



Application for
Zoning Board of Appeals
Variance

Fee \$300 (State Fee Included)

Cash / Check#: 4645
Date Paid: 3/22/23
Received by: S




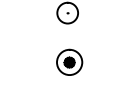
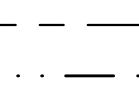

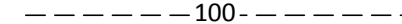


Application #
ZBA-23-002

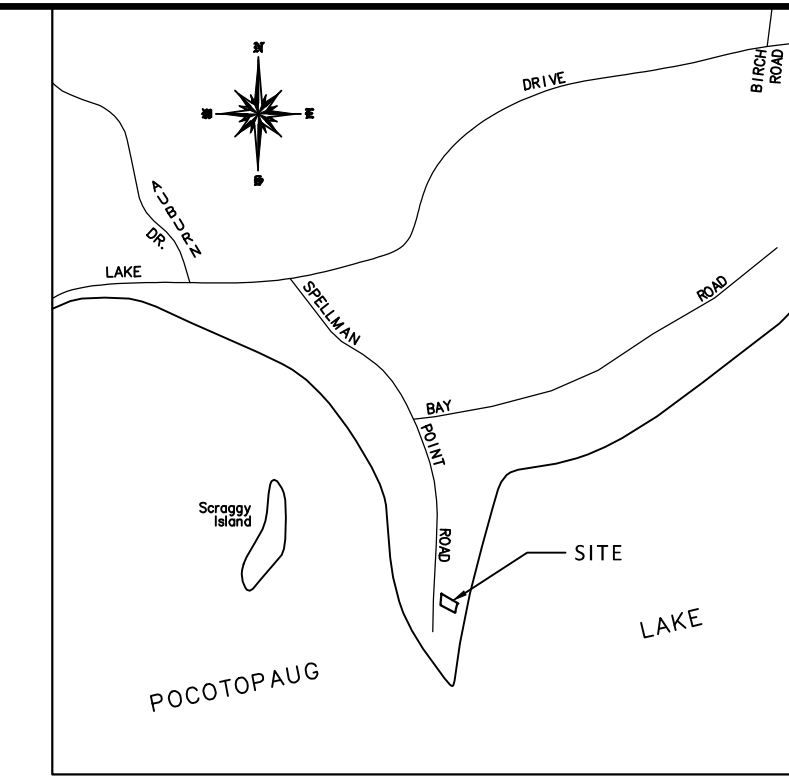
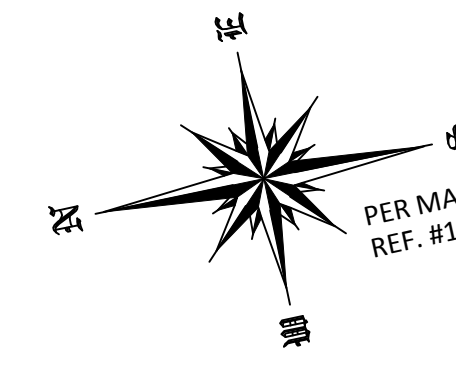
Property Address 86 Spellman Point Road
Map 09A Block 70 Lot 1 Zone R1 Acres .11
Applicant Gunnar Anderson Phone 315-404-3326
Address 86 Spellman Point Road, East Hampton, CT 06424
Email (required) eric.gunnar.anderson@gmail.com & Gunnarande@runbox.com
Property Owner 86 Spellman LLC Phone 315-404-3326
Address 86 Spellman Point Road, East Hampton, CT 06424
Email (required) eric.gunnar.anderson@gmail.com

Variance requested: Section 4.1.E of the Zoning Regulations
Variance relates to: Setbacks: (Front / Rear or Side) Required: 25 Proposed: 5/5.8
Lot Coverage: Required: Proposed:
Height: Required: Proposed:
Description of the Project Demolition of preexisting non-conforming cottage and shack
and build new single family home with garage.
Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):
Due to its location, size and shape in relation to the current zoning regulations, the landowner is prohibited from a reasonable use of the property.
Applicant is also making a request for a reasonable accommodation of the zoning regulations under the Americans with Disabilities Act and the federal Fair Housing Act.
The hardship created is unique and not shared by all properties alike in the neighborhood because:
The hardship is created as a result of the individual parcel's unique location, size and shape
and therefore not shared by all properties alike in the neighborhood.

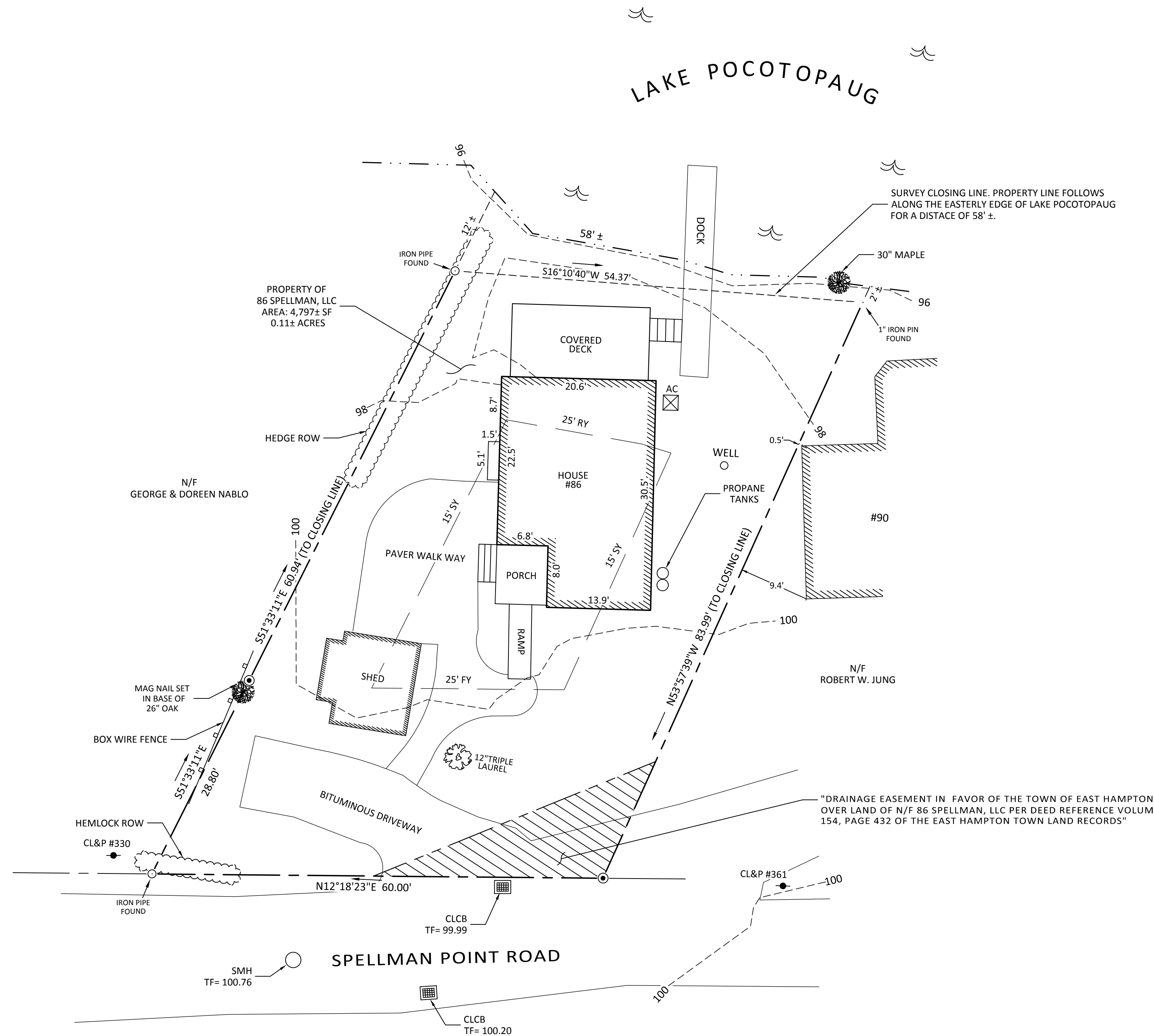
Signature(s): Applicant [Signature] Date
Owner [Signature] Date 3/19/23

**LEGEND**

-  PROPERTY LINE
-  SET BACK LINE
-  ANGLE POINT
-  IRON PIN OR PIPE FOUND
-  MAG NAIL SET
-  LIMIT OF EASEMENT
-  EDGE OF LAKE
-  EXISTING CONTOUR
-  TREE



LOCATION MAP  
SCALE: 1" = 1000'



**ROB HELLSSTROM**  
**LAND SURVEYING LLC**  
32 MAIN STREET  
HEBRON, CONNECTICUT  
(860)-228-9853

Mailing Address:  
P.O. BOX 378  
HEBRON, CT 06248  
www.rhlsct.com  
Email: helstromsurveying@yahoo.com

DATE: MAY 26, 2022

PROPERTY SURVEY  
-PREPARED FOR-  
**ERIC ANDERSON**  
86 SPELLMAN POINT ROAD

EAST HAMPTON  
CONNECTICUT

JOB NO.: 2022-100

FILE NO.: 22-100\_PS

SHEET NO.: 1 OF 1

SCALE: 1" = 10'

AGS

BY:

ALL RIGHTS RESERVED  
NO REPRODUCTION, PERMISSION OR DRAWING OR ANY PART THEREOF  
WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR INDICATED BELOW IS PROHIBITED.  
VIOLATIONS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

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

THIS DRAWING IS NOT VALID UNLESS IT BEARS  
AN ORIGINAL OR  
**DIGITAL COPY**  
SIGNATURE OF THE SURVEYOR.

NO LIVE SIGNATURE  
ROBERT W. HELLSSTROM, L.S. #13626

R E V I S I O N S

NO.	DATE	DESCRIPTION

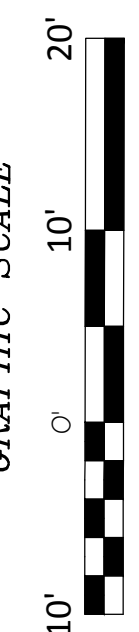
MAP REFERENCE:

- "BOUNDARY SURVEY PREPARED FOR DAVID & ELIZABETH BENGSTON" 82 SPELLMAN POINT ROAD EAST HAMPTON CONNECTICUT SCALE: 1"=10' DATE: JANUARY 31, 2017 BY: ROB HELLSSTROM LAND SURVEYING LLC 32 MAIN STREET HEBRON, CT., 06248
- "PROPERTY SURVEY FOR ROBERT W. JUNG" SPELLMAN POINT ROAD EAST HAMPTON, CONNECTICUT, SCALE: 1"=10', JUNE 3, 1981.
- "POCOTOPAUG COMMUNITY CORP. EAST HAMPTON, CONN.", SCALE 1"=100', DATED JULY 20, 1925, CORRECTED JUNE 10, 1926.
- "MAP SHOWING EASEMENTS TO BE ACQUIRED FROM BLANCHE H. ANDERSON BY THE TOWN OF EAST HAMPTON" DRAINAGE IMPROVEMENTS-LAKE POCOTOPAUG AREA EAST HAMPTON CONNECTICUT COMMUNITY DEVELOPMENT BLOCK GRANT SMALL CITIES PROGRAM PROJECT NO. 80-1, SCALE: 1"=40', DATE: MARCH, 1981, CAHN INC. SURVEYING & MAPPING WALLINGFORD, CONNECTICUT.

MAP STANDARD NOTES

- THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THRU 20-300b-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
- TYPE OF SURVEY: PROPERTY SURVEY  
BOUNDARY DETERMINATION CATEGORY: RESURVEY  
HORIZONTAL ACCURACY CLASS: A-2  
TOPOGRAPHIC ACCURACY CLASS: T-2  
VERTICAL DATUM: ASSUMED  
LAND ZONE: R-1S

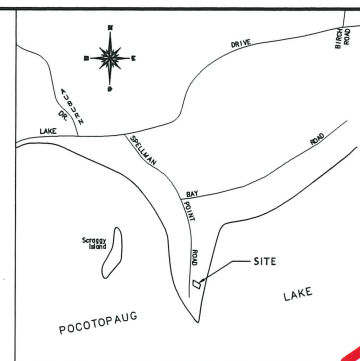
GRAPHIC SCALE



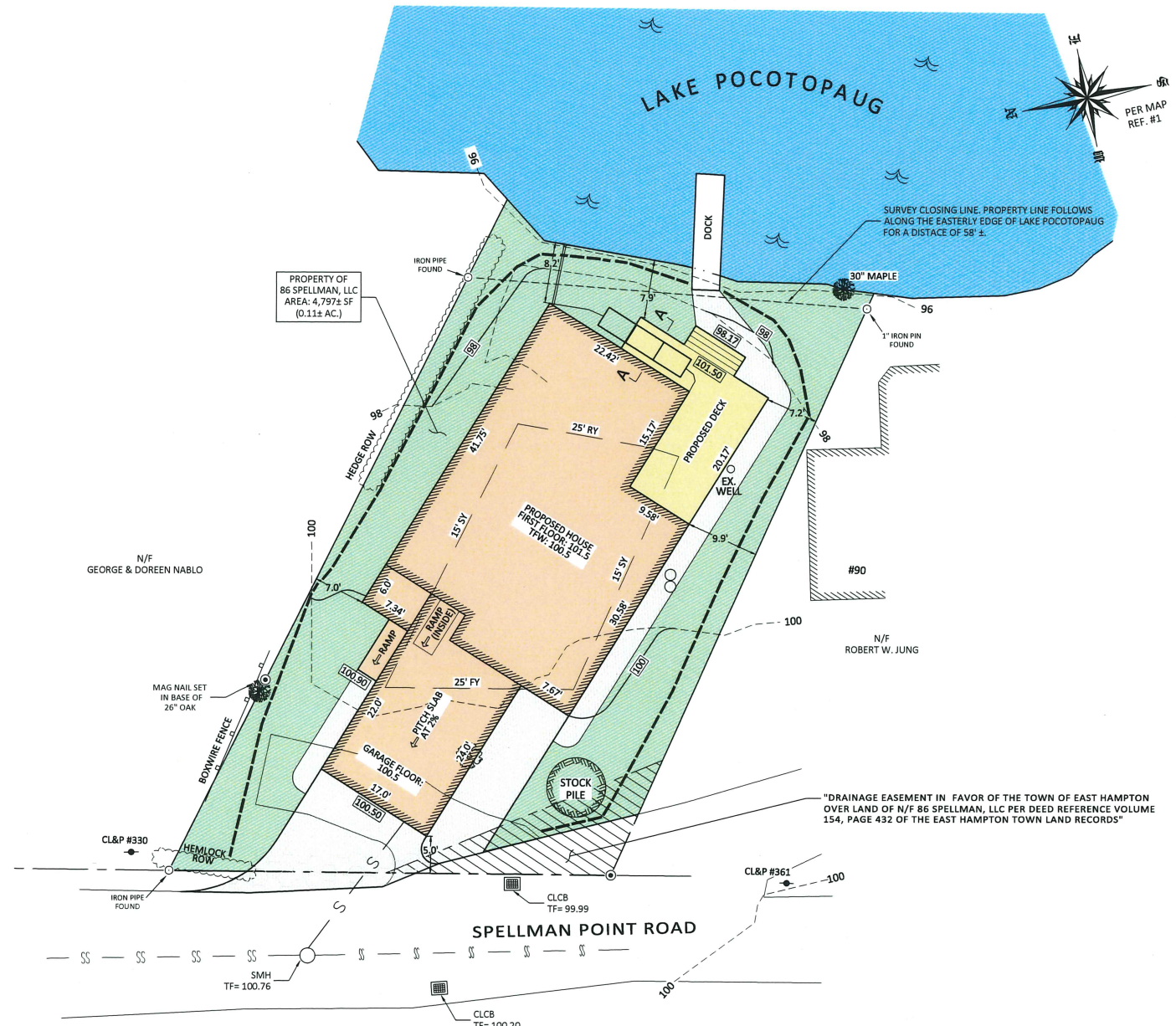
(IN FEET)  
1 inch = 10 ft.

**LEGEND**

- PROPERTY LINE
- SET BACK LINE
- LIMIT OF EASEMENT
- EDGE OF LAKE
- 100 EXISTING CONTOUR
- 100 PROPOSED CONTOUR
- SILT FENCE
- SS --- SS EXISTING SEWER MAIN
- S --- S PROPOSED SEWER LATERAL
- ⊙ ANGLE POINT
- ⊙ IRON PIN OR PIPE FOUND
- ⊙ MAG NAIL SET
- ⊙ TREE



COLOR CONCEPT



**ROB HELLSSTROM LAND SURVEYING LLC**  
 32 MAIN STREET  
 HEBRON, CONNECTICUT  
 (860)-228-8853

Mailing Address:  
 P.O. BOX 378  
 HEBRON, CT 06248  
 www.rhlls.com  
 Email: hellsstromsurveying@yahoo.com

DATE: MARCH 13, 2023

NO.	DATE	DESCRIPTION
1.	3/20/23	REVISED DECK / WALK LAYOUT

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

THE DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL OR SIGNATURE AND EMBOSSED SEAL.

**NO LIVE SIGNATURE.**

ROBERT W. HELLSSTROM, L.L.S. #13626

- MAP REFERENCES:**
- "PROPERTY SURVEY PREPARED FOR ERIC ANDERSON 86 SPELLMAN POINT ROAD EAST HAMPTON, CONNECTICUT" SCALE: 1"=10' DATE: MAY 26, 2022 BY: ROB HELLSSTROM LAND SURVEYING LLC 32 MAIN STREET HEBRON, CONNECTICUT
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TYPE OF SURVEY: IMPROVEMENT LOCATION SURVEY  
 BOUNDARY DETERMINATION CATEGORY: RESURVEY  
 HORIZONTAL ACCURACY CLASS: A-2  
 TOPOGRAPHIC ACCURACY CLASS: T-2  
 VERTICAL DATUM: ASSUMED  
 LAND ZONE: R-15

**REYNOLDS ENGINEERING SERVICES, LLC**

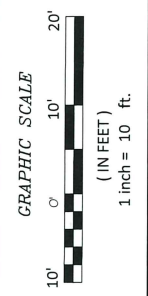
63 NORWICH AVE.  
 COLCHESTER, CT 06415  
 (860) 516-0033

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

DIGITAL COPY.  
NO LIVE SIGNATURE.

Mark A. Reynolds, P.E. CT LIC.# 19789

Certification is not valid without live signature and embossed (impression) type seal.



CONNECTICUT JOB NO.: 2022-100 FILE NO.: 22-100\_SITE EAST HAMPTON SHEET NO.: 1 OF 1 SCALE: 1"=10' BY: JRR DATE: MARCH 13, 2023

**From:** [DeCarli, Jeremy](#)  
**To:** [pbz-counter](#)  
**Subject:** FW: [easthamptonct] Anderson property at 86 Spellman Point (Sent by robert J yenkner, ryenkner4@comcast.net)  
**Date:** Thursday, March 23, 2023 10:58:41 AM

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For File

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**From:** Contact form at easthamptonct <cmsmailer@civicplus.com>  
**Sent:** Thursday, March 23, 2023 10:28 AM  
**To:** DeCarli, Jeremy <jdecarli@easthamptonct.gov>  
**Subject:** [easthamptonct] Anderson property at 86 Spellman Point (Sent by robert J yenkner, ryenkner4@comcast.net)

**CAUTION:**

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Remember to hover over any links and if you suspect the email is not legitimate or a phishing email, please contact Tom McMahon at x3363.

Hello jdecarli,

robert J yenkner ([ryenkner4@comcast.net](mailto:ryenkner4@comcast.net)) has sent you a message via your contact form (<https://www.easthamptonct.gov/user/51/contact>) at easthamptonct.

If you don't want to receive such e-mails, you can change your settings at <https://www.easthamptonct.gov/user/51/edit>.

Message:

The request for variance by Mr. Anderson should be granted as requested. The proposed structure presents no esthetic impact or unreasonable use of the property and will enhance the quality of life for Mrs. Anderson.

Robert Yenkner  
83 Spellman Point Rd.

This electronic message is a public record as defined by the Connecticut Freedom of Information Act Section 1-200(5). A copy of this message and any reply will be retained by the Town of East Hampton and will be accessible to the public unless exempted by law.

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