

Rick & Lil Diachenko
25 Sunrise Ave
Niantic, CT 06357

March 9, 2021

Black Point Beach Club
Zoning Board of Appeals

Re: Request for Variance
Garage Structure Improvements
Dan & Kathy Deknis
32 White Cap
Niantic, CT 06357

ZBA,

This is a letter to support the request to expand the garage structure by Dan & Kathy Deknis at 32 White Cap with the driveway entrance on Sunrise Ave. As neighbors, we have no issues with their request.

Reasons:

Hardship

Dan and Cathy recently moved into BP. The two car garage that exists on the property does not have enough space to park two vehicles to allow for safe and easy egress into and from the cars. The space is extremely tight. It is a hardship to use the space properly. Adding space would allow them to use the garage asset on this property as it should be used. Moving the structure would again be a hardship due to increased costs.

Location:

Neighboring properties across the street on Sunrise Ave and a second property being renovated on Palette, as well as our garage at 25 Sunrise, all have garages close to the property lines and all appear to run a longer length on those lines than the Deknis garage. Since structures do exist similar to what is being requested, this would not be a change from what is viewed in the neighborhood.

Architectural Aesthetics and Mechanical Use

Creating a structural addition that has a large indent to meet set-asides would not provide an aesthetically pleasing or functional addition to the neighborhood.

For these reasons we ask the ZOA to consider the variance and give the Dan & Kathy Denknis your approval to move forward with this project!

Sincerely,



Rick & Lil Diachenko

Dan and Carol Lemieux
36 Whitecap Road
Niantic, CT 06357

March 12, 2021

Black Point Beach Club
Zoning Board of Appeals

Re: Request for Variance
Garage Structure Improvements
Dan & Kathy Deknis
32 White Cap
Niantic, CT 06357

Dear ZBA,

We are writing this letter to support the request to expand the current garage structure by Dan & Kathy Deknis who live at 32 White Cap with the driveway entrance on Sunrise Avenue. As their neighbors across the street, we have absolutely no issues with their request.

Reasons:

Cost/Hardship

Dan and Cathy are new to the Black Point community. Their existing two car garage on their property isn't big enough to park two vehicles. The current garage doesn't allow them to get in and out of their cars safely as the current space is extremely tight. It is a hardship to use the space safely to house their vehicles properly. If they were able to add space, it would let them use their garage as it was intended to be used. If they were given the option to move the existing structure, we feel it would cause them a hardship due to the significant increased costs.

Similar Garages in this Location:

There are several properties in this general area (on Sunrise Avenue, White Cap Road and Palette) that have garages situated close to the property lines. In each of these situations, they appear to run a longer length on those lines than the Deknis garage. We feel that because there are several existing garages with similar property line situations, what is being requested would not be a change from what is seen frequently in our neighborhood.

Architectural Aesthetics and Mechanical Use

Creating a structural addition that has a large indent to meet set-asides would not provide an aesthetically pleasing or functional addition to the neighborhood.

For these reasons we ask the ZOA to consider the variance and give the Dan & Kathy Deknis your approval to move forward with this project!

Sincerely,



Dan and Carol Lemieux

Dan and Carol Lemieux



BP ZBA <bpbcazba@gmail.com>

32 Whitecap Project

Fran Shea <franshea@verizon.net>

Sat, Mar 13, 2021 at 1:24 PM

To: bpbcazba@gmail.com

Cc: Fran Shea <franshea@verizon.net>, "Twshea@aol.com" <Twshea@aol.com>

To: Zoning Board of Appeals
From: Bob Shea
Re: Approval for 32 Whitecap Zoning Appeal

I am writing as owner of 31 Seabreeze Ave on behalf of my neighbors Dan and Kathy Dirkness at 32 Whitecap to give my endorsement and approval for their proposed extension to their garage, as discussed.

I am sending this email from my daughter, Fran Shea's, email address. If there are any questions I can be reached using the information below.

Thank you,

Sincerely,

Bob Shea
31 Seabreeze Ave
Niantic, Ct. 06357
869-739-2970

cc: Dirkness