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49 Bay RD, East Hampton Hardship Statement.

This proposal letter is to request a Variance for my residence at 49 Bay Rd, East Hampton, CT. The Variance requested is related to regulation 4, 1.E relating to the sideline setback.

This property lines, like many properties around Lake Pocotopaug, do not run perpendicular to the lake front. The homes in the area are built perpendicular to the lakefront. Hence the homes are not oriented square to the property lines.

While building my single family home the general contractor made an error. He did not follow the approved plans in positioning the garage addition to the main home's original footprint. The addition was to be built by code within the approved building area outside the property set back area on the Eastern and Western property lines. By error the addition was oriented square to the home instead of in the approved location per the building plans, which the general contractor had drawn and submitted to the town. Due to this mistake the northwest corner of the addition is 2'11" over the setback line. Even though the corner of the addition is built within the set back this corner is over 5' further away from the property line than the corner of the original home.

This unique situation was not a self-created hardship. This was an error by the licensed general contractor who I have fired from the project and filed a lawsuit for the financial damages. That being said, the variance request is not that of a financial consideration. The removal of the sided three story section would negatively impact the local environment, further disrupt the neighbors and put a lot of material into a landfill.

Thank you for your consideration,
Paul Catalano