

BLACK POINT BEACH CLUB ASSOCIATION

Application to the Black Point Beach Club
Zoning Board of Appeals

1. Applicant Joseph & Eileen Strzegowski Phone 413-530-8962
Address 16 Bellaire Rd BPBC
2. Owner Joseph & Eileen Strzegowski Phone 413-530-8962
Address 16 Bellaire Rd BPBC
3. Street Address of affected property 16 Bellaire Rd BPBC
4. Zone R12BPBC Assessor's Map No. 05.11/45/ Lot No. 05.11/45/
5. Properties within fifty (50) feet of ANY lot line (attach additional if necessary)
 - a. Name Tine, Rosaria (Sadie) Address 13 Bellaire Rd
 - b. Name Guenther, Bob & Jan Address 17 Bellaire Rd
 - c. Name Kallaugher, Bob & Frances Address 21 Bellaire Rd
 - d. Name Fecteau, Jeff & Kelly Address 20 Bellaire Rd
 - e. Name Levine, Phillip & Bette Address 12 Bellaire Rd (continued)
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 (7/17/21) Sec V, 2.1. Sheds on other lots
 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.
Allowed sites are impeded by storm drain, elevation changes, former leach field, dry wells, and possible ledge outcrops
Request variance to locate a portable 10' x 16' one car garage/shed on existing gravel driveway within 15 foot setback zone
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 Joseph Strzegowski Eileen Strzegowski Date Aug 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 _____

5. (continued) Properties within fifty (50) feet of ANY lot line (attach additional if necessary)

- a. Name Biglin, Dennis & Kathleen Address 15 Nehantic Dr
- b. Name Lesieur, James & Andy Address 19 Nehantic Dr
- c. Name Mintel, Ernest & Antoinette Address 11 Nehantic Dr

8. Continued

Locating the proposed 10' x 16' portable garage/shed on the existing crushed rock driveway adjacent to the existing porch area would be the least disruptive to the property and our neighbors. We are preparing for the eventuality of Black Point becoming our year round residence and view this garage/shed location as most conducive to a senior living lifestyle, aging in place. Additionally, should a handicapped ramp from the front entrance become necessary in the future, this garage location is the most desirable for accessibility.

See attached drawing for specific details on the proposed garage/shed location. The proposed structure to be setback 50 feet from the paved street (Bellaire Rd) and approximately 40 feet from the front property line. The proposed structure to be positioned 30" from existing dwelling and 30" from the westerly property line. Lot width is 92 feet per legal description.

We have discussed this location with Bob & Jan Guenther and Jeff & Kelly Fecteau, our neighbors that would be most affected by this location and they are both supportive of our variance request.

Attachments:

- A: GIS satellite view of 16 Bellaire Rd
- B: Proposed garage/shed location view on property
- C: East Lyme property card with proposed Garage/shed
- D: Legal description of parcel 16 Bellaire Rd
- E; Zoning Reference – Sheds/
- E: Street view of proposed garage/shed location (in front of vehicle)
- F: Proposed garage/shed location – westerly side of property in dwelling setback
- G: Proposed location facing road
- H: Neighbor's shed adjacent to our westerly property line
- I: Kloter Farms proposal
- J: Sewer and Water connection diagrams
- K. Black Point Plot plan 1931 ?



16 BELLAIRE RD BPBC

8/3/2021 10:22:20

1"=62'

Property Information

Parcel ID	05.11 45
Address	16 BELLAIRE RD BPBC
Sale Price	325000



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.





16 BELLAIRE RD BPBC

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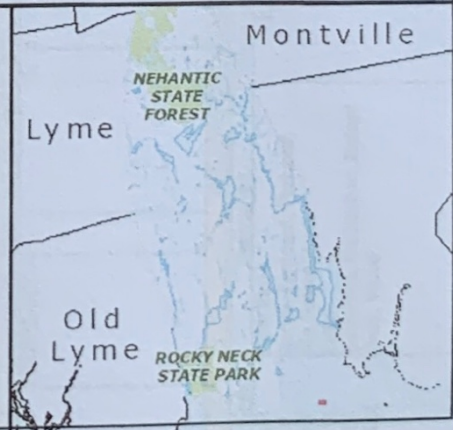
1"=50'

Property Information

Parcel ID	05.11 45
Address	16 BELLAIRE RD BPBC
Sale Price	325000



The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



Element	Ch.	Description	Element	Ch.	Description
08		Raised Ranch			
01		Residential			
03		Average			
1		1 Story			
1		Occupancy			
26		Exterior Wall 1			
		Exterior Wall 2			
07		Roof Structure			
03		Roof Cover			
05		Interior Wall 1			
04		Interior Wall 2			
14		Interior Flr 1			
05		Interior Flr 2			
02		Heat Fuel			
04		Heat Type			
03		AC Type			
04		Total Bedrooms			
2		Total Bthrms			
0		Total Half Baths			
7		Total Xtra Fixtrs			
02		Total Rooms			
02		Bath Style			
02		Kitchen Style			

MIXED USE

Code	Description	Percentage
1010	Single Fam MDL-01	100

COST/MARKET VALUATION

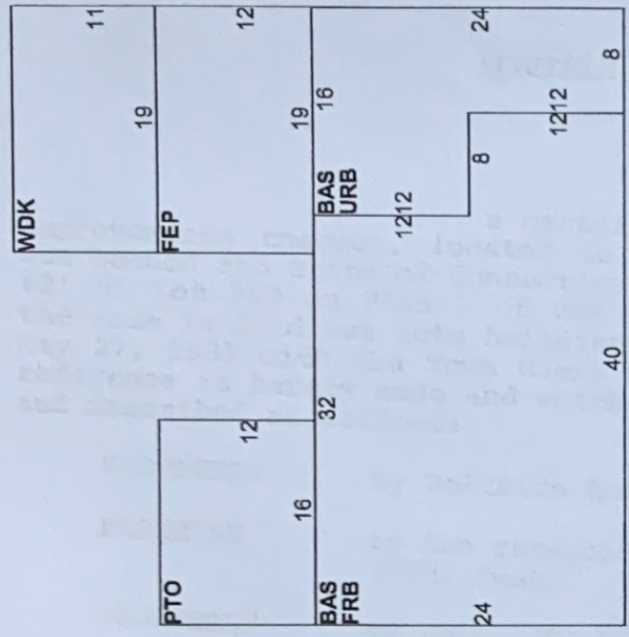
Adj. Base Rate:	71.31
Net Other Adj:	151,819
Replace Cost	5,000.00
AYB	156,819
EYB	1970
Dep Code	1986
Remodel Rating	AV
Year Remodeled	
Dep %	30
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	70
Overall % Cond	109,800
Apprais Val	0
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	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	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL1	FIREPLACE 1	B	1		2,200.00	1986		1			100	1,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprac. Value
BAS	First Floor	1,152	1,152	1,152	71.31	82,149
FEP	Porch, Enclosed, Finished	0	228	160	50.04	11,410
FRB	Fin Raised Bsmt	691	864	691	57.03	49,275
PTO	Patio	0	192	19	7.06	1,355
URB	Basement, Unfinished, Raised Deck, Wood	0	288	86	21.29	6,133
WDK		0	209	21	7.17	1,498
Ttl. Gross Liv/Lease Area:		1,843	2,933	2,129		156,819



SCHEDULE A

a certain piece or parcel of land, with the improvements thereon, located in the Town of East Lyme, County of New London and State of Connecticut, being Lot 390 A and the westerly 42' of Lot 389 on Plan 1 of the Black Point Beach Club property as the same is laid out into building lots and plans filed for reference May 27, 1931 with the Town Clerk for the Town of East Lyme to which reference is hereby made and which lots are more particularly bounded and described as follows:

- NORTHERLY by Bellaire Road ninety-two (92) feet;
- EASTERLY by the remaining portion of Lot 389, one hundred (100) feet;
- SOUTHERLY by Lots 370, 371 and 372 as shown on said map, partly by each, in all, ninety-two (92) feet; and
- WESTERLY by Lot 391 A, one hundred (100) feet;

together with all rights and privileges and subject to all covenants and restrictions common to lots in the Black Point Beach Club as of record.

Recorded Apr 18 20 11
1:10 AM
PM Esther B. Williams
East Lyme Town Clerk

8. It shall be located on the lot so as to maintain the following setbacks from the lot lines:

On A Beachfront Lot – Twenty-five (25) feet from the lot line on the bank of the beach or the beach wall; Fifteen (15) feet from the rear lot line along the street; Fifteen (15) feet from the side lot lines.

On All Other Lots – Twenty (20) feet from the front lot lines; Fifteen (15) feet from the side lot lines.

1. Shed

2. It may not be constructed or erected before the principal building has been lawfully constructed on the lot.

2. It shall not exceed the dimensions of 160 square feet.

3. It shall be located on the lot so as to maintain the following setbacks from the lot lines.

On a Beachfront Lot – Twenty (25) feet from the lot line on the bank of the beach or beach wall. Twenty (20) feet from the street line; Fifteen (15) feet from the lot line fronting any Association right-of-way, and for all other lot lines a shed under 100 square feet the setback from the lot line shall be 5 feet and have a maximum height of 12 feet to the peak. For shed with a square footage of 100 square feet to 160 square feet the setback shall be 10 feet with a maximum height of 14 feet to the peak

On All Other Lots Fifty (50) feet from the front lot line, twenty (20) feet from any side street lot lines, and for all other lot lines shed under 100 square feet the setback from the lot line shall be 5 feet and have a maximum height of 12 feet to the peak. For shed with a square footage of 100 square feet to 160 square feet the setback shall be 10 feet with a maximum height of 14 feet to the peak.

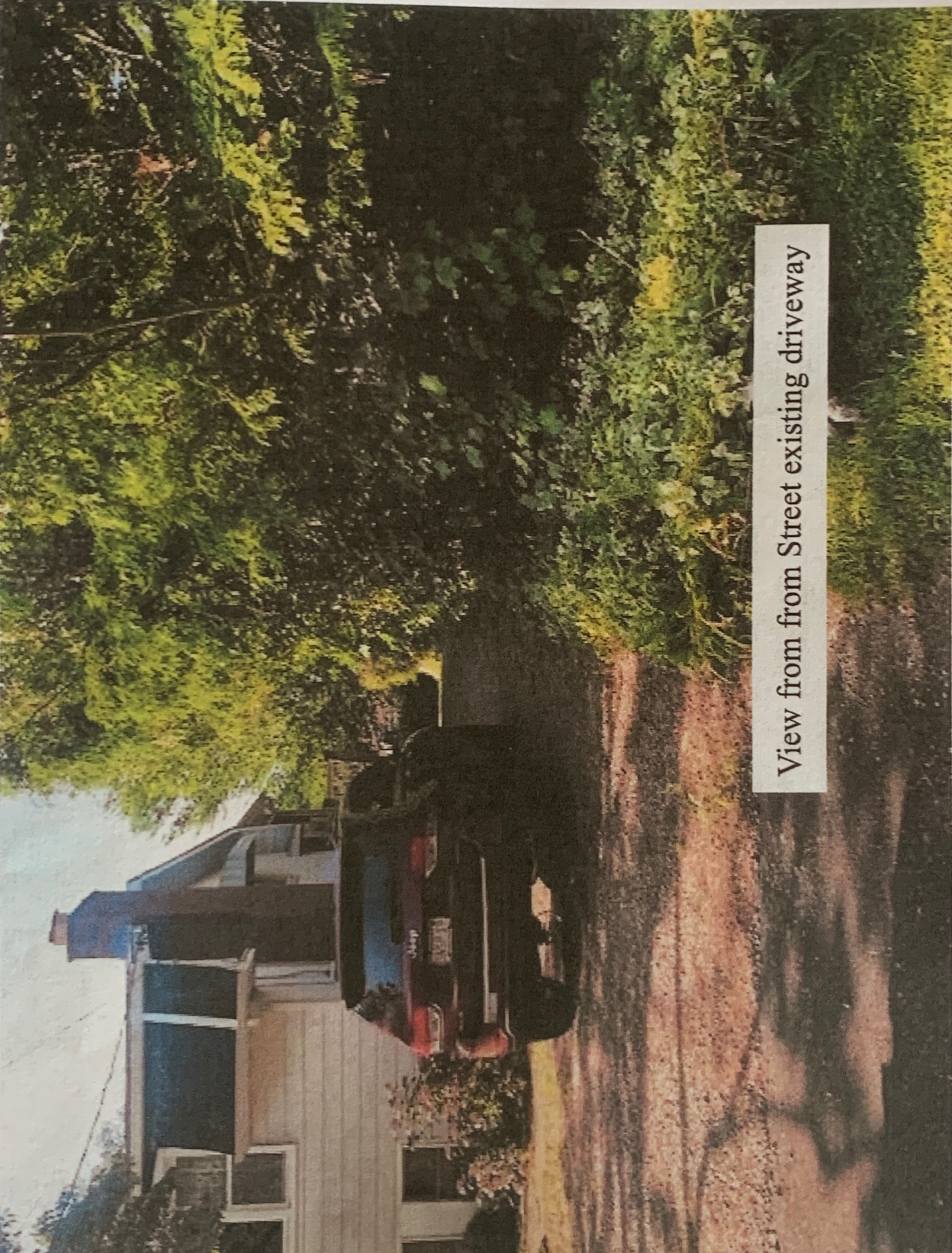
Note that if a proposed structure exceeds the roof height require for the structure size, the structure will require the more restrictive setback based on the height.

3. **Pools, Pool Cabanas and Pool Complexes** – No pool, pool cabana or pool complex, shall be constructed or erected upon any lot within the limits of the Association unless it meets the following requirements:

1. It may not be constructed or erected before the principal building has been lawfully constructed upon such lot.

1. A pool cabana shall not exceed the dimension of 160 square feet and 14 feet to the peak.

1. For the purposes of this subsection, any above ground, movable pool not exceeding the dimension of eight (8) feet by eight (8) feet or eight feet in diameter shall be required to meet the setback requirements for the sheds.



View from from Street existing driveway



Proposed location west of dwelling



Proposed location adjacent to existing porch



Fecteau Shed adjacent to west boundary



216 West Road (Route 83)
 Ellington, CT 06029
 860-871-1048 (Fax) 860-871-1117
 www.kloterfarms.com

PO #:
 Order Date:
 Due Date:

Order Number: Q0431674

Page: Page 1 of 1

Customer P.O. Number:
 Order Date: 7/19/21

Scheduled Delivery Date:
 Est. Customer Pickup Date:
 Customer Pickup Status: NA
 Doors On: TBD
 Salesperson: PAUL R.

Deliver To: Joe & Eileen Strzegowski
 16 Bellaire Road
 Niantic, CT 06357

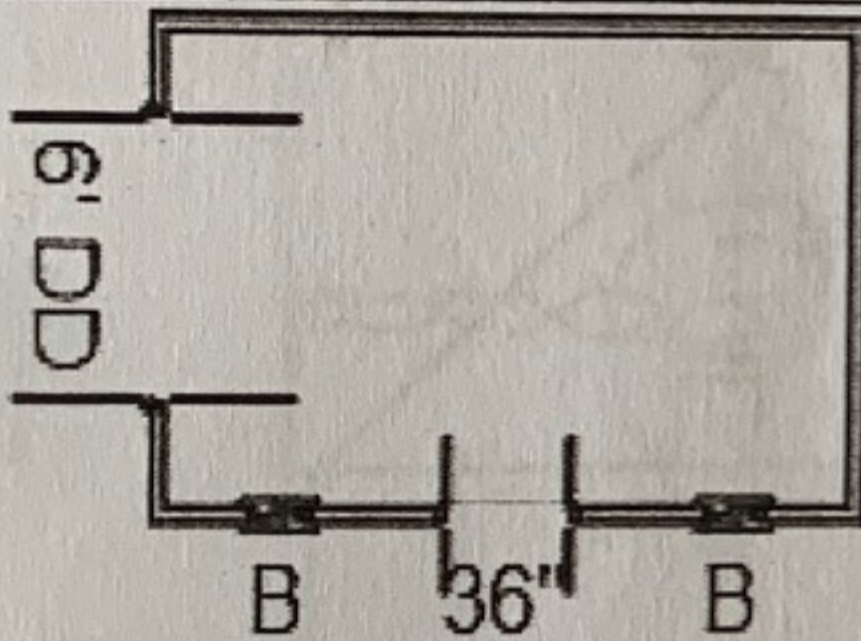
Mailing Address: (If Different)

Phone: (413) 530-8962 Ext. 0000

Phone: (000) 000-0000 Ext. 0000

Phone: () - Ext.

Qty	Description	Unit Price	Discount	Extended Price
1	10' x 16' T-111 Signature Cape Storage Building	\$6,270.00	\$627.00	\$5,643.00
1	TBD Dutratemp« T111 Siding Color - Delivery Date Pe			
1	TBD Trim Color - Delivery Date Pending			
1	PermaTrim Corners			
1	TBD Shutters - Delivery Date Pending			
1	TBD Arch. Shingle Color - Delivery Date Pending			
2	'B' Window (White) 18"Wx27"H Aluminum Standard Location			
1	Standard Double Door Standard Location			
1	Extra Single Door	\$190.00	\$19.00	\$171.00
1	6' Wide Oversize Door upgrade	\$85.00	\$8.50	\$76.50
1	Spring Event			
1	3/4" Crushed Stone Pad (includes up to 6" of leveling)	\$1,035.00		\$1,035.00
1	6 Foot Ramp	\$162.00		\$162.00
		TOTALS:	\$654.50	\$7,087.50



NOTES:

Quotes/Orders - Quotes are based on the current sale price. A 25% refundable deposit will hold the current price for 15 days. A 50% deposit is required to set a delivery date. Changes can be made up until the point where a delivery date has been set. Once the delivery date has been set, construction will begin, and no additional changes can be made. All TBD items must be defined before a delivery date is set. A restocking fee may apply up to the full amount of the deposit, if a building is cancelled once construction has begun.

Site Built Projects - A \$500.00 deposit is required to generate an initial site visit by one of our Project Mangers. The customer needs to talk to their Zoning department prior to that visit to be aware of any town imposed restrictions or limitations. Additional deposits for drawings and a typical payment schedule will be discussed during the site visit. Site built garages are typically a 4-6 month process. Prices can change due to unusual market conditions. Our project manager will review that possibility on his visit.

CUSTOMER AGREES WITH THIS ORDER AS WRITTEN AND ASSUMES FULL RESPONSIBILITY FOR THEIR PROPERTY DURNING DELIVERY. NO CHANGES CAN BE MADE TO THIS ORDER ONCE A DELIVERY DATE IS SET.

CUSTOMER APPROVAL _____

Thank you for Choosing Kloter Farms

Delivery Charge	\$0.00
Subtotal	\$7,087.50
Sales Tax-CT	\$450.07
Customer Letter	\$0.00
Wide Load Permits	\$25.00
TOTAL	\$7,562.57
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	
Deposit	
Balance Due	

Payment Info: POD

Water

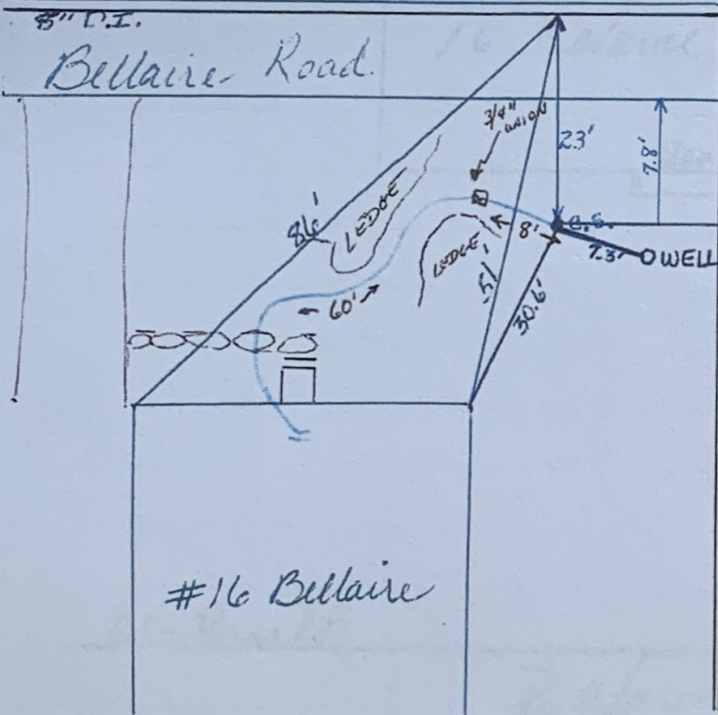


PAOLINO
East Lyme Water Dept.
Customer Service Record

CONTRACT E-20.5MT.3
KING CONSTRUCTION CO.
Work Order No. 162

Dev. Lot No. Tax Map No. 7 & Lot No. 163
Address: 16 Bellaire Road
Date Inst. By W. D. 12-8-83 Size & Type: 7/4" Klop.
Size & Type Main: 8" D.I. Ft. 23
Date Inst. On Lot. 2-24-84 Size & Type:
Inst. By: Ft.:

Remarks:



#16 Bellaire

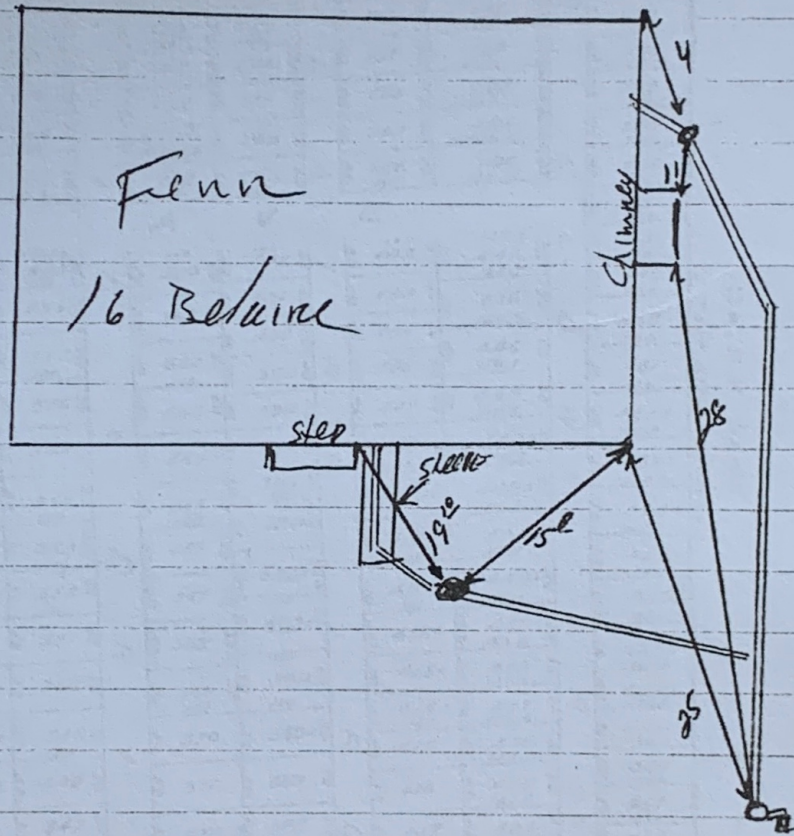
(Over)

Date Rpd.	W.O. No.	Work Done

N.E.A

sewer

5-17-1994



AS-Built

Belaine



DR. F. H. DART.

End of Town Road.

OR FORMERLY ATTAWAN CO.

390 A
+
42' 389

100.22 284 100 285 100 320 100 321 100 359 100 360 100 402 100 403 100 447 100 448 100 449 100 450 100 451 100 452 100 453 100 454 100 455 100 456 100 457 100 458 100 459 100 460 100 461 100 462 100 463 100 464 100 465 100 466 100 467 100 468 100 469 100 470 100 471 100