



Office Use Only

Project# ZBA-20-015
Address: 49 Bay
MBL: 9A / 70 / 33

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: _____

<p><i>I certify that this application is complete.</i></p> <p>Signature of Applicant: <u></u></p>	<p>Date: <u>10/22/20</u></p>
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The Board reserves the right to add additional requirements in accordance with the State Statutes.
Only Complete Application Packages Will Be Accepted



RECEIVED
OCT 24 2020

Application for
Zoning Board of Appeals
Variance

Fee \$160 (State Fee Included)
Cash / Check#: 2433
Date Paid: 10/23/20
Received by: CC

Application #
ZBA-20-015

Property Address 49 Bay Road, East Hampton, CT 06424

Map 9A Block 70 Lot 33 Zone R-1S Acres .278

Applicant Kevin S. Herrick Phone (860)967.9928

Address 49 Bay Road, East Hampton, CT 06424

Email (required) kherrick@slamcoll.com

Property Owner Kevin S. Herrick Phone (860)967.9928

Address 49 Bay Road, East Hampton, CT 06424

Email (required) kherrick@slamcoll.com

Variance requested: Section 4.1.E of the Zoning Regulations

Variance relates to: Setbacks: (Front / Rear or Side) Required: 15' Proposed: 12'
 Lot Coverage: Required: _____ Proposed: _____
 Height: Required: _____ Proposed: _____

Description of the Project Renovated home

Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):
 The existing grade is 4' below the home's east door which requires regrading and deck/porch to allow for access and egress from the main floor. The side deck also allows for a second way out of the home. This lessened setback was created due to a property exchange 10 years ago that moved the property line 5' to the west. This created an odd "V-shaped" setback along the side of the house. This existing condition creates a hardship making it physically impossible to gain access. (Refer to Exhibit A)

The hardship created is unique and not shared by all properties alike in the neighborhood because:
Grade and first floor elevations vary between all the properties in the area as the contours lead to the lake. I purchased this "half-constructed" home in July with the intent of making significant improvements to the home for my family. This 4' wide deck will encroach on the set back a maximum 36" and minimum 1" (Refer to Exhibit B)

Signature(s): Applicant Kevin Herrick Date October 23, 2020
 Owner Kevin Herrick Date October 23, 2020