

# BLACK POINT BEACH CLUB ASSOCIATION

Application to the Black Point Beach Club  
Zoning Board of Appeals

1. Applicant Frank; KATHLEEN DEMAS Phone 808 344 9341  
Address 32 WHITESCAP RD NIAHTIC CT 06357
2. Owner Frank; KATHLEEN DEMAS Phone 808 344 9341  
Address 32 WHITESCAP RD NIAHTIC CT 06357
3. Street Address of affected property 32 WHITESCAP RD NIAHTIC, CT 06357
4. Zone 05 Assessor's Map No. 14 Lot No. 47
5. Properties within fifty (50) feet of ANY lot line (attach additional if necessary)
  - a. Name George Fellows Address 28 WHITESCAP RD
  - b. Name Michael McCarthy Address 27 SEA BREEZE AVE
  - c. Name FRANCES GARROW Address 29 SEA BREEZE AVE
  - d. Name ROBERT SWISA Address 31 SEA BREEZE AVE
  - e. Name SANDRA ADAMS Address 26 WHITESCAP RD
6. Is affected property within 500 feet of Town Line? Yes  No
7. Application relates to (check appropriate items):  
 Request for variance of following section(s) of zoning regulations page 15, Para 1, exc # 5  
 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.  
CURRENT GARAGE DOES NOT ALLOW FOR ANY ADDITIONAL STORAGE  
(TOOLS, LAWN EQUIPMENT) OR TWO CARS BARELY FIT.
9. Has any previous variance request or appeal relative to this property been filed with Board of Appeals?  
No  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 [Signature] Date 1/18/2021

IMPORTANT: Ten copies of the completed application form (original and nine copies) must be submitted to the Chair or the Secretary of the Zoning Board of Appeals by mail (Black Point Beach Association, Zoning Board of Appeals, P.O. Box 715, Niantic, CT 06357). The application must be accompanied by Ten (10) copies of the Zoning Official's action, ten (10) copies of the complete legal description of the property, a cashier's check in the amount of \$450.00 made payable to "The Black Point Beach Club Association," and any additional information that may be appropriate.

This space reserved for Zoning Board of Appeals

Date application received \_\_\_\_\_ Appeal No. \_\_\_\_\_

Date of Hearing \_\_\_\_\_ Action \_\_\_\_\_



Black Point Beach Club Association  
Zoning Board of Appeals  
PO Box 715  
Niantic, CT 06357

29 January 2021

Frank and Kathleen Deknis  
32 Whitecap Rd  
Niantic, CT 06357  
dandeknis@gmail.com  
808 344 9341

Please find our Application (10 copies) to the BPBCA Zoning Board of Appeals for a variance to extend the length of our existing non-conforming garage beyond the allowed 20% (3'8") by an additional 2'4".

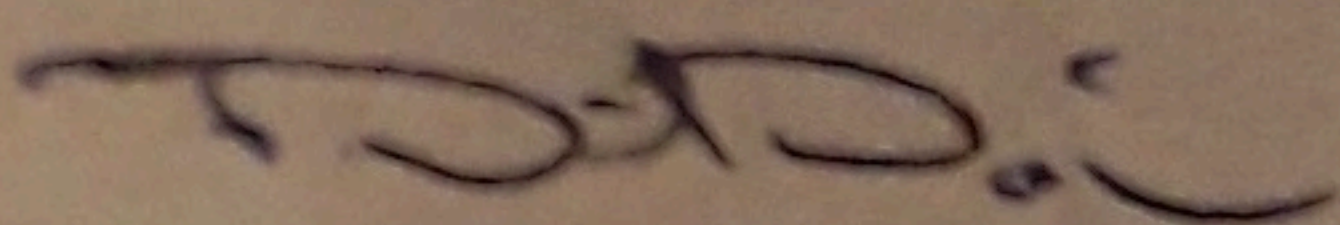
Included with the application is:

- a) An additional application page to complete answers for the application
- b) Legal description of the lot
- c) Side elevation showing the requested variance
- d) Connection of a walkway to the house
- e) Back elevation
- f) Front elevation
- g) Copy of the zoning regulation allowing the 20% addition
- h) Plot of original garage structure, the current garage and the requested variance
- i) Space utilization of the requested 6 foot overall addition

Also included is a check in the amount of \$450.00. Not included are 10 copies of the Zoning Official's action as Jim Ventres indicated that is none.

Thank you for your time in consideration of our variance request.

Best regards,



Frank "Dan" Deknis



5 CONT

- f. WILFRED FOUNTAIN 31 WHITECAP RD  
g. KAREN McDONOUGH 27 WHITECAP RD

#7 CONT

THE VARIANCE REQUEST IS FOR 2' 4" OF THE PROPOSED 6' ADDITION TO THE PRE EXISTING NON CONFORMING GARAGE. THE REGULATIONS ALLOW FOR 20% OF THE PRESENT LENGTH TO BE ADDED WHICH WOULD BE 3' 8". WITH THE PROPOSED 6' ADDITION, THE GARAGE WOULD BE 61' FROM THE SIDE PROPERTY LINE.



A certain piece or parcel of land with all buildings thereon situated, located in the Town of East Lyme, County of New London and State of Connecticut, designated as Lot Nos. 283 and 284 of Plan Number One of the Black Pt. Beach Club property as the same is laid out into building lots and plans filed for reference May 27, 1931 with the Town Clerk of the Town of East Lyme. Said piece or parcel of land is more particularly bounded and described as follows to wit:

NORTHERLY:	by Whitecap Road, 92.8 feet;
EASTERLY:	by Lot No. 282 A on said Plan, 100.00 feet;
SOUTHERLY:	by Lots Nos. 252 and 251 on said Plan, 99.4 feet; and
WESTERLY:	by Sunrise Avenue, 100.2 feet.



# SIDE ELEVATION (FACING HOUSE)

EXISTING GARAGE

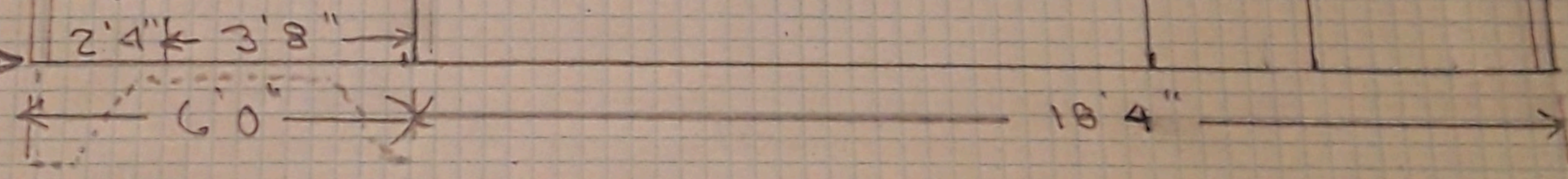
ADDITION TO GARAGE

NEW ROOF  
SLOPED  
SIMILAR TO  
PORCH ROOF  
ON HOUSE

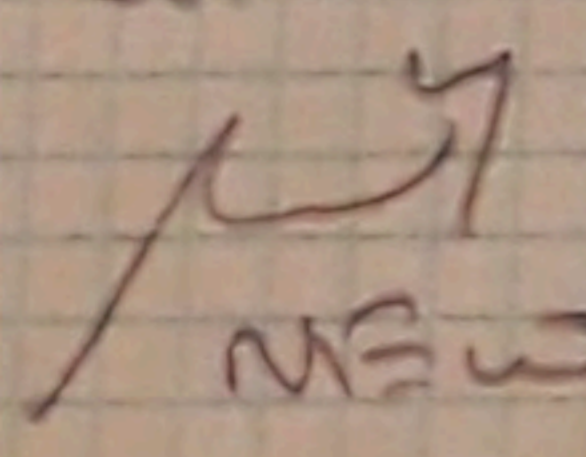
REQUESTED  
VARIANCE

ALLOWED BY  
REGULATIONS

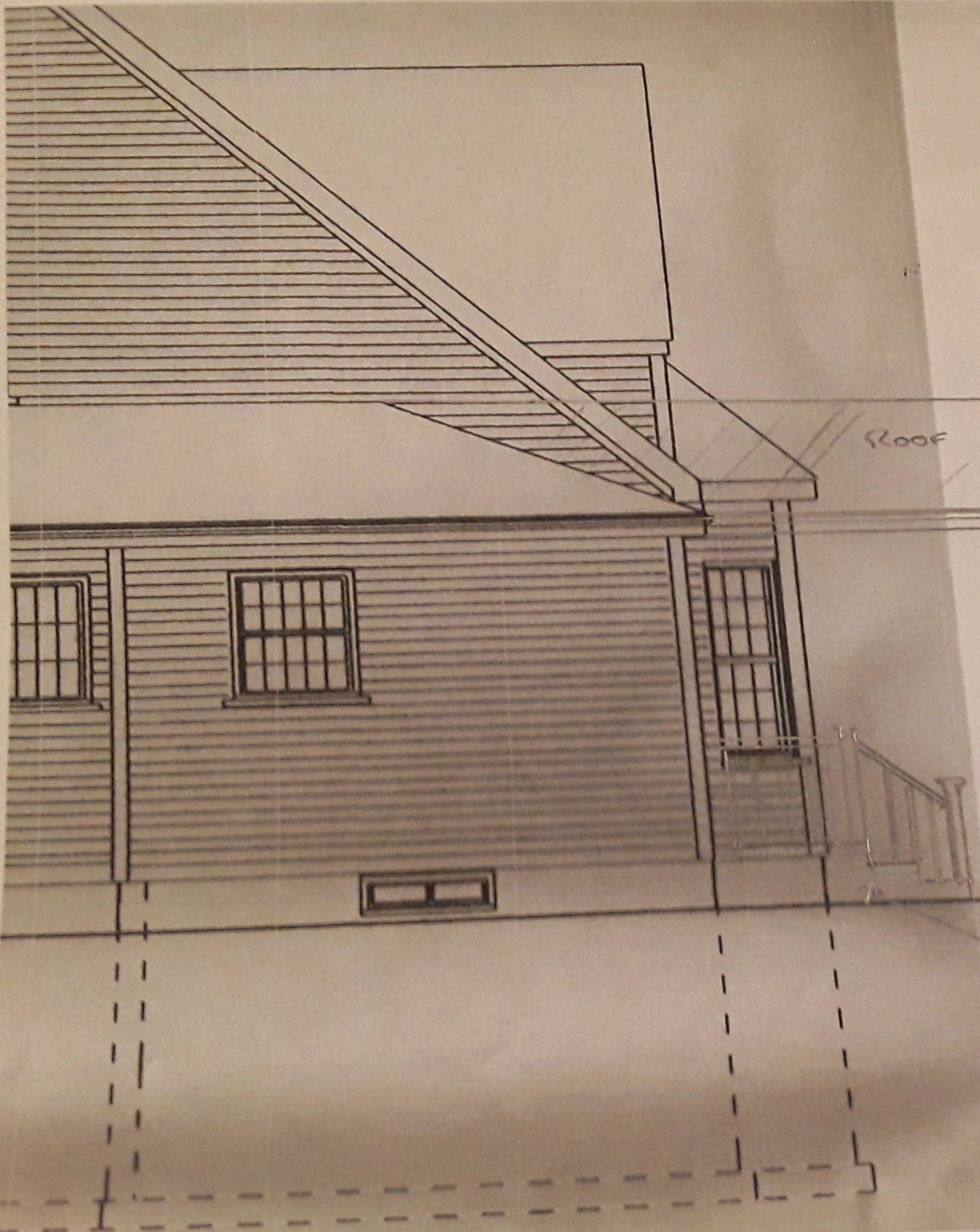
6' 6"  
TO SIDE  
PROPERTY  
LINE



NEW MONOLITHIC  
SLAB







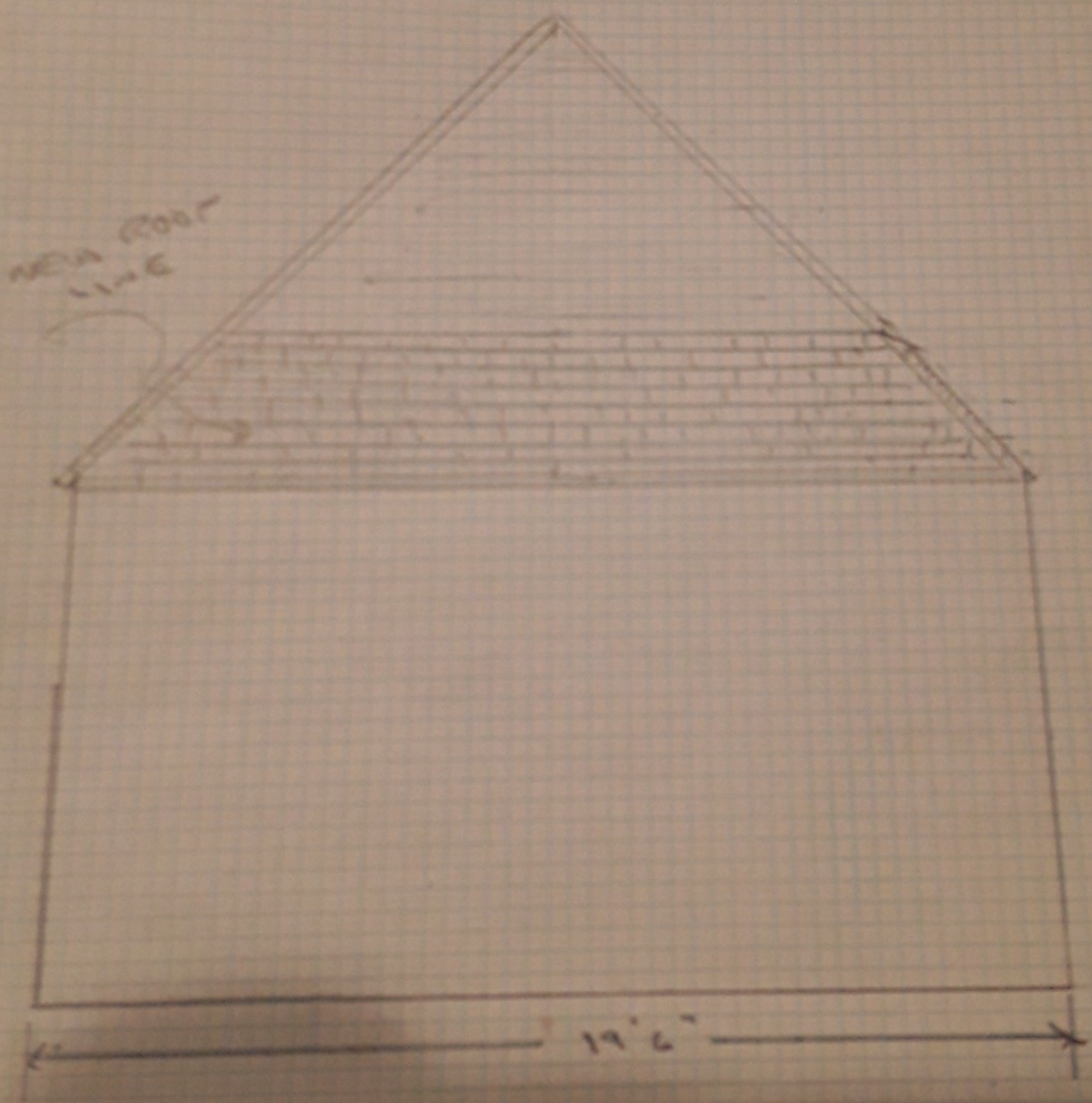
ROOF EXTENDED TO GARAGE ROOF

EXISTING GARAGE

EXISTING LANDING  
& STAIRS

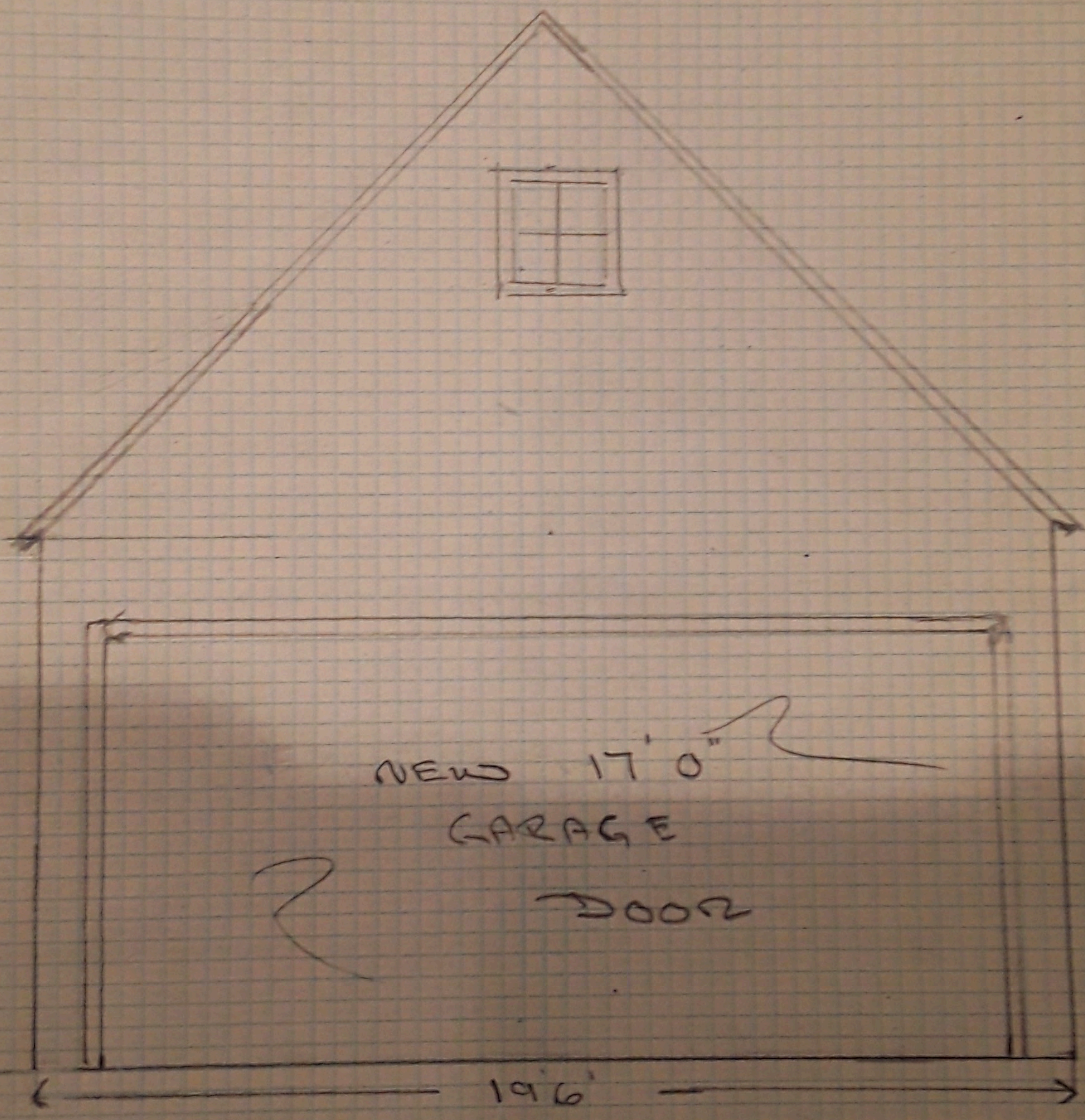


BACK ELEVATION





FRONT ELEVATION



NEW 17'0"  
GARAGE  
DOOR

19'6"

EXISTING GARAGE

19'6"  
17'0"  
-----  
26  
13



9. Any open portion of a nonconforming dwelling having a roof and existing as of February 5, 1991 may be enclosed so to form a portion of the interior of the dwelling.
10. The roofline immediately over actual occupied area above grade, not including accessory unoccupied areas, in a nonconforming dwelling may be changed, providing the overall height of the structure is not increased except as noted below.
11. Nonconforming structures exceptions.

1. No nonconforming dwelling shall be enlarged or extended unless the enlargement or extension conforms to the requirements of the district in which it is situated.

1. EXCLUDED FROM THIS PROHIBITION ARE:

1. Additions of a second story to one-story single family dwellings.
2. Conversions of single-family one-and-one-half story dwellings to two-story dwellings, either by means of dormers or upward extensions of existing sidewalls.
3. Conversions to two stories of one-story appendages to two-story single-family dwellings.
4. Construction of an addition that fills in a section of the house when two adjacent exterior walls are already non-conforming.
5. Construction of an addition that extends the existing nonconformity as long as the extension does not exceed twenty percent of the existing length of the structure and does not extend into the front or rear yard setbacks.

1. NONE OF THE FOREGOING ADDITIONS, EXTENSIONS, OR CONVERSIONS SHALL:

2. Extend beyond the perimeters of the existing buildings except as noted in #4 or #5 above.
3. Exceed the vertical projection limits specified elsewhere in these regulations.
4. Alter the single-family status of the dwellings.
5. Result in a separation of less than 15 feet from the sidewalls of any other dwelling.
6. Result in the nonconformity being constructed no closer than five feet from the property line.
7. Result in construction that exceeds the coverage limit thirty-five (35) percent of all structures on the property.
8. Nothing shall prevent the construction of additions to single family detached residential dwellings provided that the following conditions are met:
9. No lot within the scope of these provisions may contain more than one dwelling.



SUNRISE AVE

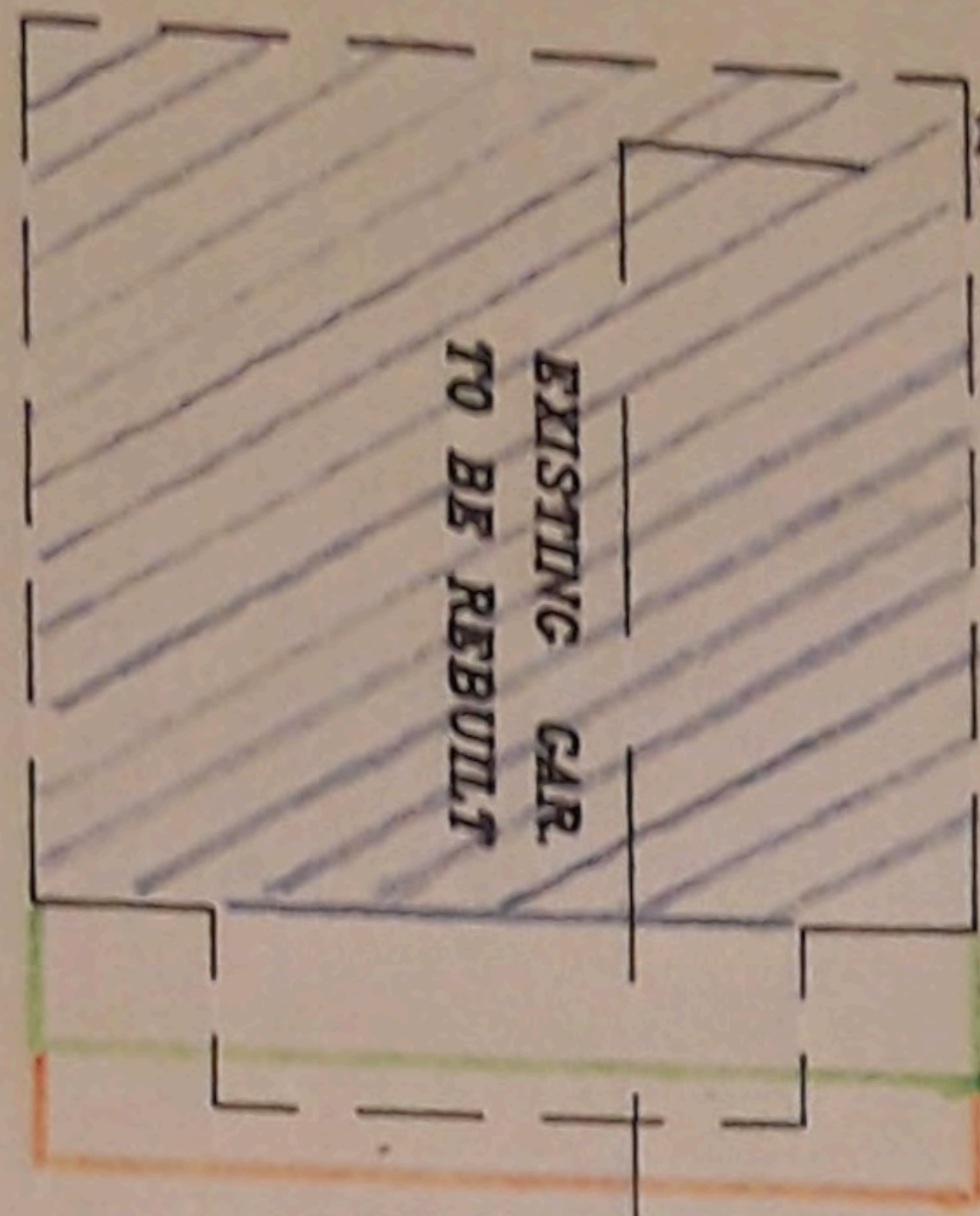
N03°07'34"E

100.22'

32 WHITECAP RD

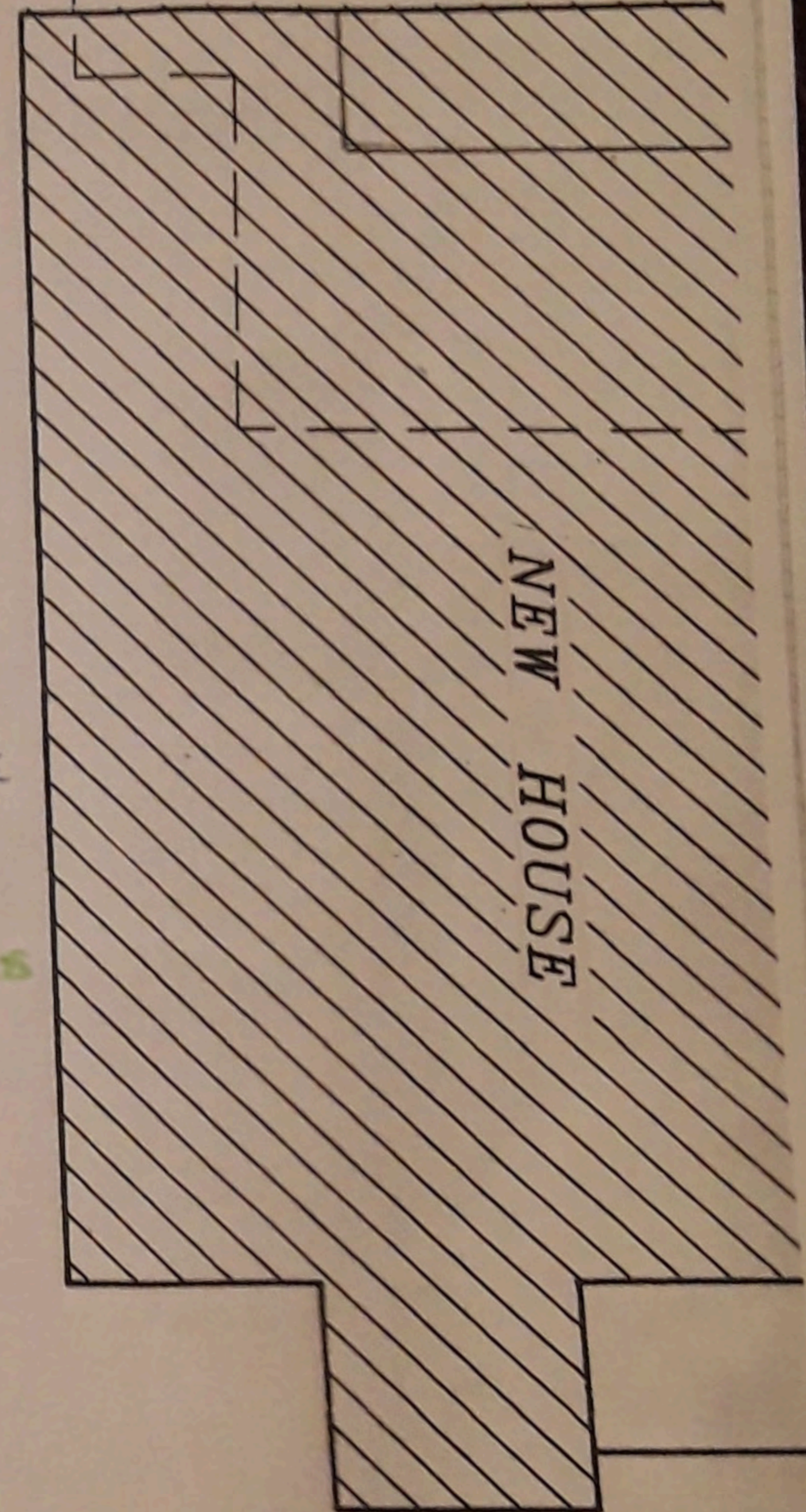
IRON PIN

N/F SHEA



15 FT. BUILDING LINE

EXISTING HO



NEW HOUSE

LEGEND

--- ORIGINAL GARAGE

////// PRESENT GARAGE

WITHIN REGULATIONS

REQUESTED VARIANCE

15 FT. BUILDING LINE

S89°21'00"W

99.40'

9610 S.F.  
AREA

15 FT. BUILDING LINE

N/F SHUBERT

SCALE. 1" = 10'

100.00'

S00°39'00"E

IRON PIN



# GARAGE SPACE UTILIZATION

6 FT EXPANSION

DOOR

