

Land Use Table

Owner: Thomas C. Jr. & Lynn H. Cherry
 Site: 12 Uncas Road, Black Point (East Lyme), CT
 Acres: 7.840, Sq.Ft. (0.18 AC)
 Zone: (Residential), Black Point Beach Club Association
 PID: 121, Aced 003685, 4/12/19

Bulk Requirements:	Allowable/Existing	Provided	BPBCA Zoning
Height:	27' (to main roof meas)	24' (unchanged)	Section V-c
Front (principal) Yard (Uncas):	20'	28' (exist)	Section V-12
Front (secondary) Yard (Uncas):	15'	5.25' Requested	N/A
Rear Yard:	15'	15.5'	Section V-12
Side Yard:	15'	11.25' (existing)	Section V-12
Min. Frontage:	60'	167.2'	Section V-b
Min. Lot Area:	8,000 SF	7,840 SF	Section V-a
Max. Lot Coverage	35%	20.0% (1,611 SF Footprint)	Section V-1

Site Plan Notes:

- 1. This Site Plan was prepared by the Architect and references map information and data shown and referenced from the following:
- Town of East Lyme GIS Map Database accessed December 05, 2020.
- Google Maps, accessed December 05, 2020.

Variance Request:
 Relief of Section 6.3.3 Front Yard from 30' to 5.25'

Rationale (Hardship):

The lot is not only a corner lot but it is bound by road/street on three sides, rendering three "Front Yards" which carry the Zone's largest setback distance. Therefore, the unique shape and location of the lot and the existing structure's placement disallow the Owner's full use of, and ability to, develop the parcel to its highest and best use. Additionally, it is common in CT's coastal communities with such similar "tight settlement fabric", to allow side lot setbacks to 5 feet. As there is only one contiguous neighboring property and given this parcel is bound by road/street on 3 sides, granting this variance will result in maintaining similar (if not less) mass-to-area density ratios found throughout the Black Point community.



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Site Analysis
 for
 Cherry Residence
 12 Uncas Road
 Black Point, East Lyme, CT

ISSUED
 April 01, 2021
Design Drawings

No.	Date	Revision
A0.1-A	12-22-20	Discipline As-built
A0.1-B	12-22-20	Landscape
A0.1-C	03/01/21	Final Easement
A0.1-D	03/01/21	20' Front Setback
A0.1-E	03/01/21	20' Front Setback



Architect's Digital Seal
 These drawings were prepared in accordance with DCF Regs. Section 20-289-7(e)

Site Plan,
 Land Use Table,
 Variance Request

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 Do not scale Drawings. Written dimensions shall take precedence.
 All notes on these Drawings are typical and apply to all comparable conditions.
 The Contractor shall verify all dimensions and materials before installation and/or fabrication and/or installation.

Date:	04-01-21
Project No:	1220-G
Drawn By:	MAC
Scale:	1" = 10'-0"
Application:	AutoCAD 2021
File No:	0421-Site

North Arrow

A0.1

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Sita Analysis
 for
 Chery Residence
 12 Uncas Road
 Black Point, East Lyme, CT

ISSUED
 February 9, 2021
 Design Drawings

No.	Date	Revision
A1.1-G	12-25-20	Design Addendum
A1.1-E	1-25-21	Revised S. Submittal

Architect's Digital Seal
 affirmed to these
 Plans in accordance
 with DCP Regs.
 Section 20-289-7(d)

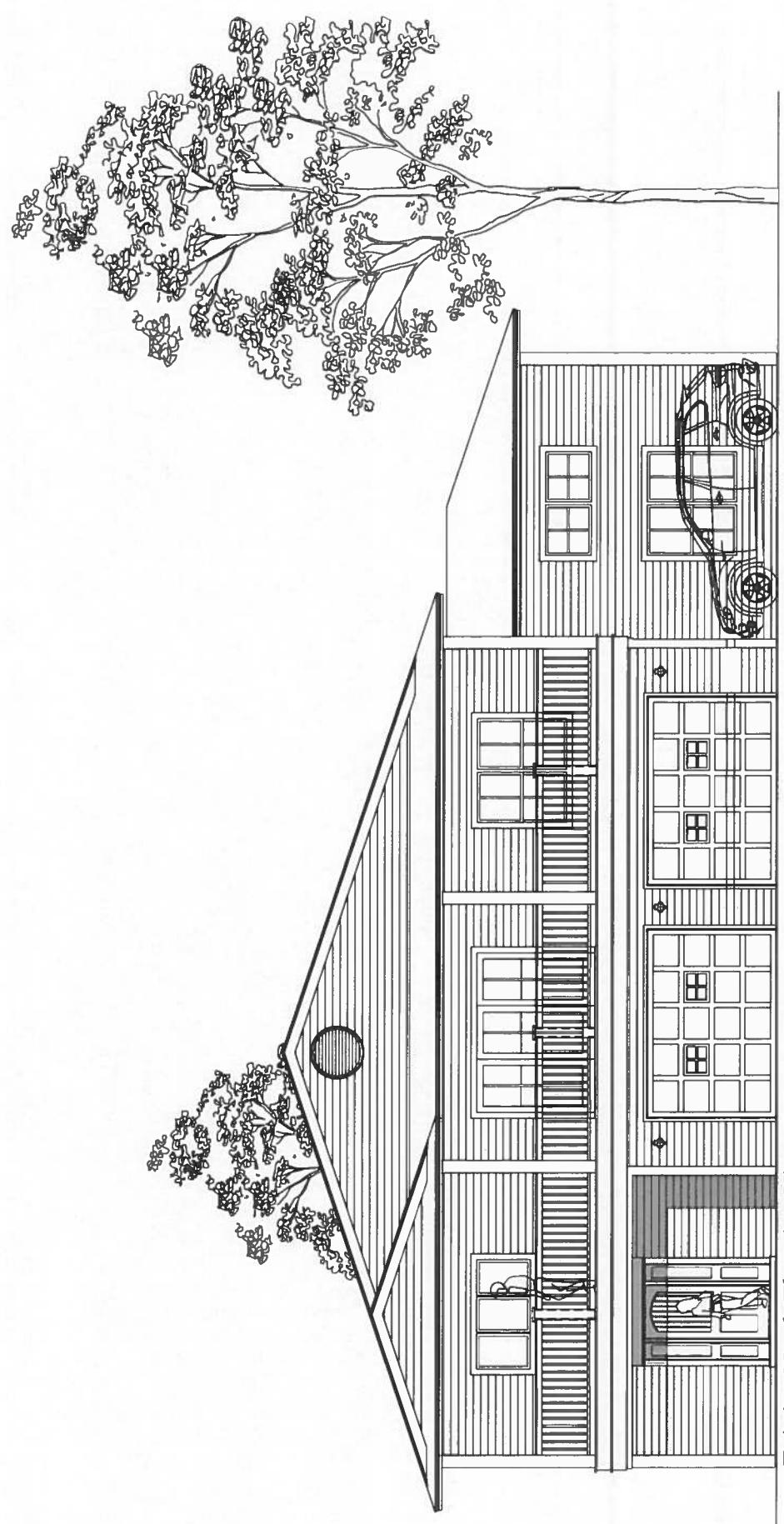


**North Elevation,
 Variance Request**

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 relations to other Work before Fabrication and/or
 installations.

Date: 02-09-21
 Project No. 12285-G
 Drawn By: MAC
 Scale: 1" = 10'-0"
 Application: AutoCAD 2021
 File No. 0221-Site

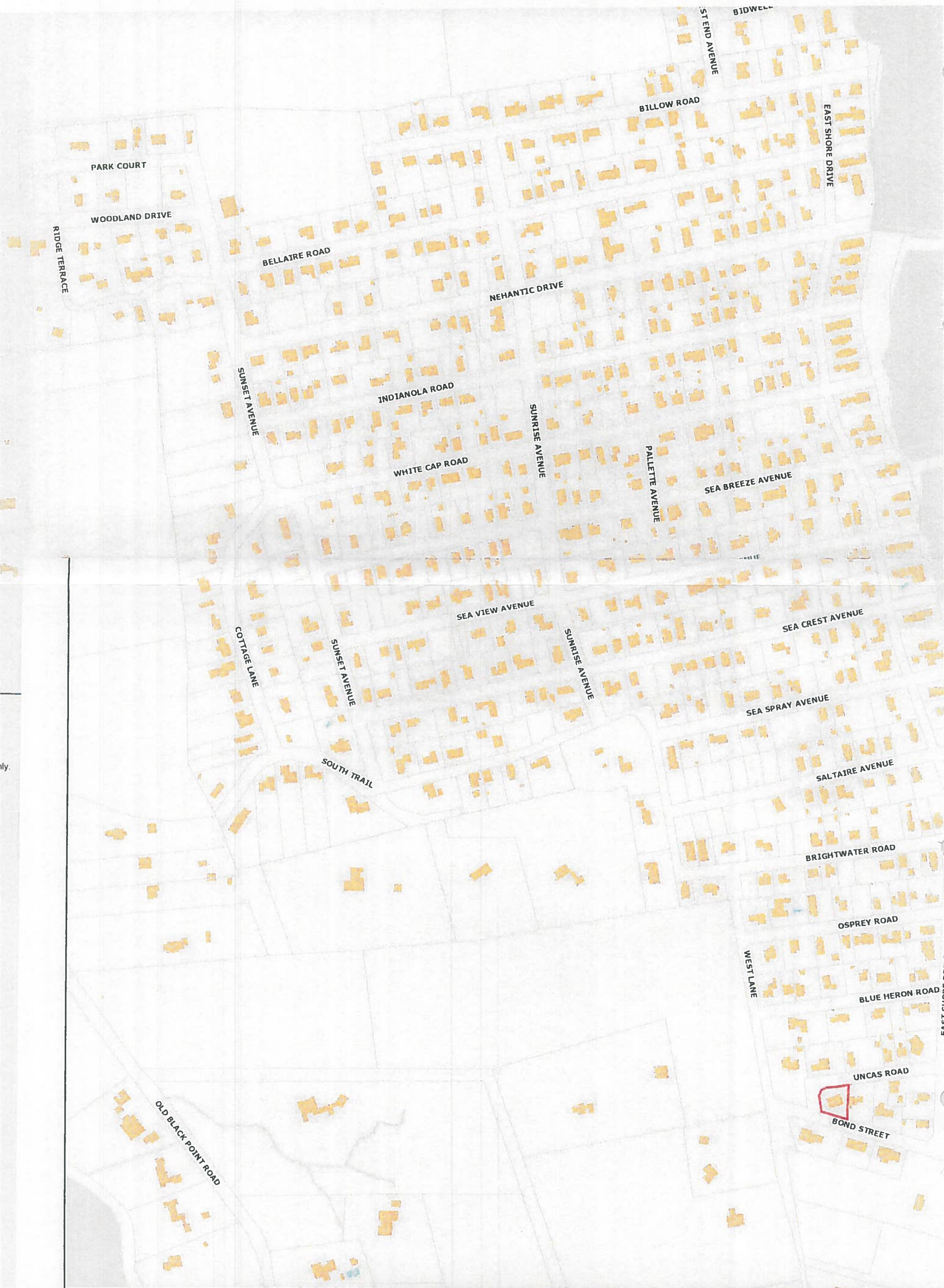
A1.1



Existing North Elevation View
 1" = 1'-0"

Existing Structure North Elevation

Proposed Addition



PARK COURT

WOODLAND DRIVE

RIDGE TERRACE

BELLATRE ROAD

SUNSET AVENUE

INDIANOLA ROAD

WHITE CAP ROAD

NEHANTIC DRIVE

SUNRISE AVENUE

BILLOW ROAD

PALLETTE AVENUE

SEA BREEZE AVENUE

SEA VIEW AVENUE

COTTAGE LANE

SUNSET AVENUE

SUNRISE AVENUE

SEA CREST AVENUE

SEA SPRAY AVENUE

SOUTH TRAIL

SALTAIRE AVENUE

BRIGHTWATER ROAD

OSPREY ROAD

WEST LANE

BLUE HERON ROAD

OLD BLACK POINT ROAD

UNCAS ROAD

BOND STREET

