



**Office Use Only**

Project# ZBA-20-004

Address: 82 Sullyman

MBL: 09A17013

**ZONING BOARD OF APPEALS  
TOWN OF EAST HAMPTON**

**RECEIVED**  
**APR 30 2020**

TIME \_\_\_\_\_

## 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: \_\_\_\_\_

\_\_\_\_ Copy of Letters Sent to Abutters (Send 10 days prior to Hearing) – Date Submitted: \_\_\_\_\_

\_\_\_\_ Photo of 10 sq. ft. Sign Posted (Post 15 days prior to Hearing) – Date Submitted: \_\_\_\_\_

**I certify that this application is complete.**

Signature of Applicant: \_\_\_\_\_

Date: 4-29-2020

**The Board reserves the right to add additional requirements in accordance with the State Statutes.**

***Only Complete Application Packages Will Be Accepted***



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APR 30 2020

TIME

Application for  
Zoning Board of Appeals  
Variance

Fee \$160 (State Fee Included)

Cash / Check#: 7050  
Date Paid: 4/30/2020  
Received by: \_\_\_\_\_

Application #  
ZBA-20-004

Property Address 82 SPELLMAN POINT RD E.H.

Map 09A Block 70 Lot 3 Zone R-1S Acres 0.2

Applicant DAN BERTSON Phone 860.202.2930

Address 431 HOPE VALLEY RD AMSTON CT 06231

Email (required) THUREB@COMCAST.NET

Property Owner DAN/LE BERTSON Phone 860.202.2930

Address 431 HOPE VALLEY RD AMSTON CT 06231

Email (required) THUREB@COMCAST.NET

LOT BUILDING SCHEDULE

Variance requested: Section \_\_\_\_\_ of the Zoning Regulations

Variance relates to:

Setbacks: (Front / Rear or Side)

Required:

15'

Proposed:

14.1'

Lot Coverage:

Required:

1759

Proposed:

1849

Height:

MAY HOUSE

Required:

1800

Proposed:

2178

Description of the Project

SEE ATTACHED

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

SEE ATTACHED

The hardship created is unique and not shared by all properties alike in the neighborhood because:

LOCATION OF MATURE TREES AND ASSOCIATED  
ROOT STRUCTURE / VEGETATIVE BUFFER FOR LAKE  
PROTECTION

Signature(s):

Applicant

Dan Bertson

Date

4-29-2020

Owner

Dan Bertson

Date

4-29-2020



HOUSE SIZE CALCULATION-REV 1 CALCULATIONS-APRIL 28 PER RH LOCATION PLAN			
	Current Residence	Proposed Residence	Max House Size R-1 Non-Conforming Lot Per Lot-Building Schedule
Habitable Space-First Floor	1155	1104	900
Habitable Space-Second Floor	None	1074	
Total Habitable Space	1155	2178	1800
LOT COVERAGE REV 1 CALCULATIONS-APRIL 28 PER RH LOCATION PLAN			
Total Impervious Surface All Lot Structures	1703	1849	
Total Lot Size Per A-2	8794	8794	
Max Lot Size Coverage (20%)	1758.8	1758.8	
Coverage Over Max-Square Feet	-55.8	90.2	
Per Cent Lot Coverage	19.37%	21.03%	
Coverage Over Max-Per Cent	-0.63%	1.03%	

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**Description of Project:** Demolish existing non-conforming (Lake-side and South-side Setback) seasonal home and impervious blue stone patio. Construct new year-round suitable for age-in-place home with attached garage in lot location as shown in Improvement Location Plan.

**Hardship:** Current House Location does not conform to side lot offset as defined in current Zoning Regulations. Desire to move home to comply with regulations to fullest extent possible given Lot Configuration. Further, excavation for new building new structure in-place of current structure will threaten viability of mature trees, associated root structure, and surrounding vegetation on the lake-side and south property borders. Loss of such protective natural lake-side border will increase runoff into Lake.

**R** E C E I V E N  
APR 30 2020  
TIME \_\_\_\_\_

DAVID BENGTON  
ELIZABETH L BENGTON  
431 HOPE VALLEY RD  
AMSTON, CT 06231-1231

7050

51-57/119 CT  
18482

4-29-2020

Date

Pay to the  
Order of

EAST HAMPTON

\$ 1600<sup>00</sup>

ONE HUNDRED SIXTY AND 00/100

Dollars



Photo  
Safe  
Deposit®  
Details on back

Bank of America



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For

Bengton

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Harland Clarke