

VARIANCE REQUEST TABLE
(Revised 10.30.25)



Side Yard (north side) – 20 feet required (§ 4.4.2)

<i>Proposed Yard</i>	<i>Requested Variance</i>
17.5 feet (deck)	2.5 feet
17.2 feet (deck stairs)	2.8 feet
7.1 feet (garage)	12.9 feet

Side Yard (south side) – 20 feet required (§ 4.4.2)

<i>Proposed Yard</i>	<i>Requested Variance</i>
5.9 feet (eave)	14.1 feet
16.4 feet (deck)	3.6 feet
7.6 feet (sky bridge)	12.4 feet

Rear Yard (Niantic River) – 50 feet required (§ 4.4.3)

<i>Proposed Yard</i>	<i>Requested Variance</i>
0.4 feet (deck)	49.6 feet
4.4 feet (eave)	45.6 feet

Note: Existing garage is legally non-conforming; no changes to that structure are proposed. Requested variances arise from the proposed lot line shift.