



Application for  
Zoning Board of Appeals  
Variance

Fee \$160 (State Fee Included)

Cash / Check#: 5906  
Date Paid: 11/18/2021  
Received by: [Signature]

Application #  
ZBA-21-012

Property Address 13 Navajo Trail, East Hampton  
 Map 09A Block 74 Lot 174 Zone R-1 Acres .18  
 Applicant Donna + Ed Wells Phone 203 530 7786  
 Address 13 Navajo Trail  
 Email (required) DONNA-J-WELLS@SBCGLOBAL.NET  
 Property Owner Donna + Ed Wells Phone 203 530-7786  
 Address 13 Navajo Trail  
 Email (required) Same as Applicant

Variance requested: Section 4.1 of the Zoning Regulations  
 Variance relates to: Setbacks:  Front /  Rear /  Side Required: 25' Proposed: 24.9'  
 Lot Coverage: Required: 15% Proposed: 5%  
 Height: Required: 20% Proposed: 20%  
 Description of the Project Addition to back of House  
 Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):  
Please See Attached  
 The hardship created is unique and not shared by all properties alike in the neighborhood because:  
Please See Attached

Signature(s): Applicant Donna Wells Date 11/18/2021  
 Owner Ed Wells Date 11/18/2021

November 17, 2021

We are requesting a variance for a 2-story addition to our existing home. This variance is necessary because the addition would place our home well within the required 15 foot setback to a setback of 5 feet. It should be noted that at present the east side setback has two measurements, 4 feet 5 inches and 4 feet 7 inches. This proposed addition would consist of two bedrooms, one at 11'-6" x 13'-4" and one at 11'-6" x 15'-8". The finished addition footprint would be 12'-0" x 16'-8", an increase of 218 gross sq. ft.

The addition is necessary because with the home being built in 1948, it requires a certain amount of modernization which would take up much of the present main floor requiring us to build up to accommodate needed bedroom space.

We have explored alternatives. We investigated placement of the addition on the west side of the present structure. This would result in greatly increased cost as well as disruption to our household. For example, we would have to tie in to the existing roof line which would be much more invasive than our proposal, the back entrance would have to be moved, and we would lose our patio area which cannot be moved elsewhere due to limitations on lot coverage.

The placement of the addition on the back of the house will not infringe in any way on neighboring properties. Currently, there is no privacy between our back yard and our neighbor on the east side. Placing the addition here will provide more privacy between yards as it will block the direct view between properties.

Our neighbor to the south side of the property will not be impacted as there is a tree buffer between the properties which allows for ample privacy.

We are not impacting the character of our lot or the neighborhood nor are we significantly changing present setbacks. We ask you look favorably upon our request.

Sincerely,

Donna & Ed Wells