

Town of East Lyme

APPLICATION FOR SPECIAL PERMIT

Date of Application: 11/24/2020 Zone: CA

Applicant's Name: Theodore A. Harris, Agent for Owner

Applicant's Address: 351 Main St., Niantic, CT 06357 Telephone: (860)739-6906

Location of Affected Premises: 159 Boston Post Rd. Assessor's Map/Block/Lot: 31.1/32

Owner of Record: 159 Boston Post Rd., LLC Volume/Page: 1017/447

Owner's Address: 360 Boston Post Rd. Telephone: (860)235-8500

DESCRIPTION OF SPECIAL PERMIT REQUESTED *{Requires compliance with Zoning Regulations 24, 25 & 9 and all other applicable Zoning Regulations of the Town of East Lyme; also state which sections of Zoning Regulations Special Permit is subject to};*

Special permit for Mixed Use (CA) pursuant to

ZR8.2.2,25

Signature of Owner: 

Signature of Applicant: 

Attach a true copy of the Deed and a Site Plan {10 copies required}. A copy of the deeds for all affected properties and a site plan demonstrating compliance with all applicable zoning code requirements must accompany this application.

Proof of posting of Special Permit Application public notice sign (Section 25.4.3-1). Proof of posting of the Special Permit Application for Public Notice must be submitted.

Below this line for Office Use Only:

Deed Copies Attached:	YES	NO	PERMIT FEE: SPECIAL PERMIT FEE	\$150.00	<u>500</u>
			OUTDOOR DINING RENEWAL	\$20.00	<u> </u>
Site Plan Attached:	YES	NO	N/A	SITE PLAN FEE	\$300.00 <u>300</u>
				STORM WATER	\$300.00 <u>300</u>
				STATE FEE:	\$60.00
CHECK #:	<u>29223</u>			TOTAL DUE:	\$ <u>1160.</u>

Date Approved: _____ Date Denied: _____

Approval subject to conditions below:

- _____
- _____

Approval to become effective upon publication and date of entry into the land records of the Town of East Lyme affecting the premises as described in this application.

Date: _____ Attest _____
East Lyme Zoning Chairman

**APPLICATION NARRATIVE
PETRIT MARKU**

This is an Application for a Special Permit for a Mixed Use Development in a CA Zone, as outlined in the Application..

The property is a pre-existing lot created long before Zoning, which is deficient as to frontage and therefore, lot width. This deficiency has direct implication in the site design. The first floor of the proposed building contains 2,950 s.f of commercial space, with a central entry and access to portions of the second floor by way of a stairway. The second floor contains four (4) one bedroom apartments and one two (2) bedroom apartment. There is additional apartment access from a separate stairway at the end of the building. There is also storage in a third floor attic.

The site is surrounded on two sides by parking area supporting the East Lyme High School, including planted buffers along the premises at both of these locations. The narrow nature of the lot had direct implications with respect to the site design and layout. The East Lyme Zoning Boards of Appeals, in recognition of the hardship this pre-existing nonconformity created, granted an 8 foot setback variance with respect to the Westerly side of the premises. This allowed an additional 4 foot to the total planted buffer along the existing High School parking. On the East, there is a parking lot serving a pizza restaurant. The nature of this use and the narrow nature of the site, has made the installation of a vinyl architectural fence, the better means of providing a buffer between the two parcels. This fence is shown on the plan and would be in lieu of a planted buffer as allowed by Section 24.6 of the Regulations.

Nineteen (19) parking spaces have been provided in accordance with the calculation for parking required by the Standards for Mix Use Development, which calculations are shown on the site plan.

Finally, the residential portion of the building does not exceed fifty (50%) percent of the improved floor area, as required by Section 8.2.2 of the Zoning Regulations.