

Received

AUG 20 2025

Town of East Lyme
Land Use

ZBA Case No. _____

Application to Zoning Board of Appeals

108 Pennsylvania Ave, Niantic, CT. 06357

Telephone: (860)-691-4114

APPLICATIONS MUST BE FILLED OUT COMPLETELY IN INK AND BE ACCOMPANIED BY NINE (9) COPIES OF ALL ITEMS LISTED ON THE CHECKLIST BELOW AND A FEE OF \$410.00 PAYABLE TO "TOWN OF EAST LYME".

ALL PERTINENT QUESTIONS MUST BE ANSWERED. WHERE ADDITIONAL SPACE IS NEEDED, PLEASE ATTACH A SEPARATE SHEET OF PAPER. WHERE ILLUSTRATIVE MATERIAL IS NEEDED, PLEASE ATTACH A FLOOR PLAN, SKETCHES, PHOTOS, OR OTHER MATERIAL TO ENSURE COMPREHENSION OF ALL CIRCUMSTANCES.

Applicant Name: Thomas + Erica Wilson

Mailing Address: 23 Hillwood Dr

Phone Number: 252-564-9673 / 857-636-0392 Email: ericabrowne@gmail.com
t.randy.wilson@gmail.com

Property Owner's Name: Thomas + Erica Wilson

Mailing Address: 23 Hillwood Dr Niantic CT 06357

AFFECTED PROPERTY INFORMATION:

Street Address of Affected Parcel: 23 Hillwood Dr

Zone: RU 40/20 Assessor's Map Number: 16.3/10 Lot Number: 8 10

Is affected property within 500 feet of Town Line? ____ Yes X No

Has any previous variance request or appeal relative to this property been filed with the Zoning Board of Appeals? ____ Yes X No

If Yes, was the variance request granted or denied? _____

Describe how the front, side, and rear property boundaries were determined. Do you have an A-2 Survey?

Used surveying tape, building as landmark, GIS data - NO A2 Survey

Approve/Denied _____ Date _____

Signed: _____

Comments: _____

Owners of contiguous properties (abutters) (attach additional sheets if necessary)

- A. Name: Jennifer Miele
Mailing Address: 25 Hillwood Dr
- B. Name: Deborah Stewart-Van Orden
Mailing Address: 21 Hillwood Dr
- C. Name: Dana Burke
Mailing Address: 57 Stoneywood Dr
- D. Name: Gary Paquette
Mailing Address: 59 ~~St~~ Stoneywood Dr

Application relates to (check appropriate item):

- ☒ Request for variance of Section(s) 5.3.3 of East Lyme Zoning Regulations.
Applicants should understand that the terms "exceptional difficulty" and "unusual hardship" refer to the ability or practical use of property in a manner that conforms to the Town's Zoning Regulations. They DO NOT refer to the Owner's inability to fulfill a purely personal wish. An "exceptional difficulty" or "unusual hardship" can't be economic or personal and must be unique to the subject property. The Board is not permitted to approve variances, which, in effect, constitute a personal license to violate the Zoning Ordinance.

☐ Alleged error in the Zoning Official's action under Section(s) _____.
When an Applicant enters an appeal charging the Zoning Official with an error, a detailed explanation of the basis of the allegation MUST be attached to this form.

☐ Approval of Gas Station or Motor Vehicle Business.
Applicants seeking approval of a proposed location for a Gas Station or Automobile Dealer's or Repairer's Business MUST be accompanied by the appropriate Department of Environmental Protection or Department of Motor Vehicles for.

I hereby certify that the above information is true and correct to the best of my knowledge and authorize the Zoning Board of Appeals' members to inspect the property in question.

Signed: Erica B. Wilson Date: 8/20/25

***IMPORTANT:** Applicant must complete this form and submit it to the Chairman or Secretary of the Zoning Board of Appeals, together with the fee (\$410.00) and

NINE COPIES OF EACH OF THE FOLLOWING:

1. _____ Denial from Zoning Official not required
2. _____ Application, FULLY COMPLETED
3. _____ Copy of Deed Print at town hall
4. _____ Copy of Assessor's Map lot info
5. ☒ Letter from Applicant describing hardship
6. _____ Site Plan request and any other documentation being submitted 2 large 7:11x17