

BLACK POINT BEACH CLUB ASSOCIATION

Application to the Black Point Beach Club
Zoning Board of Appeals

1. Applicant: Glorene Consedine _____ Phone _____
Address: 47 Indianola Road, Niantic CT
2. Owner: Glorene Consedine _____ Phone _____
Address: 47 Indianola Road, Niantic CT
3. Street Address of affected property: 47 Indianola Road
4. Zone R12 Assessor's Map No. 05.10/67/// Lot No. 688 & 689
5. Properties within fifty (50) feet of ANY lot line (attach additional if necessary.)
 - a. Name: Brendon Fox Address: 43 Indianola Road
 - b. Name: Maura Stamm/ Brian Comer Address: 44 Indianola Road
 - c. Name: Anita & Jim Schepker Address: 46 Indianola Road
 - d. Name: Lyne Ciociola Address: 49 Indianola Road
 - e. Name: Mark Loalbo Address: 48 Indianola Road
 - f. Name: Ken Bordon Address: 52 Nehantic Drive
 - g. Name: N. Collins/ K. Bourdoulous Address: 48 Nehantic Drive
 - h. Name: Leslie Doherty Address: 42 Nehantic Drive
6. Is affected property within 500 feet of Town Line? Yes X No _____
7. Application relates to (check appropriate items):
X Request for variance of following section(s) of zoning regulations Section V
____ Alleged error in Zoning Official's action under section _____
8. If variance requested, describe exceptional difficulty or unusual hardship on which request is based. If error alleged, explain basis for allegation (See instructions (d) and (e)). Attach additional details if necessary.
Extend the front porch 3 to 4 Feet to the point of the existing front porch steps location, maximum. Same distance as the side neighbors existing front entrance/porches to maintain visual harmony. Potential future 24ft x 24ft detached garage and master bathroom addition built in the rear portion of lot 688 & 689 as indicated on layout drawing. Future driveway is to be located to the right side of the existing dwelling. Dwelling is being remodeled to compliment neighborhood & permit future ADA access and single level living due to the owners mobility limitations.
9. Has any previous variance request or appeal relative to this property been filed with Board of Appeals?
No X Yes _____ Specify date _____

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

Signed Glorene Consedine Date 1-27-2020

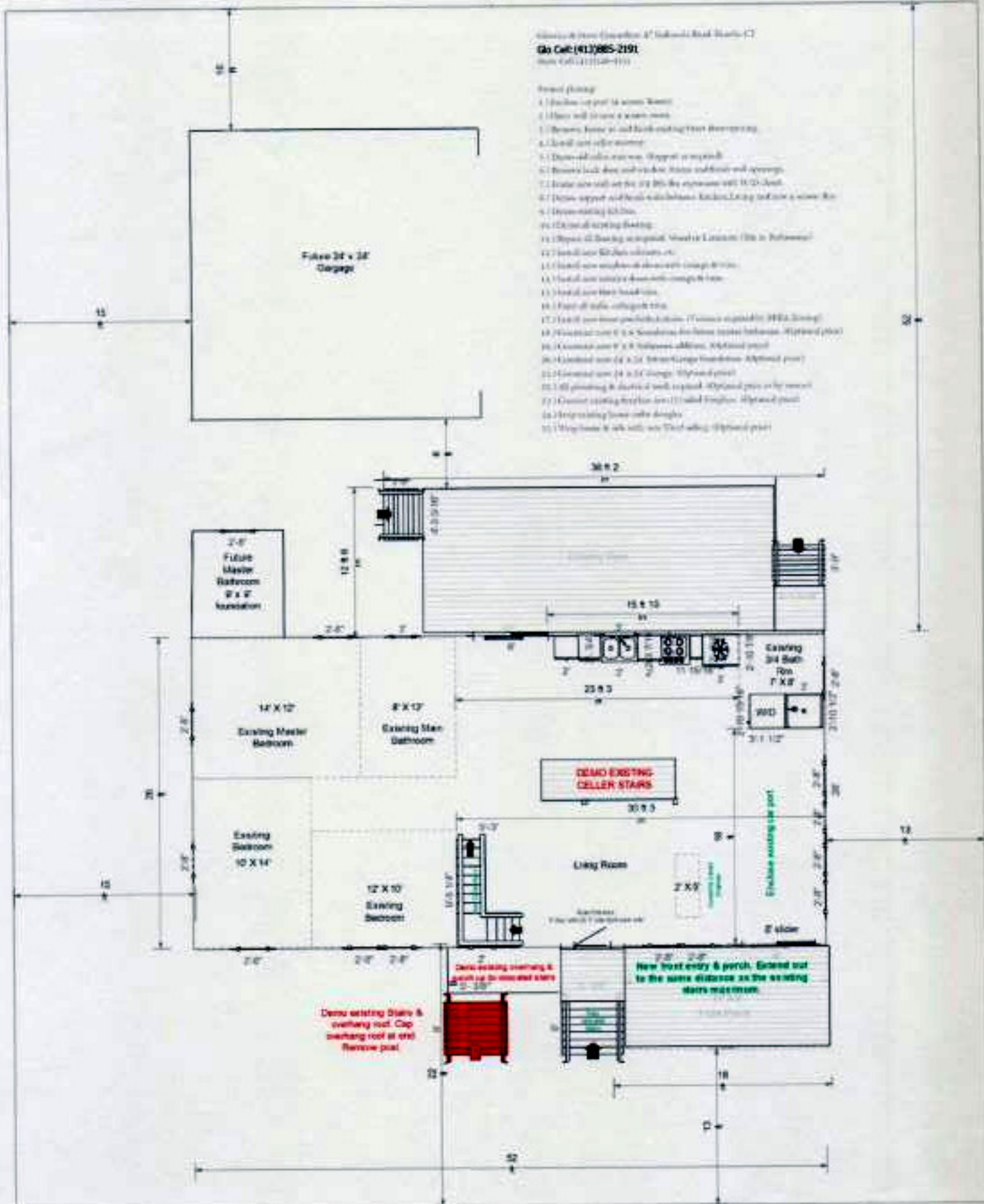
Address: 4000 (approx) 47 (approx) Road, North (C)

Go Call: (413) 885-2191

Phone: (413) 885-2191

General Notes:

1. Foundation: 14" x 14" concrete piers.
2. 10" x 10" wall to wall concrete.
3. 10" x 10" concrete piers at all load-bearing points.
4. 10" x 10" concrete piers at all load-bearing points.
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those
two certain tracts or parcels of land situated on the Black Point Beach Club Property, in the Town of East Lyme, County of New London and State of Connecticut, being Lot No. 638 and Lot No. 689 of the Plan of Property of Black Point Beach Club as the same is laid out into building lots and plans filed May 27, 1931 with the Town Clerk of East Lyme. Said lots are more particularly bounded and described as follows:

Lot No. 688 lying on the North side of Indianola Road is bounded Northerly forty (40) feet by Lot No. 715; Easterly one hundred (100) feet by Lot No. 637; Southerly forty (40) feet by Indianola Road and Westerly one hundred (100) feet by Lot No. 689.

Being a portion of the premises described in a warranty deed from Morris B. Payne to Bessie S. Price dated August 28, 1946, and recorded in Volume 43, page 12 of the East Lyme Land Records.

Lot No. 689 lying on the North side of Indianola Road is bounded Northerly forty (40) feet by Lot No. 714; Easterly one hundred (100) feet by Lot No. 638; Southerly forty (40) feet by Indianola Road and Westerly one hundred (100) feet by Lot No. 690.

Being the same premises described in a warranty deed from Morris B. Payne to Bessie S. Price dated September 27, 1945, and recorded in Volume 45, page 333 of the East Lyme Land Records.

Together with all the rights and subject to all the restrictions, reservations, conditions and limitations which appear of record.

Recorded Jan 7 2002
12:05 PM
East Lyme Town Clerk

N/E DAYITT

4th year
2011-12

DETAILS OF
THE
TABLE

[illegible]

WILSON

THE UNIVERSITY OF
MICHIGAN LIBRARY

2014年12月15日

DATE: MAY 1968
PAGE: 100

WILLIAM, BENJAMIN WILLIAM
1800-1800-1800-1800-1800

10-11-1964
 10-11-1964
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 10-11-1964

DATE: _____
PAGE: _____

INDIANOLA ROAD

ARTICLE SUBSTANTIALLY
CHANGING IN ACCORD WITH
PLAN A-7 DATED FROM THE CASE, AND
Dated 20. July 1986

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[illegible]

74-05

Extend existing porch 4FT to match
(2) side neighbors porch distance
from the town line.



Extend front porch same
distance from town line as
(2) side ~~N~~ieghbors porches





Measure right property stake 10ft from road

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Ch Description	Element	Cd	Ch Description
Style	01	Ranch			
Model	01	Residential			
Grade	03	Average			
Stories	1	1 Story			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Comp			
Interior Wall 1	05	Drywall/Sheet			
Interior Wall 2					
Interior Flr 1	14	Carpet			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Total Bedrooms	03	3 Bedrooms			
Total Bthrms	2				
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

Adj. Base Rate	82.05
Section RCN	121.352
Net Other Adj.	5,000.00
Replace Cost	126.352
AYR	1976
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	26
Functional Obsnc	0
External Obsnc	0
Cost Trend Factor	1
Status	
% Complete	
Overall % Cond	74
Appears Val	93,500
Dep % Over	0
Dep Ovr Comment	
Misc Imp Over	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Description	L/B Units	Unit Price	Yr	Code	Tip Rt	End	Est. Val	Sp. Value
FPL1	FIREPLACE 1			B 1	2,200.00	1985	1		100	1,400	

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Ed. Area	Unit Cost	Undep. Value
BAS	First Floor	1,148	1,148		82.05	94,193
FCP	Carport	0	252		16.28	4,101
FOP	Porch, Open, Finished	0	80		16.41	1,313
UBM	Basement, Unfinished	0	1,148		16.44	18,872
WOK	Deck, Wood	0	352		8.16	2,872

Ttl. Gross Liv/Lease Area: 1,148 2,980 126,352



Property Location: 47 INDIANOLA RD BPBC

MAP ID: 05.10/ 67/ 1/ 1

Bldg Name:

State Use: 1010

Vision ID: 503

Account #000270

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 07/22/2013 14:44

CURRENT OWNER		TOPO	UTILITIES	STRT. ROAD	LOCATION	CURRENT ASSESSMENT																
BALUKONIS EMMA G		1 Level	2 Public Water	1 Paved	2 Suburban	Description	Code	Appraised Value	Assessed Value													
C/O G B DOWD & G CONSEDINE			3 Public Sewer			RES LAND	1-1	139,500	97,650													
47 INDIANOLA RD			6 Septic			DWELLING	1-3	95,100	66,570													
NIANTIC, CT 06357		SUPPLEMENTAL DATA			6045 EAST LYME, CT VISION																	
Additional Owners:		Other ID:																				
		Sub-Div:																				
		Photo:																				
		Devl Lot #																				
		Vet Exempt																				
		Tract: 07162																				
		GIS ID: 05.10 67																				
		ASSOC PID#																				
		Total			234,600 164,220																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	n/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
BALUKONIS EMMA G		553/ 237	01/07/2002	U	1		04	Yr	Code	Assessed Value	Yr	Code	Assessed Value									
BALUKONIS EMMA G ET AL		550/ 543	12/17/2001	U	1		08	2012	1-1	97,650/2011	1-1		97,650/2011									
BALUKONIS EMMA G		536/ 160	08/06/2001	U	1		04	2012	1-3	66,570/2011	1-3		66,570/2011									
BALUKONIS JOHN T & EMMA G		114/ 610	09/18/1967			0																
		Total:		164,220		Total:		164,220		Total:		164,220										
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.														
Total:																						
ASSESSING NEIGHBORHOOD																						
NHID/ SUB		NHID NAME		STREET INDEX NAME		TRACING		RATCH														
0090/A																						
NOTES																						
10/1/11 WEATHERED / 1A/EA																						
REMAINDERMEN:																						
CONSEDINE GLORENA																						
AND GEMMA BALUKONIS DOWD																						
BUILDING PERMIT RECORD								VISIT/ CHANGE HISTORY														
Permit ID	Issue Date	Type	Description	Amount	Issu. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CD	Purpose/Result								
									10/26/2011			JD	63	Review								
									7/1/2011			AU	00	Measur+Listed								
									6/30/2011			AU	02	Measur+2Visit - Info Cars								
									6/30/2011			AU	01	Measur+1Visit								
									10/7/2009			MK	00	Measur+Listed								
LAND LINE VALUATION SECTION																						
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	L Factor	S A	Acres	C Factor	SF Adj	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value					
1	1010	Single Fam MDL-01	R12				7,841 SF	13.68	1.00	1	1.0000	1.00	0090	1.30		17.78	139,500					
Total Card Land Units:														0.18 AC	Parcel Total Land Area: 0.18 AC				Total Land Value: 139,500			