



Application for Zoning Board of Appeals Variance

Fee \$160 (State Fee Included)

Cash / Check#: 1005
Date Paid: 4/29/19
Received by: CC

Application # ZBA-19-006

Property Address 28 Hyde Farm Terrace
Map 02A Block 48 Lot 1A-9 Zone Acres

Applicant Kevin Neary Phone 860-510-1945
Address 4 Crescent Street, East Hampton CT 06424
Email (required) keurock23@gmail.com

Property Owner Kevin Neary Phone 860-510-1945
Address 4 Crescent Street, East Hampton CT 06424
Email (required) keurock23@gmail.com

Variance requested: Section 4.1 of the Zoning Regulations

Variance relates to: Setbacks: (Front) Rear or Side Required: 25 ft Proposed: 18 ft
Lot Coverage: Required: Proposed:
Height: Required: Proposed:

Description of the Project Building a new home on
28 Hyde Farm Terrace approx 2500 sq ft
2 car garage - 24x24

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

The 25 ft front setback limits the reasonable use of the property due to 0.7 acre conservation easment

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

All other properties in the neighborhood have less percentage of land being restricted as conservation land. Also the triangular shape of the land restricts the buildable lot area which is unique to this lot.

Signature(s): Applicant Kevin Neary Date 4/29/19
Owner Kevin Neary Date 4/29/19



Town of East Hampton
Department of Planning & Zoning
20 East High Street, East Hampton, CT 06424
(860) 267-9601

NOTICE OF PUBLIC HEARING

APPLICANT Kevin Neary
PROPERTY LOCATION 28 Hyde Farm Terrace
MAP 02A BLOCK 48 LOT 1A-9

THE EAST HAMPTON ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON May 13, 2019 AT 7:00 P.M. IN THE EAST HAMPTON TOWN HALL, 20 EAST HIGH ST., EAST HAMPTON, CT TO CONSIDER THE FOLLOWING APPLICATION:

VARIANCE REQUESTED Allow the front setback to be 18ft from the required 25ft.

PURPOSE OF VARIANCE Due to the restrictions of the conservation easement allow for the garage edge to be located over the 25ft setback by 7ft

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 860-267-9601.

**THIS PROPERTY IS SUBJECT
TO ACTION BY
THE PLANNING &
ZONING COMMISSION
ON MAY 13th, 2019 AT 7:00 PM
IN THE EAST HAMPTON TOWN HALL
20 E. HIGH ST., E. HAMPTON, CT**