



Office Use Only

Project# ZBA-20-014
 Address: 47 Bay Rd.
 MBL: 09A/70/32

RECEIVED
OCT 06 2020
via Email

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: *BB* Date: 10/5/20

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 \$160 (State Fee Included)

Cash / Check#: 2224
Date Paid: 10/6/2020
Received by: CC

Application #
ZBA-20-014

Property Address 47 Bay Road, East Hampton CT 06424

Map 09A Block 70 Lot 32 Zone R-1 Acres _____

Applicant Brian & Elise Montanari Phone 860-716-5521

Address 47 Bay Road, East Hampton CT 06424

Email (required) brian.montanari@habco.biz and bmontanari@comcast.net

Property Owner Brian & Elise Montanari Phone 860-716-5521

Address 47 Bay Road, East Hampton CT 06424

Email (required) brian.montanari@habco.biz and bmontanari@comcast.net

Variance requested: Section 4.1.E of the Zoning Regulations

Variance relates to:	Setbacks: (Front / Rear or Side)	Required: _____	Proposed: _____
	Lot Coverage:	Required: <u>20%</u>	Proposed: <u>25%</u>
	Height:	Required: _____	Proposed: _____

Description of the Project During the August 4, 2020 storm, our existing shed experienced catastrophic damage when our neighbor's tree fell on top of it. We are looking to replace the shed, but during the process we were informed that we were already at 23% coverage with an allotted 20% allowance. We are looking to ensure proper paperwork / filing is done as it appears this was not done by the prior homeowners.

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

Without the variance, we will not have a means to protect personal property in a safe manner. We were unaware that the property was already over the required coverage when we bought the home and found out we would have needed to apply for this variance, even if we were not replacing the storm damaged shed. With the slope of our property, and the design of the home, there is no storage on the lakeside of the property and the back doors to the basement on the side of the house do not allow for safe storage of personal property. Without the variance to have a shed on the property, we would be forced to store our items unprotected in the yard which would attract opportunities for theft as well as significant safety concerns during wind storms as the items would have the potential to be blown into the lake or into other people's property or into people.

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

Other properties are set up in a manner with smaller houses consuming less of the allowed coverage requirements and may have current / prior home owners that have filed properly during the construction or renovation phases.

Signature(s): Applicant [Signature]

Date 10/5/20

Owner [Signature]

Date 10/5/20