

**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 May 18, 2021 via videoconference the following decision was made.

**DENIED: Variance request of setback regulations at 12 Uncas Road, Niantic, CT, to build an addition 9'9" into the 15' side yard setback. Said parcel appears on the East Lyme Assessor's map 02.7, lot 9. Request Denied: 5-0**

**Reasons for denial:**

- 1. No hardship was provided that prevented reasonable use of the property.**
- 2. The variance into the setback was felt to be too large.**



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