



RECEIVED  
 MAR 23 2023  
 TIME Walker

Application for  
Zoning Board of Appeals  
Variance

Fee \$300 (State Fee Included)  
 Cash 1 Check# 1195  
 Date Paid: 3/23/23  
 Received by: 8

Application #

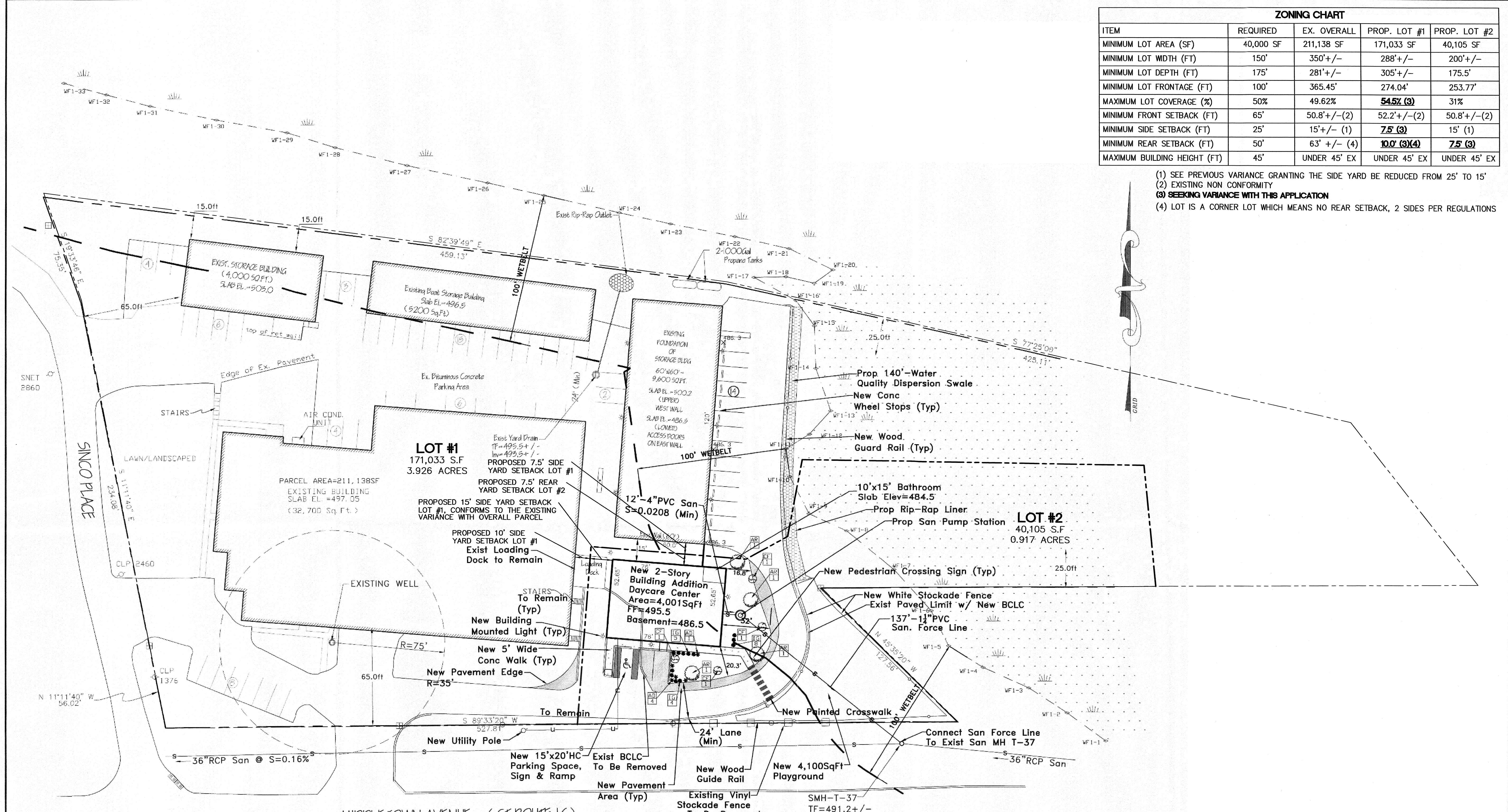
Property Address 1 Sineo Place  
 Map 6 Block 14 Lot 7 Zone \_\_\_\_\_ Acres \_\_\_\_\_  
 Applicant Global Self Storage/Metrical Laboratories Phone 860-267-1109 JC  
860-267-6623 WR  
 Address 244 Middletown Ave. E. Hampton, CT.  
 Email (required) Wayne@Rand CT.com/Metrical@SAGGlobal.net  
 Property Owner Global Self Storage Phone 860-267-6623  
 Address 244 Middletown Ave. E Hampton, CT.  
 Email (required) Wayne@Rand CT.com

Variance requested: Section \_\_\_\_\_ of the Zoning Regulations  
 Variance relates to: Setbacks: (Front / Rear or Side) Required: 15' Proposed: 10' Lot 1  
 Lot Coverage: Required: 50 Proposed: 7.5" Lot 1  
 Height: Required: \_\_\_\_\_ Proposed: 54.5 Lot 1  
 Description of the Project Rear Reg 50' 17.5" Lot 2  
Variances Needed to convey Lot to tenant for Business expansion  
 Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):  
Due to the odd shape of the property and proximity of wetlands  
Variance appropriate to permit division of property. Buildings  
are already built  
 The hardship created is unique and not shared by all properties alike in the neighborhood because:  
Buildings Completed Since 2010 Variance will not create  
new Buildings only make it acceptable for tenant  
to own and finance on their own without any effect on  
Neighbors

Signature(s): Applicant WR Date 3/23/23  
 Owner WR Date 3/23/23

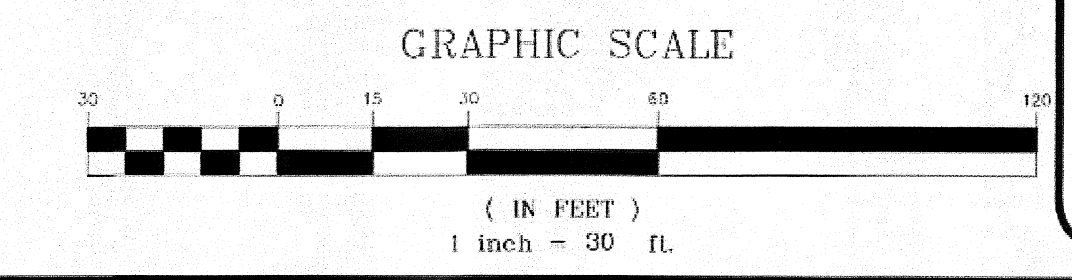
ZONING CHART				
ITEM	REQUIRED	EX. OVERALL	PROP. LOT #1	PROP. LOT #2
MINIMUM LOT AREA (SF)	40,000 SF	211,138 SF	171,033 SF	40,105 SF
MINIMUM LOT WIDTH (FT)	150'	350'+/-	288'+/-	200'+/-
MINIMUM LOT DEPTH (FT)	175'	281'+/-	305'+/-	175.5'
MINIMUM LOT FRONTAGE (FT)	100'	365.45'	274.04'	253.77'
MAXIMUM LOT COVERAGE (%)	50%	49.62%	<b>54.5% (3)</b>	31%
MINIMUM FRONT SETBACK (FT)	65'	50.8'+/-(2)	52.2'+/-(2)	50.8'+/-(2)
MINIMUM SIDE SETBACK (FT)	25'	15'+/- (1)	<b>7.5 (3)</b>	15' (1)
MINIMUM REAR SETBACK (FT)	50'	63' +/- (4)	<b>10.0 (3)(4)</b>	<b>7.5 (3)</b>
MAXIMUM BUILDING HEIGHT (FT)	45'	UNDER 45' EX	UNDER 45' EX	UNDER 45' EX

- (1) SEE PREVIOUS VARIANCE GRANTING THE SIDE YARD BE REDUCED FROM 25' TO 15'
- (2) EXISTING NON CONFORMITY
- (3) SEEKING VARIANCE WITH THIS APPLICATION
- (4) LOT IS A CORNER LOT WHICH MEANS NO REAR SETBACK, 2 SIDES PER REGULATIONS



# VARIANCE PLAN SHT V-1

DATE: 3-23-2023 SCALE: AS SHOWN



**CHATHAM ENGINEERING, Inc**  
 CONSULTING ENGINEERS  
 42 East High Street  
 East Hampton, Connecticut 06424  
 Tel. 860-267-4100 Fax 860-267-8891

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REVISIONS		
LTR	DESCRIPTION	DATE
A	Submit For Client Review	1/25/07
B	Per WPCA Comments	4/2/07
C	Per WPCA Comments	4/11/07
D	Per WPCA Comments	4/13/07

**REVISED SITE PLAN MODIFICATIONS**  
**ADDITION TO SINCO PLACE**  
 Building Addition Site Plan

PREPARED FOR  
 Global Self-Storage, LLC  
 FOR PROPERTY LOCATED AT  
 1 SINCO PLACE  
 TOWN OF EAST HAMPTON CONNECTICUT

Sheet No.  
**RS-01**  
 SHEET 1 OF 3  
 Scale: 1" = 30'  
 Date: JANUARY 2007  
 Project No. 26001.1