



Office Use Only

Project# ZBA-21-006
Address: 145 Main St
MBL: 06A/56/27

ZONING BOARD OF APPEALS
TOWN OF EAST HAMPTON

RECEIVED
MAY 5 2021
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: 5/5/21

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

Only Complete Application Packages Will Be Accepted



RECEIVED
MAY 5 2021

Application for
Zoning Board of Appeals
Variance

Fee \$160 (State Fee Included)	
Cash /	Check#: 8488
Date Paid: 5/5/21	
Received by: [Signature]	
Application # ZBA-21-006	

Property Address 145 Main Street

Map CA Block 5C Lot 27 Zone R-2 Acres .85 +/-

Applicant Michael W. Epright, Esq Phone _____

Address 98 Bridge Road Haddam CT 06438

Email (required) attyp@aol.com

Property Owner Joelene F. Geysen Phone _____

Address 145 Main Street, East Hampton CT 06424

Email (required) _____

Variance requested: Section 4.2e of the Zoning Regulations

Variance relates to: Setbacks: (Front / Rear or Side) Required: 25' Proposed: 10'
 Lot Coverage: Required: 10% max Proposed: 12.44%
 Height: Required: 35' Proposed: N/A

Description of the Project Proposed Accessory Building / Garage (detached)
Completed Structure to be 24' x 30' (as proposed)

Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):
lot is non-conforming as to width with angulated side
lines. Proposed construction consistent w/ neighborhood
improvements.

The hardship created is unique and not shared by all properties alike in the neighborhood because:
Hardship is not unique to area lots (area lots along
this part of Main Street are all non-conforming as
to width).

Signature(s): Applicant [Signature] Date 5/5/21

Owner [Signature] Date 5/5/21