



**Office Use Only**

Project# ZBA-22-008  
 Address: 53 Depot Hill  
 MBL: OS-3-3D-1

RECEIVED  
 AUG 22 2022  
 TIME walkin

## 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 – 4 Full Size Copies
- Certificate of Mailing Receipts (Return to us 5 Days prior to Hearing) - Date Submitted: 8/22/22
- Copy of Letters Sent to Abutters (Send 10 days prior to Hearing) – Date Submitted: 8/22/22
- Photo of 10 sq. ft. Sign Posted (Post 15 days prior to Hearing) – Date Submitted: 8/22/22

\$300<sup>00</sup> pd. cash

*I certify that this application is complete.*

Signature of Applicant: *William M...* Date: 8/21/22

**The Board reserves the right to add additional requirements in accordance with the State Statutes.  
*Only Complete Application Packages Will Be Accepted***



REC.

AUG 22 2012

Waller

**Fee \$300 (State Fee Included)**

Cash pd. 300 / Check#: \_\_\_\_\_

Date Paid: \_\_\_\_\_

Received by: [Signature]

**Application for  
Zoning Board of Appeals  
Variance**

Application #  
**ZBA-22-008**

Property Address 53 Depot Hill Road

Map 05 Block 3 Lot 3D-1 Zone R-2 Acres 1.57

Applicant William MASSIE + Kim MASSIE Phone 860-267-1115

Address 53 Depothill Road Cobalt CT 06414

Email (required) BKRSMASSIE@comcast.net

Property Owner William + Kim MASSIE Phone 860-267-1115

Address SAME

Email (required) SAME

Variance requested: Section 4.2.E of the Zoning Regulations

Variance relates to:	Setbacks: (Front / Rear or Side)	Required: <u>50' Front</u>	Proposed: <u>15' Ft</u>
	Lot Coverage:	Required: _____	Proposed: _____
	Height:	Required: _____	Proposed: _____

Side: 25' side      Side: 10' side

Description of the Project construct new shed

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

The hardship created is unique and not shared by all properties alike in the neighborhood because:  
Due to the topography of the lot.

ALSO LOST my cellar storage when we built and INLAW Apt.

Signature(s): Applicant William J. Massie Date 8/21/22

Owner William J. Massie Date 8/21/22

As in the first variance for my first shed-  
Due to the topography of the land- IE. the back  
portion of the lot goes down very steep after the  
leach galleries- not useable.

Since then, I have filled approximately 17 ft. front to  
back and 25 ft. side to side from the 66' edge of the  
garage line making this shed sit farther back than  
my original.





**Town of East Hampton**  
Land Use Department  
1 Community Dr., East Hampton, CT 06424  
(860) 267-7450

(7)

**NOTICE OF PUBLIC HEARING**

APPLICANT William MASSIE

PROPERTY LOCATION 53 Depothill Rd Cobnet

MAP 05 BLOCK 3 LOT 3D-1

THE EAST HAMPTON ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON Sept 12 AT 7:00 P.M. IN THE EAST HAMPTON TOWN HALL, 1 COMMUNITY DR., EAST HAMPTON, CT TO CONSIDER THE FOLLOWING APPLICATION:

VARIANCE REQUESTED 15' Front 10' side on left

PURPOSE OF VARIANCE Construction of New Shed.

If you are unable to attend the meeting but would like to submit written comment, please do so prior to the Public Hearing. Comments can be submitted to the Planning and Zoning Department.

APPLICATION AND MAPS ARE ON FILE IN THE TOWN PLANNER'S OFFICE.

IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT THE PLANNER  
AT 860-267-7450

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	William MASSIE 53 Depot Hill Road Cobalt Ct 06414
One piece of ordinary mail addressed to:	CARL & LESLIE BUEHN PO Box 171 Cobalt Ct. 06414

PS Form 3817, January 2001

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	William MASSIE 53 Depot Hill Road Cobalt Ct 06414
One piece of ordinary mail addressed to:	DAVID SCHLICHTING 52 Depot Hill Road Cobalt Ct 06414

PS Form 3817, January 2001

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U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	William MASSIE 53 Depot Hill Road Cobalt Ct 06414
One piece of ordinary mail addressed to:	JOHN KOWACH PO Box 308 Cobalt Ct 06414

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From:	William MASSIE 53 Depot Hill Road Cobalt Ct 06414
One piece of ordinary mail addressed to:	Richard Sweet 465 Middlefield St Middletown Ct 06457

PS Form 3817, January 2001

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.



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U.S. POSTAGE PAID  
FCM LETTER  
COBALT, CT  
06414  
AUG 19, 22  
AMOUNT

**\$1.75**  
R2305H128882

-09

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U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: <u>William Massie</u> <u>53 Depot Hill Road</u> <u>Cobalt Ct 06414</u>	
One piece of ordinary mail addressed to: <u>Kathleen Keane</u> <u>49 Depot Hill Road</u> <u>Cobalt Ct 06414</u>	

Affix fee here in stamps or meter postage and post mark. Inquire of Postmaster for current fee.

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U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: <u>William Massie</u> <u>53 Depot Hill Road</u> <u>Cobalt Ct 06414</u>	
One piece of ordinary mail addressed to: <u>Stephanie Wade</u> <u>56 Depot Hill Road</u> <u>Cobalt Ct 06414</u>	

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U.S. POSTAL SERVICE	CERTIFICATE OF MAILING
MAY BE USED FOR DOMESTIC AND INTERNATIONAL MAIL, DOES NOT PROVIDE FOR INSURANCE-POSTMASTER	
Received From: <u>William Massie</u> <u>53 Depot Hill Road</u> <u>Cobalt Ct 06414</u>	
One piece of ordinary mail addressed to: <u>Cecile Chatterton</u> <u>PO Box 121</u> <u>Cobalt Ct 06414</u>	

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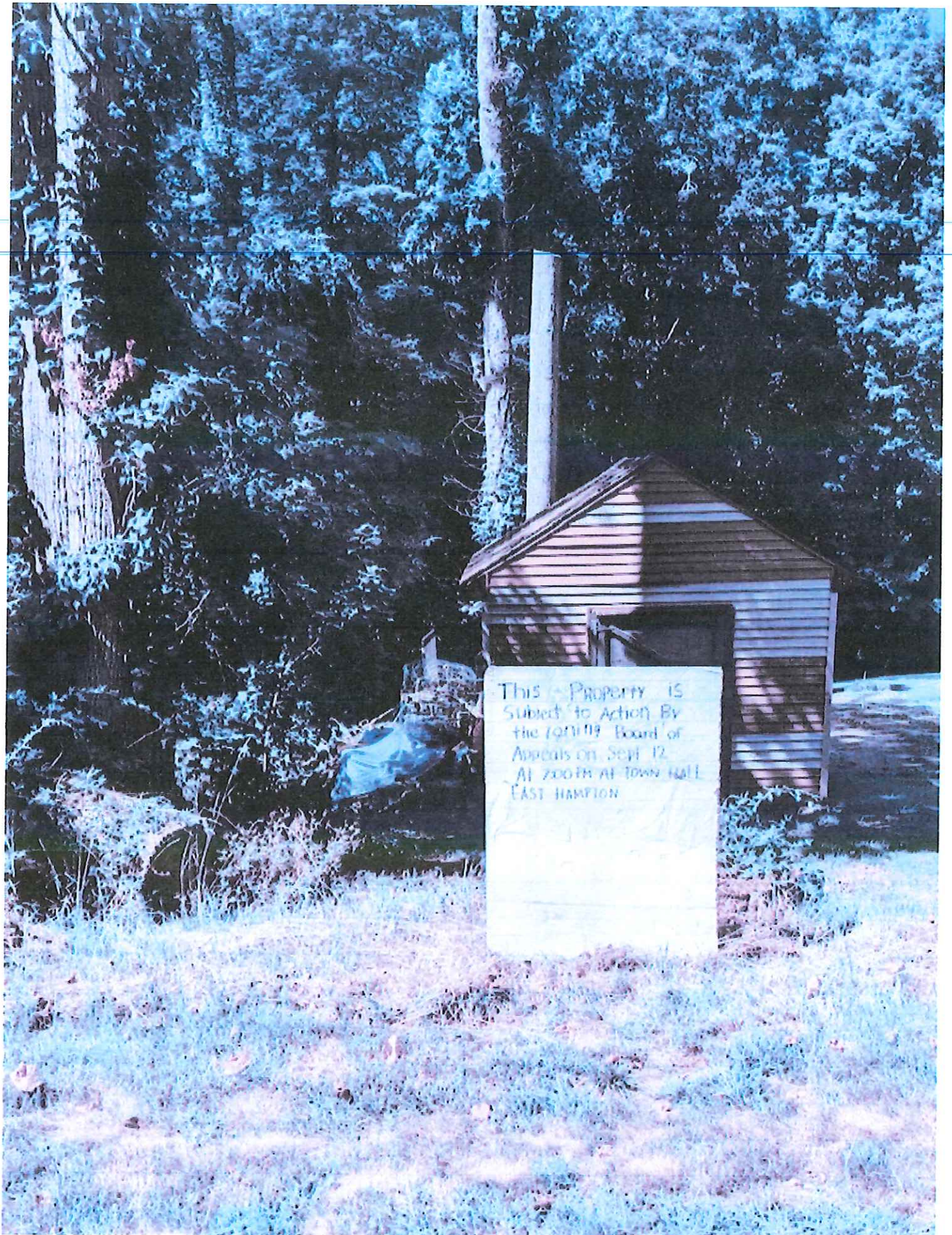
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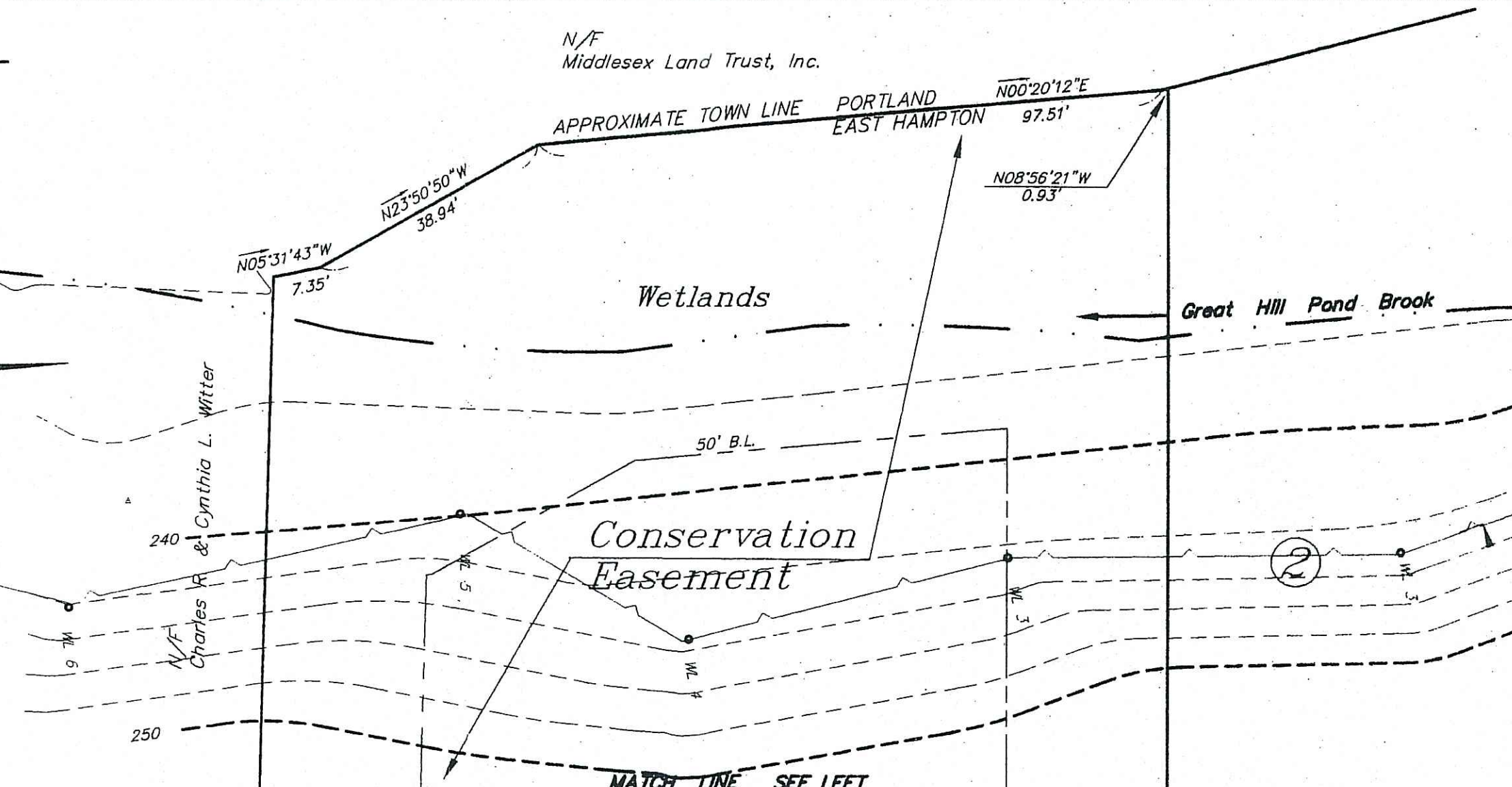
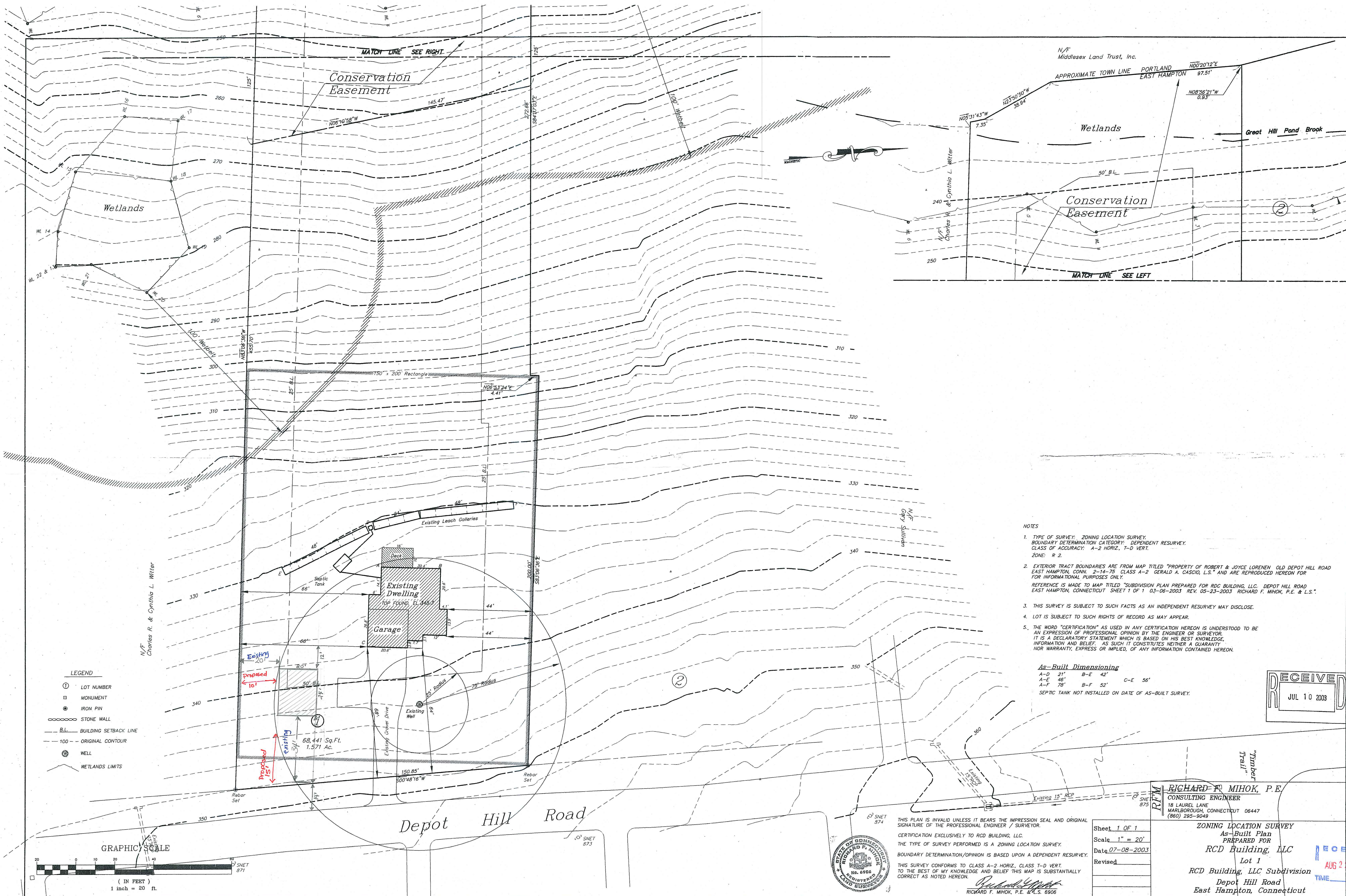
**Bill Massie**

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**From:** Kim Massie <bkrsmassie@comcast.net>  
**Sent:** Monday, August 22, 2022 7:43 AM  
**To:** Bill Massie







- NOTES
1. TYPE OF SURVEY: ZONING LOCATION SURVEY.  
BOUNDARY DETERMINATION CATEGORY: DEPENDENT RESURVEY.  
CLASS OF ACCURACY: A-2 HORIZ., T-D VERT.  
ZONE: R 2.
  2. EXTERIOR TRACT BOUNDARIES ARE FROM MAP TITLED "PROPERTY OF ROBERT & JOYCE LORENEA OLD DEPOT HILL ROAD EAST HAMPTON, CONN. 2-14-75 CLASS A-2 GERALD A. CASCIO, L.S." AND ARE REPRODUCED HEREON FOR INFORMATIONAL PURPOSES ONLY.  
REFERENCE IS MADE TO MAP TITLED "SUBDIVISION PLAN PREPARED FOR RCD BUILDING, LLC. DEPOT HILL ROAD EAST HAMPTON, CONNECTICUT SHEET 1 OF 1 03-06-2003 REV. 05-23-2003 RICHARD F. MIHOK, P.E. & L.S."
  3. THIS SURVEY IS SUBJECT TO SUCH FACTS AS AN INDEPENDENT RESURVEY MAY DISCLOSE.
  4. LOT IS SUBJECT TO SUCH RIGHTS OF RECORD AS MAY APPEAR.
  5. THE WORD "CERTIFICATION" AS USED IN ANY CERTIFICATION HEREON IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE ENGINEER OR SURVEYOR. IT IS A DECLARATORY STATEMENT WHICH IS BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AS SUCH IT CONSTITUTES NEITHER A GUARANTY NOR WARRANTY, EXPRESS OR IMPLIED, OF ANY INFORMATION CONTAINED HEREON.

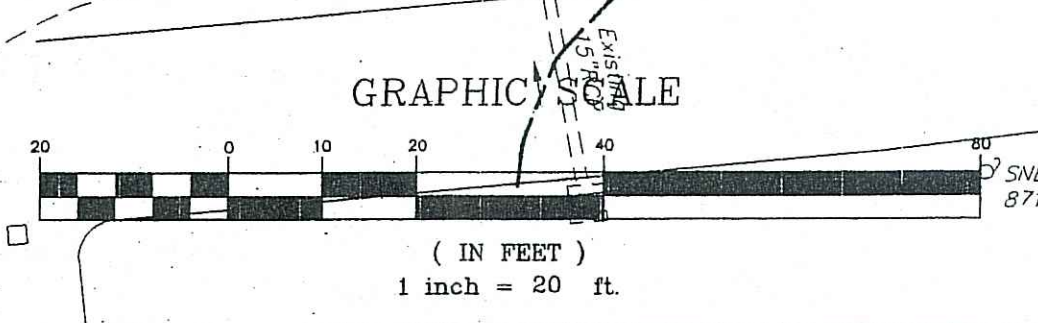
**As-Built Dimensioning**

A-D	21'	B-E	42'	C-E	56'
A-E	46'	B-F	52'		
A-F	78'				

SEPTIC TANK NOT INSTALLED ON DATE OF AS-BUILT SURVEY.

RECEIVED  
JUL 10 2003

- LEGEND
- ① LOT NUMBER
  - ▣ MONUMENT
  - IRON PIN
  - STONE WALL
  - B.L. BUILDING SETBACK LINE
  - - - ORIGINAL CONTOUR
  - ⊕ WELL
  - WETLANDS LIMITS



THIS PLAN IS INVALID UNLESS IT BEARS THE IMPRESSION SEAL AND ORIGINAL SIGNATURE OF THE PROFESSIONAL ENGINEER / SURVEYOR.  
CERTIFICATION EXCLUSIVELY TO RCD BUILDING, LLC.  
THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.  
BOUNDARY DETERMINATION/OPINION IS BASED UPON A DEPENDENT RESURVEY.  
THIS SURVEY CONFORMS TO CLASS A-2 HORIZ., CLASS T-D VERT.  
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

RICHARD F. MIHOK, P.E. & L.S. 6906

Sheet 1 of 1  
Scale 1" = 20'  
Date 07-08-2003  
Revised

RICHARD F. MIHOK, P.E.  
CONSULTING ENGINEER  
18 LAUREL LANE  
MARLBOROUGH, CONNECTICUT 06447  
(860) 295-9048

ZONING LOCATION SURVEY  
As-Built Plan  
PREPARED FOR  
RCD Building, LLC  
Lot 1  
RCD Building, LLC Subdivision  
Depot Hill Road  
East Hampton, Connecticut

RECEIVED  
AUG 2 2002  
TIME