

**Black Point Beach Club Association
Zoning Board of Appeals**

At a Public Hearing of the Black Point Beach Club Zoning Board of Appeals held on April 4, 2020 via teleconference the following decision was made.

APPROVED: Variance request of setback regulations at 47 Indianola Road, Niantic, CT, to create a new deck 13' from the front property line where 20' is required; the deck is to have no walls and no extension of existing roof and conform to the plan submitted with the application and reviewed at the hearing of April 4th, 2020 (page 2 attached). Said parcel appears on the East Lyme Assessor's map 05.10, lot 67. Vote: 5-0



Colleen Chapin, Chair
Black Point Beach Club Association Zoning Board of Appeals

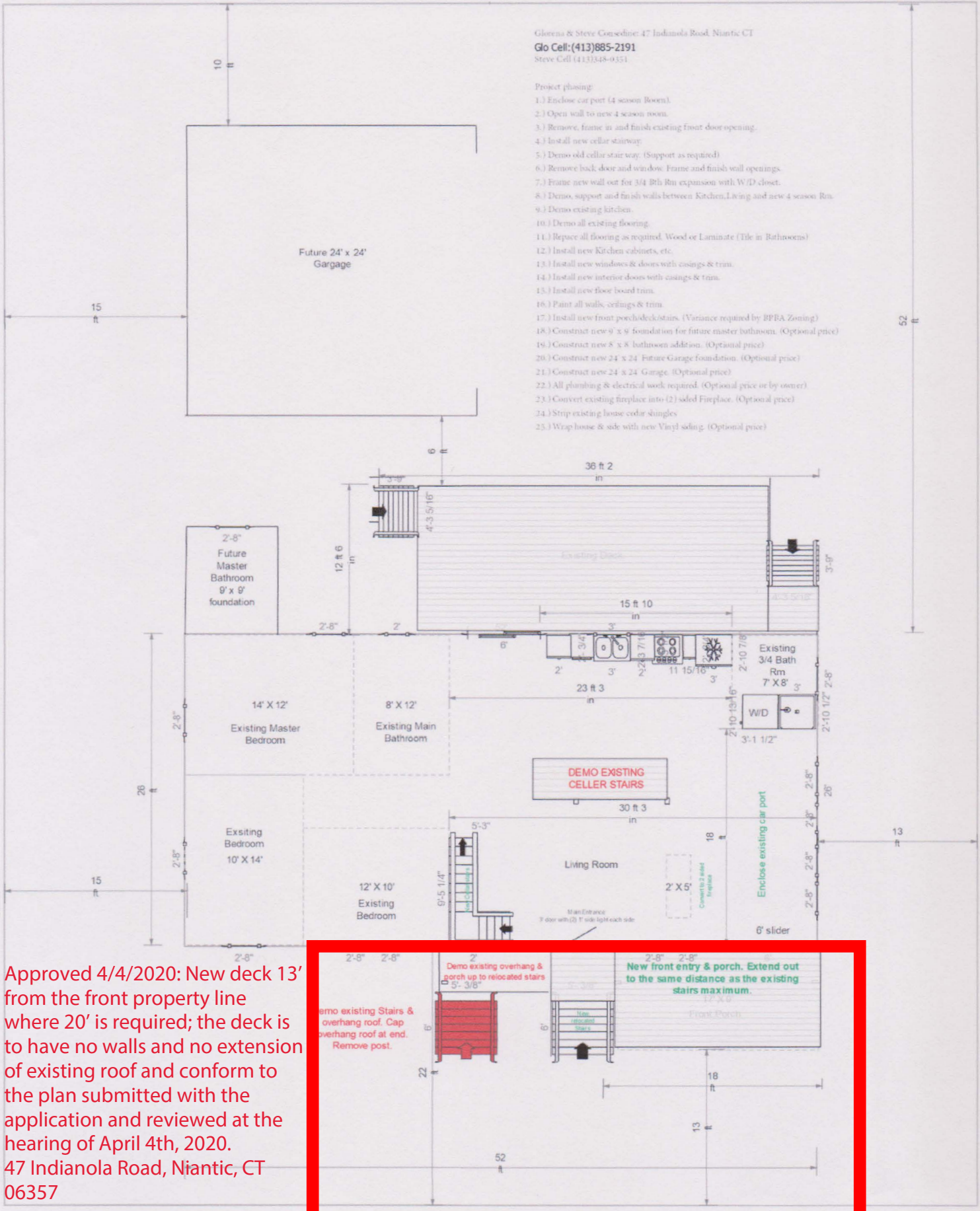
Clarena & Steve Considine: 47 Indianola Road, Niantic CT

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Project phasing:

- 1.) Enclose car port (4 season Room).
- 2.) Open wall to new 4 season room.
- 3.) Remove, frame in and finish existing front door opening.
- 4.) Install new cellar stairway.
- 5.) Demo old cellar stair way. (Support as required)
- 6.) Remove back door and window. Frame and finish wall openings.
- 7.) Frame new wall out for 3/4 Bth Rm expansion with W/D closet.
- 8.) Demo, support and finish walls between Kitchen, Living and new 4 season Rm.
- 9.) Demo existing kitchen.
- 10.) Demo all existing flooring.
- 11.) Replace all flooring as required. Wood or Laminate (Tile in Bathrooms)
- 12.) Install new Kitchen cabinets, etc.
- 13.) Install new windows & doors with casings & trim.
- 14.) Install new interior doors with casings & trim.
- 15.) Install new floor board trim.
- 16.) Paint all walls, ceilings & trim.
- 17.) Install new front porch/deck/stairs. (Variance required by BPBA Zoning)
- 18.) Construct new 9' x 9' foundation for future master bathroom. (Optional price)
- 19.) Construct new 8' x 8' bathroom addition. (Optional price)
- 20.) Construct new 24' x 24' Future Garage foundation. (Optional price)
- 21.) Construct new 24' x 24' Garage. (Optional price)
- 22.) All plumbing & electrical work required. (Optional price or by owner)
- 23.) Convert existing fireplace into (2) sided Fireplace. (Optional price)
- 24.) Strip existing house cedar shingles
- 25.) Wrap house & side with new Vinyl siding. (Optional price)



Approved 4/4/2020: New deck 13' from the front property line where 20' is required; the deck is to have no walls and no extension of existing roof and conform to the plan submitted with the application and reviewed at the hearing of April 4th, 2020. 47 Indianola Road, Niantic, CT 06357

