the proposed plan, which necessitates this request for variance, is the only plan that can meet the Inland Wetland Commission's requirements. Lacking a variance of the side yard to 10 feet, the applicant will be prevented from constructing a dwelling.

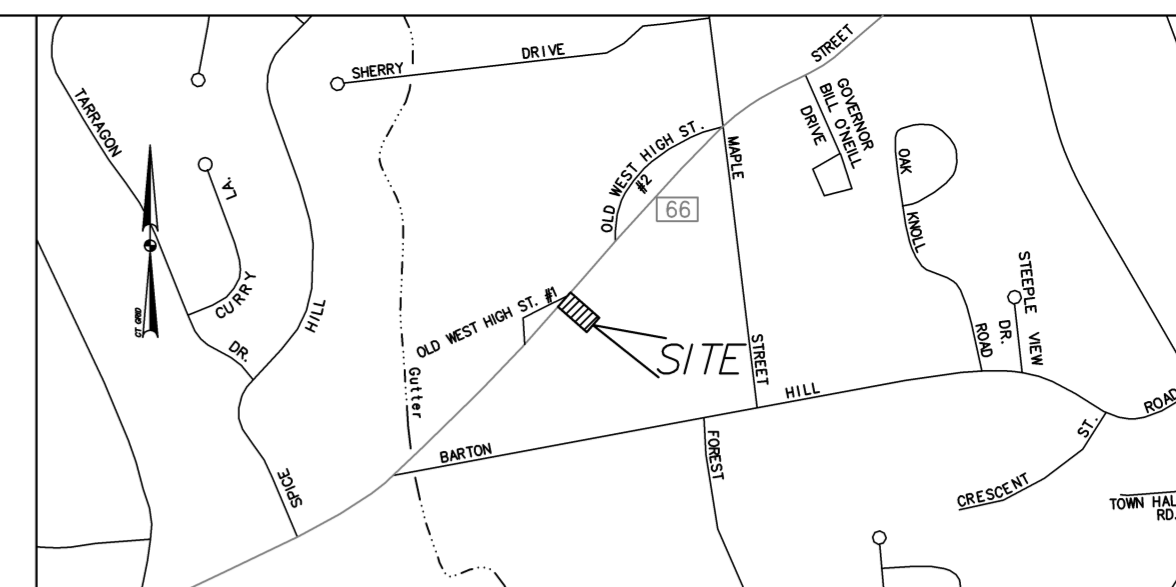
The property is zoned for residential use. The proposed plan is consistent with the residential use of the property and with use of other properties on the street. If the request is approved, the proposed house will be a minimum of 10 feet from the property line. Neighbors have been notified of this request and Mr. Marino will make every effort to accommodate any neighbor's concern. Approval of this request would not conflict with any other aspect of the Town of East Hampton Zoning Regulations, to my knowledge.

The granting of this variance is the minimum necessary to alleviate the hardship presented by the adopted side yard setback and wetlands on the property allowing Mr. Marino reasonable use of his property in the construction of a residential dwelling.

LEGEND

THESE STANDARD SYMBOLS WILL BE FOUND IN THE DRAWING.

- PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- TREELINE / BRUSHLINE
- LIMIT OF CLEARING
- SILT FENCE
- PROPOSED UNDERGROUND UTILITIES
- TEST PIT LOCATION
- PERCOLATION TEST LOCATION
- UTILITY POLE
- IRON PIN TO BE SET
- PROPOSED SPOT GRADE
- EXISTING SPOT GRADE
- GRADE TO DRAIN



LOCATION MAP
SCALE 1"=1000'

DUTTON ASSOCIATES, LLC
LAND SURVEYORS AND CIVIL ENGINEERS
GLASTONBURY, CONNECTICUT 06033
TEL: 860-333-8811 FAX: 860-333-8851
EMAIL: DUTTON@DUTTON-LLC.COM

MARK A. REYNOLDS, P.E. #19789

JAMES W. DUTTON, L.S. #70074

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SITE DEVELOPMENT PLAN
WEST HIGH STREET MBL 19-46-14
PREPARED FOR
JIM MARINO
EAST HAMPTON, CONNECTICUT

REVISIONS:
REV. 3-22-23 WETLANDS

DATE: 2/15/2023
SCALE: 1" = 20'
SHEET 1 of 2
A-22-295
FILE: 22-295_SITEPLAN.DWG

EROSION & SEDIMENT CONTROL NOTES:

- ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2002 AS AMENDED.
- ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF EAST HAMPTON OR ITS DESIGNATED AGENT(S).
- THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.
- THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.
- SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS PER 100 SQUARE FEET. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF FOUR INCHES.
- SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.
- ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:
KENTUCKY BLUEGRASS 20 LBS/ACRE
CREeping RED FESCUE 20 LBS/ACRE
PERENNIAL RYE GRASS 5 LBS/ACRE
TOTAL 45 LBS/ACRE
THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.
- MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDBED SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.

SEPTIC SYSTEM INVERTS

- ① INVERT @ HOUSE - 464.65 MIN.
 - ② INVERT IN @ SEPTIC TANK - 464.00
 - ③ INVERT OUT @ SEPTIC TANK - 463.75
 - ④ D-BOX / FLOWLINE @ UNITS - 463.1
- BOTTOM OF UNITS - 462.6
EXISTING GRADE - 463.0
FINISHED GRADE - 464.1

REFERENCE IS MADE TO MAPS TITLED:
"PROPERTY BOUNDARY SURVEY PLAN OF LOT LINE ADJUSTMENT 62BARTON HILL ROAD PREPARED FOR JUSTIN H. DUTTON & NICOLE M. RONCAIOLO EAST HAMPTON, CONNECTICUT DUTTON ASSOCIATES, LLC LAND SURVEYORS AND CIVIL ENGINEERS DATE: 09/27/2015 SCALE 1"=40' SHEET 1 OF 1 A-13-070-LLA-II FILE: 13070-LLA-DWG"

"CONNECTICUT STATE HIGHWAY DEPARTMENT RIGHT OF WAY MAP TOWN OF EAST HAMPTON EAST HAMPTON - PORTLAND ROAD FROM BARTON HILL ST. EASTERLY TO NORTH MAIN STREET ROUTE NO. 14" SCALE 1"=40', DATED AUGUST 31, 1932, NUMBER 41-03, SHEET 1 OF 3

"LAND SURVEY FOR EDWARD WOOD JR. TOWN OF EAST HAMPTON, CONNECTICUT", SCALE 1"=20', DATED AUG. 15, 1987, BY RICHARD J. ZIEBRON, EAST HADDAM, CT.

"SUBDIVISION AND SITE PLAN PROPERTY OF EDWARD WOOD JR BARTON HILL ROAD EAST HAMPTON, CONNECTICUT", SCALE 1"=20', DATED 05-10-88, PROJECT 8827, BY R. P. DIMMOCK ASSOCIATES, MARLBOROUGH, CT.

"BOUNDARY SURVEY PREPARED FOR JAMES J. COSTELLO & PATRICIA DIANE MULHOLLAND, BARTON HILL ROAD EAST HAMPTON, CONNECTICUT", SCALE 1"=20', DATED JANUARY 8, 1981, REVISED JANUARY 9, 1981, REVISED AUGUST 30, 1983, BY DUTTON & ASSOCIATES, COLCHESTER, CT.

"PROPERTY BOUNDARY SURVEY PLAN OF LOT LINE ADJUSTMENT 62 BARTON HILL ROAD PREPARED FOR JUSTIN H. DUTTON & NICOLE M. RONCAIOLO EAST HAMPTON, CONNECTICUT", SCALE 1"=40', DATED 01/11/2014, REVISED 04-25-14 - APPROVAL, MAP NUMBER A-13-070-B, BY DUTTON ASSOCIATES, LLC GLASTONBURY, CT.

"PROPERTY SURVEY WEST HIGH STREET MBL 19-46-14 PREPARED FOR JIM MARINO EAST HAMPTON, CONNECTICUT" SCALE: 1"=20' DATED: 12/01/2022 MAP NO. A-22-295 BY DUTTON ASSOCIATES, LLC GLASTONBURY, CT.

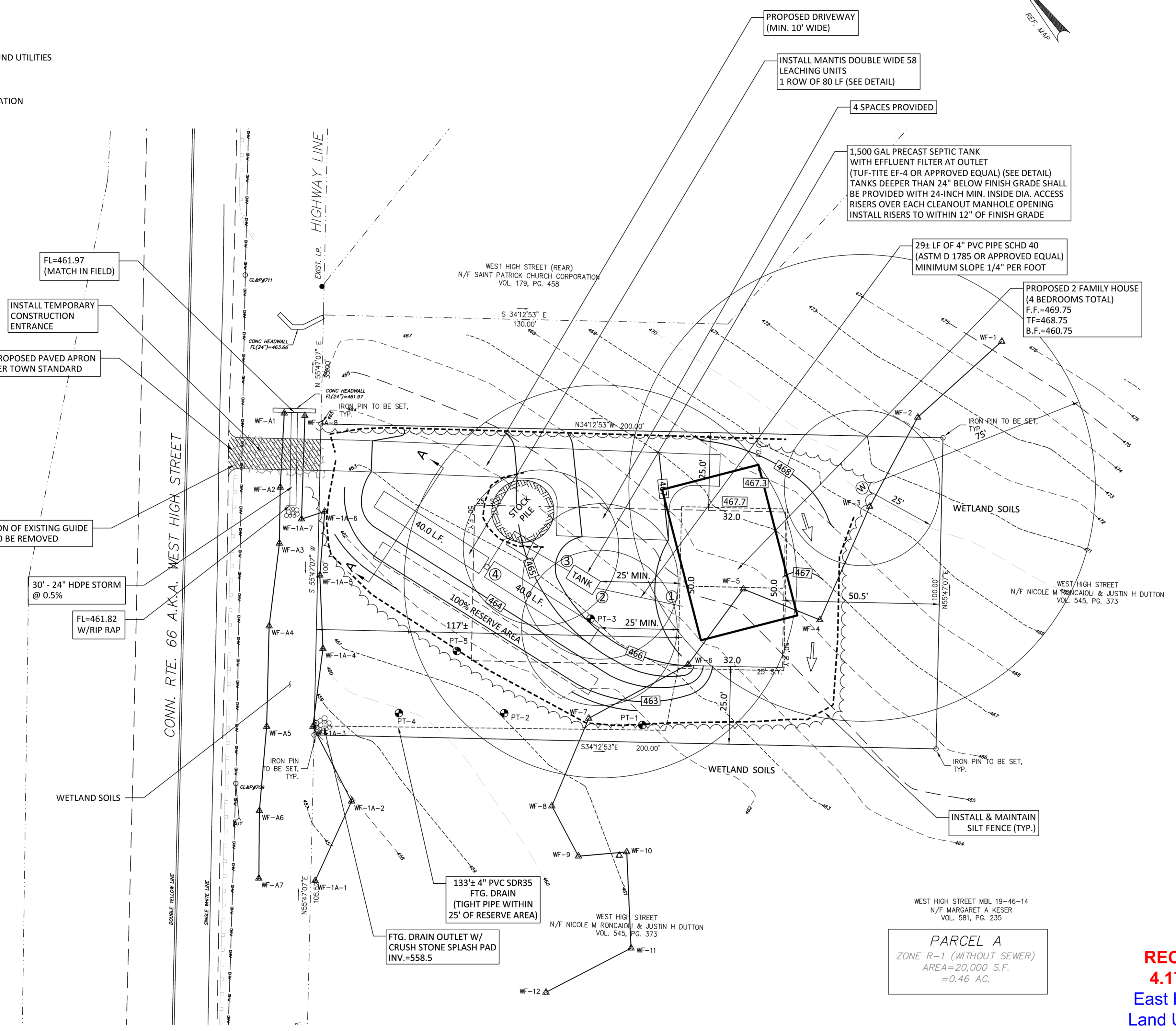
THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.

THE TYPE OF SURVEY PERFORMED IS A PROPERTY SURVEY.
THE BOUNDARY DETERMINATION CATEGORY IS FIRST SURVEY.

THIS SURVEY CONFORMS TO HORIZONTAL ACCURACY CLASS A-2.
THIS MAP WAS PREPARED FOR THE PURPOSE OF BOUNDARY RE-TRACEMENT.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

THIS MAP IS NOT VALID UNLESS IT BEARS THE LIVE SIGNATURE AND SEAL OF THE UNDERSIGNED SURVEYOR.



PARCEL A
ZONE R-1 (WITHOUT SEWER)
AREA=20,000 S.F.
=0.46 AC.

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R-1 RURAL RESIDENTIAL; Area & Bulk Requirements (WITHOUT SEWER)

ITEM	REQUIRED	PROVIDED
MIN. LOT AREA	60,000 SF	20,000 SF*
LOT FRONTAGE	100 FT	100 FT
FRONT YARD	50 FT	117 FT
SIDE YARD	25 FT	25' FT
REAR YARD	50 FT	50.5 FT
BUILDABLE AREA	N/A	N/A
MAX. LOT COVERAGE	10%	17.8%
MAX. BUILDING HEIGHT	30 FT	< 30 FT

* PRE-EXISTING NON CONFORMING

I have delineated state of Connecticut wetlands and watercourses present on the subject site and have reviewed this plan and it is my opinion that the limits of the wetlands and watercourses depicted hereon are representative of those delineated in the field.

Ian T. Cole
Registered Soil Scientist / Professional Wetland Scientist #2006

Certification is not valid without live signature

LOAM, SEED & MULCH ALL DISTURBED AREAS

BENCHMARK TO BE SET IN THE FIELD AT TIME OF CONSTRUCTION.

CONTRACTOR TO PRESERVE & PROTECT ALL EXISTING UTILITIES. PRIOR TO THE START OF CONSTRUCTION CONTACT 'CALL BEFORE YOU DIG' 1-800-922-4455

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE.