



Office Use Only

Project# ZBA-22-011  
Address: 21+23 Day Point  
MBL: 10A/83/30

## 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
- Copy of Letters Sent to Abutters (Send 10 days prior to Hearing) – Date Submitted: 8/22
- Photo of 10 sq. ft. Sign Posted (Post 15 days prior to Hearing) – Date Submitted: Sign posted

*I certify that this application is complete.*

Signature of Applicant:  Date: 8-20-22

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#: 6152  
Date Paid: \_\_\_\_\_  
Received by: SG

Application #  
ZBA-22-011

Property Address 23 DAY Point Road, EH, Ct 06424  
 Map 10A Block 83 Lot 31 Zone R-15 Acres 0.14  
 Applicant Christopher R. BURT Phone 860-685-1609  
 Address 21 DAY Point Road, EAST HAMPTON, Ct 06424  
 Email (required) Cburtbmh@AOL.com  
 Property Owner BURT POCOTOPAUG LLC Phone 860-685-1609  
 Address P.O. Box 26, EAST HAMPTON, Ct 06424  
 Email (required) Cburtbmh@AOL.com

Variance requested: Section R-15 of the Zoning Regulations  
 Variance relates to: Setbacks: (Front / Rear or Side) Required: 15 Proposed: 12.2  
 Lot Coverage: Required: Conform Proposed: \_\_\_\_\_  
 Height: Required: Conforming Proposed: \_\_\_\_\_  
 Description of the Project See Enclosed map  
 Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):  
EAST HAMPTON Water Pollution Control EASEMENT  
 The hardship created is unique and not shared by all properties alike in the neighborhood because:  
EAST HAMPTON Water Pollution Control EASEMENT

Signature(s): Applicant [Signature] Date 8/20/22  
 Owner [Signature] BURT POCOTOPAUG LLC Date 8/20/22



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

**NOTICE OF PUBLIC HEARING**

APPLICANT Christopher R. Burt  
PROPERTY LOCATION 23 DAY POINT ROAD E.H. CT  
MAP 10A BLOCK 83 LOT 31

THE EAST HAMPTON ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON Sept. 12, 2022 AT 7:00 P.M. IN THE EAST HAMPTON TOWN HALL, 1 COMMUNITY DR., EAST HAMPTON, CT TO CONSIDER THE FOLLOWING APPLICATION:

VARIANCE REQUESTED See Enclosed map

PURPOSE OF VARIANCE Build New Home

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

CB 8/20/22  
Christopher R. Burt

7019 2280 0001 3040 8795

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East Hampton, CT 06424

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee for each)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0424  
02

Postmark  
Here

08/22/2022

Sent To **Michael Nobile et al**  
 Street and Apt. No. **25 Day Point Road**  
 City, State, ZIP+4® **East Hampton, CT 06424**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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Hartford, CT 06143

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee for each)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
Total Postage and Fees	\$7.85

0424  
02

Postmark  
Here

08/22/2022

Sent To **Island View Corporation**  
 Street and Apt. No. **P. O. Box 973**  
 City, State **Hartford, CT 06143**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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East Hampton, CT 06424

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee for each)	\$3.25
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
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Postage	\$0.60
Total Postage and Fees	\$7.85

0424  
02

Postmark  
Here

08/22/2022

Sent To **Christopher G. Burt**  
 Street and Apt. No. **21 Day Point Road**  
 City, State **P. O. Box 26**  
**East Hampton, CT 06424**

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

PREPARED FOR  
CHALLENGER'S BEST  
ESTIMATE ONLY  
NOT FOR CONSTRUCTION

DRAWN BY  
COURTNEY S. BEST  
DATE 04/24/2023

SCALE  
1" = 100'

DATE  
04/24/2023

PROJECT NO.  
2023-001

SUBJECT PROPERTY  
22.61 DAY POINT ROAD  
EAST HARTFORD, CONNECTICUT

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22.61 DAY POINT ROAD  
EAST HARTFORD, CONNECTICUT



**LOCATION MAP**  
NOT TO SCALE

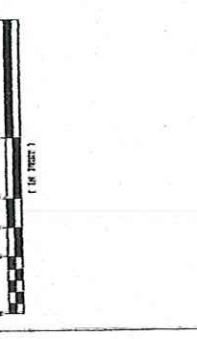
- SURVEY NOTES**
- The field survey was conducted on 04/24/2023 and 05/03/2023. All measurements were taken in accordance with the Connecticut State Surveying and Mapping Act, Chapter 280a, and the Surveying and Mapping Code, Chapter 280-100.
  - All measurements were taken with a Leica TS12 Total Station and a Leica DISTO D7. The instrument was checked and found to be in good working order.
  - All measurements were taken in accordance with the Connecticut State Surveying and Mapping Act, Chapter 280a, and the Surveying and Mapping Code, Chapter 280-100.
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- MAP REFERENCES**
- RECORD MAP NO. 104, 104, PAGE 42
  - RECORD MAP NO. 104, 104, PAGE 42
  - RECORD MAP NO. 104, 104, PAGE 42
  - RECORD MAP NO. 104, 104, PAGE 42

**PROPERTY SUBJECT:**

PROPERTY SUBJECT TO SURVEY AND ENCUMBRANCES AS SHOWN ON THE SURVEY.

- EXISTING BUILDINGS, DRIVE AND ENCUMBRANCES AS SHOWN ON THE SURVEY.
- EXISTING BUILDINGS, DRIVE AND ENCUMBRANCES AS SHOWN ON THE SURVEY.



CHALLENGER'S BEST  
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DRAWN BY  
COURTNEY S. BEST  
DATE 04/24/2023

SCALE  
1" = 100'

DATE  
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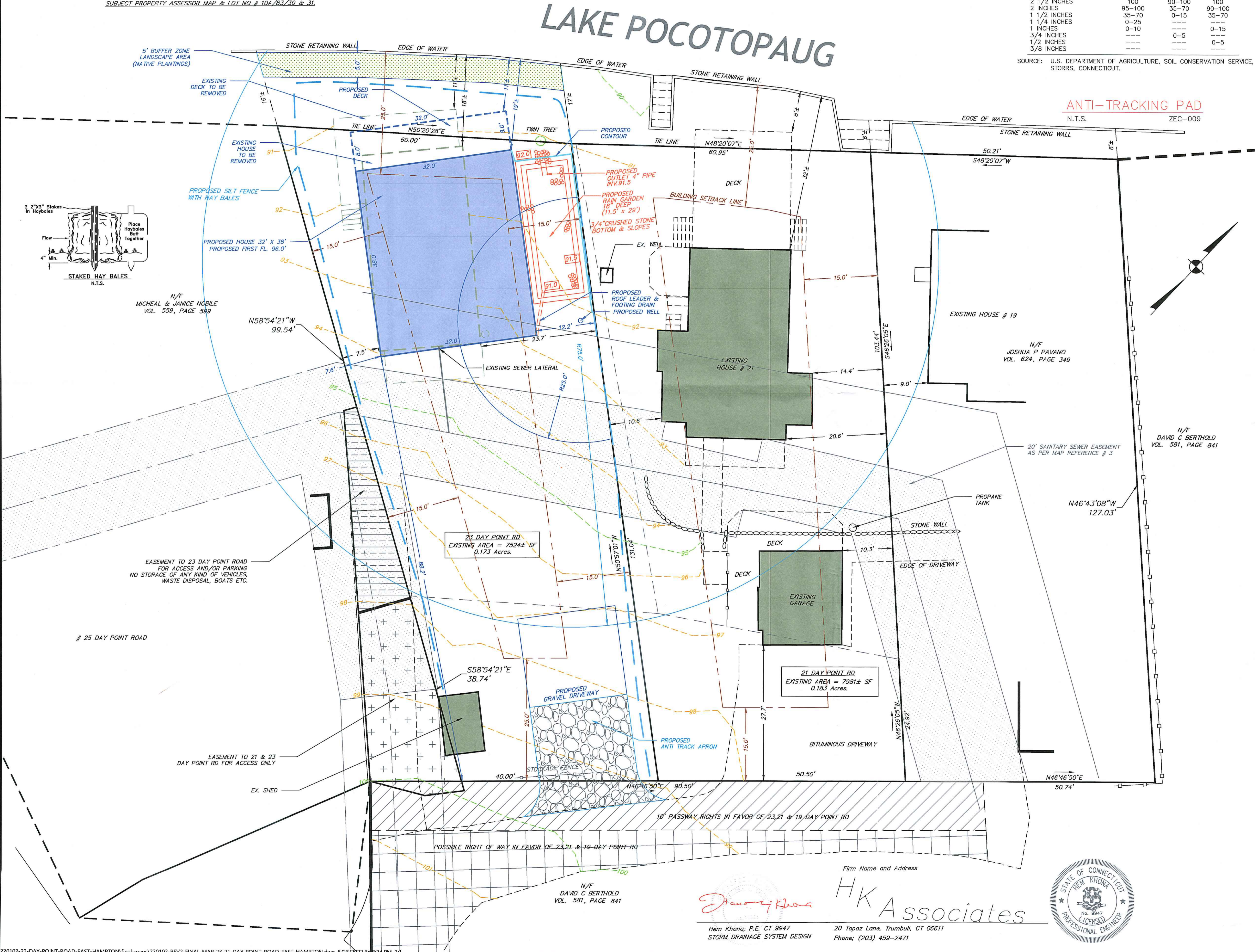
PROJECT NO.  
2023-001

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22.61 DAY POINT ROAD  
EAST HARTFORD, CONNECTICUT

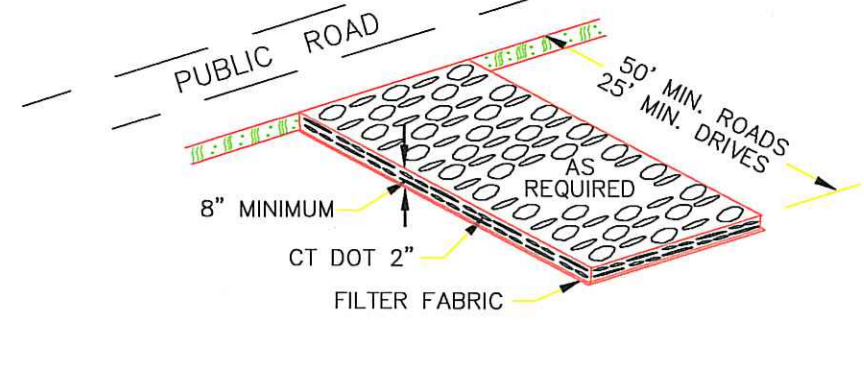
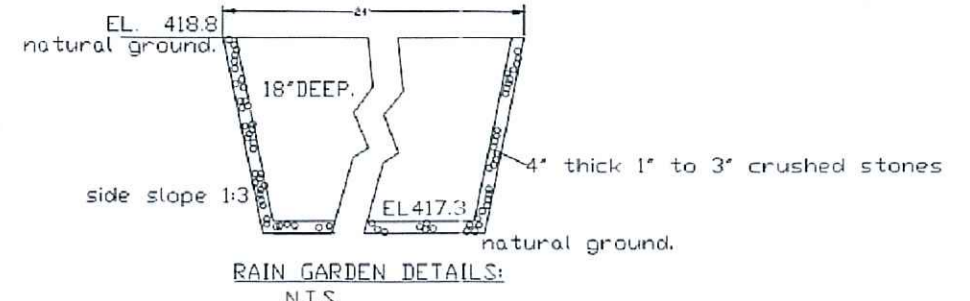
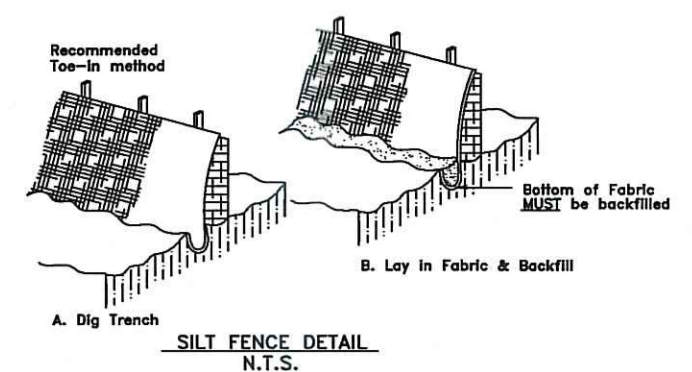


STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS #23 DAY POINT	PROPOSED CONDITIONS #23 DAY POINT	EXISTING CONDITIONS #21 DAY POINT	PROPOSED CONDITIONS #21 DAY POINT
Minimum Lot Area (Sq. Ft.)	20,000 / 60,000	7524±	7524±	7981	N/A
Minimum Lot Width (Ft.)	125' / 150'	12.9'	12.9'	21.5'	N/A
Minimum Lot Depth (Ft.)	125' / 200'	125'	125'	125'	N/A
Minimum Front Setback	25'	88.4'	88.2'	27.7'	N/A
Minimum Side Setback	15'	7.5' / 23.7'	7.6' / 12.2'	10.6' / 10.3'	N/A
Minimum Rear Setback	25'	11.6±	11'± FROM DECK 19'± FROM HOUSE	8'±	N/A
Minimum Street Frontage (Ft.)	100'	40.0'	40.0'	50.50'	N/A
Maximum Lot Coverage	20%	16.4%	20.0%	43.9%	N/A
Maximum Floor Area Coverage	N/A	N/A	N/A	N/A	N/A
Maximum Number of Stories Per Building	N/A	N/A	N/A	N/A	N/A
Maximum Height for a Building or Structure	30'	18'±	28'±	26'±	N/A

BUILDING ZONE: R-1  
SUBJECT PROPERTY ASSESSOR MAP & LOT NO # 10A/B3/30 & 31.



# LAKE POCOTOPAUG



SQUARE MESH SIEVES	CONN. DOT 2" CRUSHED GRAVEL		ASTM C-33 NO. 2		ASTM C-33 NO. 3	
	% FINER	% FINER	% FINER	% FINER	% FINER	% FINER
2 1/2 INCHES	100	90-100	100	100	100	100
2 INCHES	95-100	35-70	90-100	90-100	90-100	90-100
1 1/2 INCHES	35-70	0-15	0-15	35-70	35-70	35-70
1 1/4 INCHES	0-25	---	---	---	---	---
1 INCHES	0-10	---	---	0-15	---	---
3/4 INCHES	---	---	---	0-5	---	---
1/2 INCHES	---	---	---	---	0-5	---
3/8 INCHES	---	---	---	---	0-5	---

SOURCE: U.S. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, STORRS, CONNECTICUT.



## LOCATION MAP

NOT TO SCALE

## SURVEY NOTES

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 26, 1996.
- This Survey conforms to Class A-2 & T-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Improvement Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The Site, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4455.
- Elevations are based on Assumed Datum.

## MAP REFERENCES

- RECORD MAP NO # VOL. 66, PAGE 63.
- MAP SHOWING PROPERTY OF ISLAND VIEW COMMUNITY, OLD MARLBOROUGH ROAD, EAST HAMPTON, CT, DATED 12/03/90, REV. 04/30/1991, SCALE 1" = 20', PREPARED BY ANDERSON ASSOCIATES, RECORD MAP NO # 54.
- REVISED SEWER EASEMENT PREPARED FOR CHRISTOPHER G. BERT, DAY POINT ROAD, EAST HAMPTON, CT, SCALE 1" = 10', DATED AUGUST 05, 1993, RECORD MAP NO # 47.
- PROPERTY SURVEY PREPARED FOR DOUGLAS BEVIN, DAY POINT ROAD, EAST HAMPTON, CT, SCALE 1" = 20', DATED OCTOBER 10, 1984, PREPARED BY DUTCH & ASSOCIATES.
- MAP OF SANITARY SEWER SYSTEM FOR DAY POINT ROAD, PREPARED BY SANITARY SEWER DEPARTMENT OF EAST HAMPTON MAP NO # 8-35.

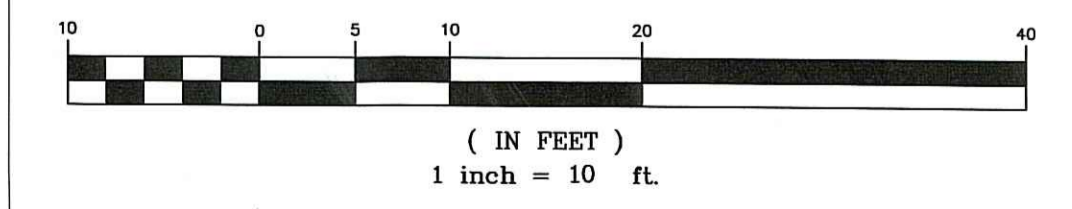
## PROPERTY SUBJECT TO:

- PREMISES SUBJECT TO SANITARY SEWER EASEMENT AS DEPICTED ON THE SURVEY.
- EASEMENTS, RESTRICTIONS, RIGHTS AND ENCUMBRANCES AS OF RECORD APPEAR IN THE EAST HAMPTON LAND RECORDS.

## IMPORTANT! READ! WARNING AND DISCLAIMER OF LIABILITY UNDERGROUND UTILITIES

The user of this document is WARNED NOT TO RELY on the purported accuracy, scale, dimension, measurement, description, or elevations of any underground structure. The Underground structures depicted hereon are for informational purpose only. The Preparer of this document DISCLAIMS ANY LIABILITY whatsoever to the user. There are no warranties, expressed or implied, and any use other than for informational purposes is excessive, unintended and an impermissible misuse of this document. Before excavating Call Toll Free 1-800-922-4455 for Underground Utility Information.

## GRAPHIC SCALE



NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS IT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW. ANY CHANGES MADE TO THIS PLAN WITHOUT THE KNOWLEDGE OF THE SIGNER INVALIDATES THESE DECLARATIONS.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS DEPICTED AND NOTED HEREON.

*Jignesh M. Soni*  
JIGNESH M. SONI, P.L.S. 70386

RECEIVED  
SEP 01 2022



PREPARED FOR  
CHRISTOPHER G. BERT  
21 DAY POINT ROAD,  
EAST HAMPTON, CT

OWNER  
CHRISTOPHER G. BERT  
21 DAY POINT ROAD,  
EAST HAMPTON, CT

NO.	DATE	DESCRIPTION
1	08-23-2022	PROPOSED SITE PLAN
2	08-14-2022	REVISED PROP. HOUSE FOR 23
1	07-06-2022	PROPOSED HOUSE FOR 23



CT LAND SURVEYING, LLC

SBE | MBE CERTIFIED  
LAND SURVEYING / LAND PLANNING

CT LAND SURVEYING, LLC  
58 OLD TAVERN ROAD  
ORANGE, CT 06477  
P: (203) 503-1193  
FAX: (203) 404-0411  
EMAIL: JSONI2@YAHOO.COM

PROPOSED SITE PLAN  
PREPARED FOR  
BURT POCOTOPAUG LLC &  
CHRISTOPHER G. BERT  
23 & 21 DAY POINT ROAD,  
EAST HAMPTON, CONNECTICUT

DRAFTED: CAD  
APPROVED: J.S.  
SCALE: 1" = 10'  
PROJECT NO.: 220102  
DATE: 05/19/2022  
CAD FILE: 220102

TITLE:  
IMPROVEMENT  
LOCATION SURVEY

SHEET NUMBER:  
EX-1 OF 1

Firm Name and Address  
*Jignesh Khona* HK Associates  
Hem Khona, P.E. CT 9947 20 Tapaz Lane, Trumbull, CT 06611  
STORM DRAINAGE SYSTEM DESIGN Phone: (203) 459-2471

