

McNAMARA & McNAMARA, P.C.
ATTORNEYS AT LAW
100 Pennsylvania Avenue, Niantic, CT 06357

Jeffrey A. McNamara
Lauren M. McNamara

tel: 860-739-3918
fax: 860-294-0269

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Zoning Board of Appeals
108 Pennsylvania Ave.
Niantic, CT 06357

Re: 7 Round Rock Road, Niantic CT/Undue Hardship

Dear Chairman Carpenteri:

I represent the owner of 7 Round Rock Road, in Niantic, Connecticut. My clients are seeking a variance of Section 7.3.4 and Section 7.3.3 of the East Lyme Zoning Regulations.

More specifically, Section 7.3.3 states no building or structure on a lot shall be placed less than thirty (30) feet from the street line or twelve (12) feet from any other property line.

My client's proposed addition will be eleven (11) feet from Elizabeth Ave. While this is in reality a side yard and should require only a twelve (12) feet setback, because my client's lot is a corner lot, they are required to have a thirty (30) feet setback on two sides of their property.

In addition, the proposed addition will be 10.9 feet from the rear setback, thus requiring a small, one foot variance.

Finally, my clients need a variance for Section 7.3.4 in that once constructed, the building coverage will be 29% which exceeds the required 25%.

It is my client's contention that based on the uniqueness of the lot, they have satisfied the undue hardship requirement. In light of the fact that it is a corner lot, they must satisfy the thirty (30) foot street line requirement twice. In addition, the rear property line goes in an uneven direction, therefore, the proposed addition requires a small one foot variance. The proposed addition is only being constructed on the side of the property which abuts Elizabeth Ave.

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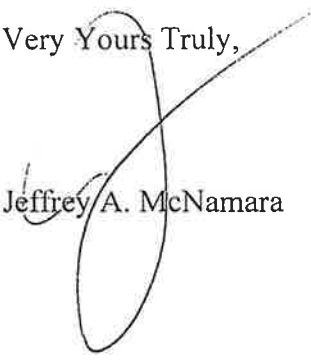
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In conclusion, it would be unusually difficult for my client to comply with a strict enforcement of the Zoning Regulations due to the configuration of the lot, the uniqueness of the parcel and its location bordering two streets.

I look forward to discussing this application at the public hearing.

Very Yours Truly,


Jeffrey A. McNamara