

**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 November 17, 2021 via videoconference the following decision was made.

**DENIED: Variance request of setback regulations at 16 Bellaire Road, Niantic, CT, to install a shed with 2'6" of setback where 10' setback is required in the side yard. Said parcel appears on the East Lyme Assessor's map 05.11, lot 45.  
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