



**Office Use Only**

Project# ZBA-20-002  
 Address: 35 West Point  
 MBL: 5A/84/1

## 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: \_\_\_\_\_

*documents  
emailed  
to  
Pat Benjamin  
on 2/17/20*

*Pat Benjamin*

*I certify that this application is complete.*

Signature of Applicant:  Date: 2-17-2020

The Board reserves the right to add additional requirements in accordance with the State Statutes.  
**Only Complete Application Packages Will Be Accepted**



RECEIVED  
FEB 06 2020

TIME  
Application for  
Zoning Board of Appeals  
Variance

Fee \$160 (State Fee Included)

Cash / Check#: 26820  
Date Paid: 2/6/20  
Received by: [Signature]

Application #  
ZBA-20-002

Property Address 35 West Point Road

Map 5A Block 84 Lot 1 Zone C Acres 0.50

Applicant American Equities V, LLC Phone 860.267.4444

Address 31 East High Street, East Hampton, CT 06424

Email (required) mboule@americandistilling.com

Property Owner American Equities V, LLC Phone 860.267.4444

Address 31 East High Street, East Hampton, CT 06424

Email (required) mboule@americandistilling.com

Variance requested: Section 5.2.D of the Zoning Regulations 14.6' North, Side  
4.4' South, Side

Variance relates to: Setbacks: (Front / Rear or Side) Required: 25' Proposed: 9.0' East, Rear  
Lot Coverage: Required: \_\_\_\_\_ Proposed: \_\_\_\_\_  
Height: Required: \_\_\_\_\_ Proposed: \_\_\_\_\_

Description of the Project Demolition of existing 462 s.f. storage garage. Construction of new 38' x 29' storage garage.

**Strict application of the regulations would produce undue hardship because (Definition of a hardship on back):**  
Due to the unusual shape and topography of the lot, the location of the garage structure is appropriate to the northeast corner of the property where the current garage is presently located. Attorney Tim Furey

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

Signature(s): Applicant [Signature] Date 2/6/2020  
 Owner [Signature] Date 2/6/2020