

**I (We) hereby Appeal/Apply to the Zoning Board of Appeals of the Town of Warren:**

- ☐ From an Order or Decision made by the Zoning Enforcement Officer - Permit # \_\_\_\_\_ (if applicable)  
☒ For a variance from Section 15 Subsection 4.6 of the Zoning Regulations.

**The appeal relates to:**

- ☐ Lot Area  
☐ Lot Frontage  
☐ Front Yard  
☐ Side Yard

- ☐ Minimum Square  
☐ Rear Yard  
☐ Stories  
☐ Height

- ☒ Other Submerged boulder on shallow rock shelf restricts docking.

Additional Comments: \_\_\_\_\_

**Location of affected premises:**

Street Address: 39 Arrow Point Road

Zone: South

Tax Assessor's Map: 41 Block: \_\_\_\_\_ Lot: 4

Subdivision Map Titled: \_\_\_\_\_

Dated: \_\_\_\_\_ Date Map filed with Town Clerk: \_\_\_\_\_

**Variance of Section(s) 15.4.6 of the Zoning Regulations is requested because:**

A. Literal enforcement of the regulation would result in **exceptional difficulty** or **unusual hardship** because:  
Docking is restricted by a submerged boulder on a shallow rock shelf off property's shore.

B. The hardship created is **unique** and not shared by all properties because: Most of the shoreline around the lake quickly drops into deep water. This part has a rock shelf extending ~100' from shore.

C. The Variance would not change the **character of the neighborhood** because:  
Several docks on shallow parts of the lake have extended catwalks to allow boats.

D. The variance would be in **harmony** with the general purpose and **intent** of the regulations with due consideration for conserving the public health, safety, convenience, welfare and property values because:  
Boating is an intent of the dock regulations. The proposed extension does not interfere with lake activity because a rock outcrop North of the property extends further out into the lake.

**The decision or order made by the Zoning Enforcement Officer is Appealed because:**

Owner/Appellant: Gally Family Irrevocable Real Estate Trust

Address: 100 Newbury Court, #214, Concord MA 01742

Authorized Agent: \_\_\_\_\_

Address: \_\_\_\_\_

**Signature of Applicant/Appellant**

**Phone**

**Date**

*Mark Gally*

781.547.1939

12 / 22 / 2023

**Notice:** The application shall be submitted to the Town Clerk accompanied by the following:

- Application Fee of \$90.00 payable to the Town of Warren
- Application Form (10 copies)
- Copy of Deed to Owner of Premises (10 copies)
- Map showing Existing and Proposed Improvements and Setbacks (10 copies)
- Additional Documents as Desired (10 copies)

Received by Warren Town Clerk on: \_\_\_\_\_ by: \_\_\_\_\_

(Date)

(Signature)

### 39 Arrow Point Road - proposed dock extension (dock size comparison)

#### Current dock size

6 - 4' x 10' sections = 240 sq ft  
2 - 6' x 10' sections = 120 sq ft  
 Total = 360 sq ft

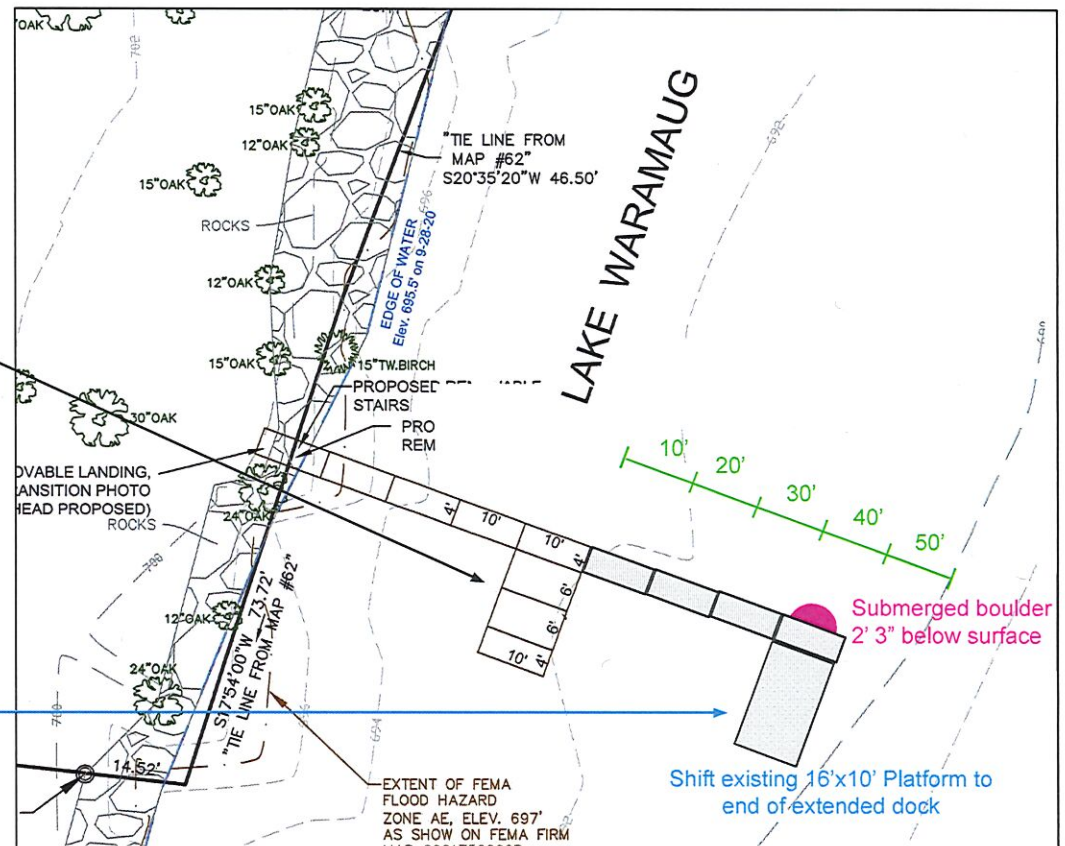
Current length = 50 ft

#### Proposed dock size

10 - 4' x 10' sections = 400 sq ft  
2 - 6' x 10' sections = 120 sq ft  
 Total = 520 sq ft

Proposal is to add 4 - 4' x 10' sections (160 sq ft) to extend the catwalk an additional 40 ft, placing submerged boulder under dock

Proposed length = 90 ft



Original dock permit application map with proposed catwalk extension

## SD-1

**1. INTRODUCTION**



$\downarrow = 20'$

February 2, 2021

County of Litchfield  
State of Connecticut

39 Arrowpoint Road

Area = 43,964 S.F. / 1.009 Ac.

27

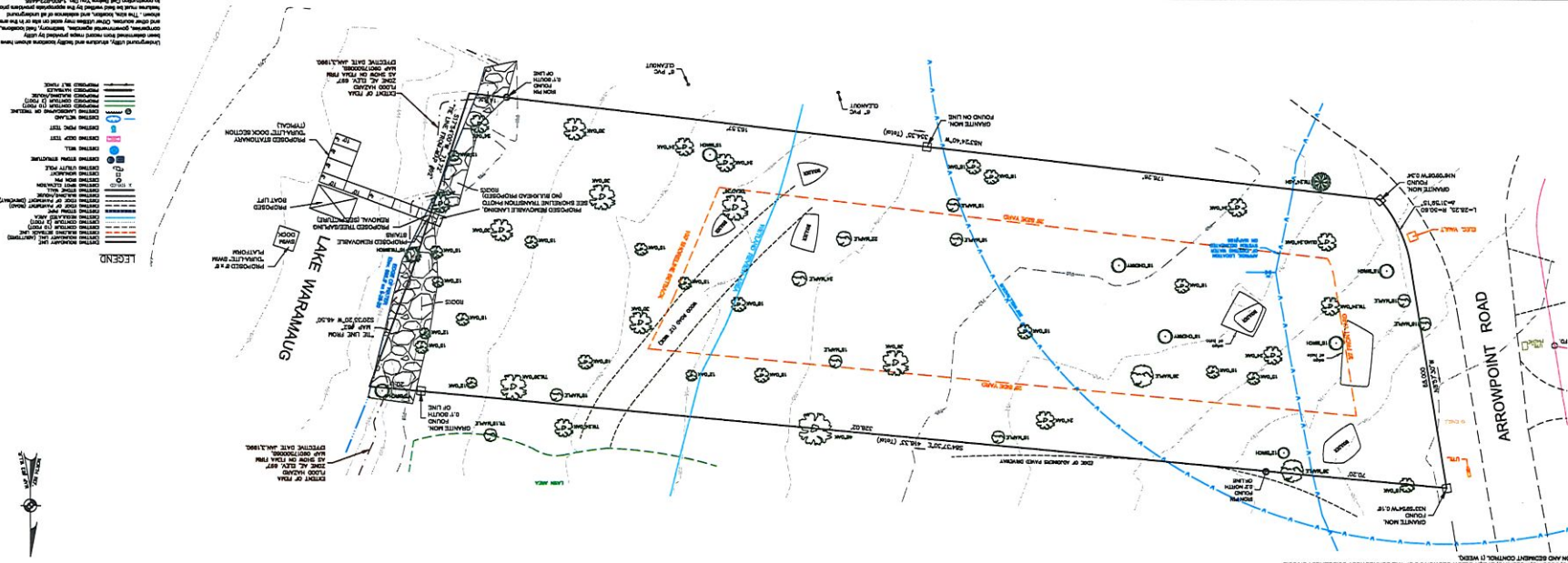
**Elizabeth C. Gally**

prepared for

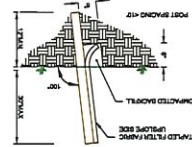
Proposed Dock	Construction Plan
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**RTHUR H. HOWLAND & ASSOCIATES, P.C.**  
CIVIL ENGINEERS • LAND SURVEYORS  
140 WEST STREET, SUITE E, NEW HAVEN, CONNECTICUT 06510  
P: (203) 336-3444 • F: (203) 336-4173  
FAX: (203) 336-4117 • WWW.RHHOWLAND.COM

[illegible]

PLACEMENT AND CONSTRUCTION  
OF A SILT FENCE BARRIER



**Proposed  
Dock Location**



## Shoreline Dock Transition



Typical Post  
Base Plate



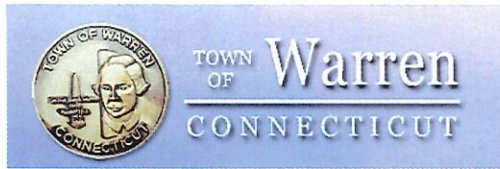
Typical Stationary  
"Dura LTE" Dock  
Installation



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The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2022.



Information on the Property Records for the Municipality of Warren was last updated on 12/28/2023.



### Parcel Information

Location:	39 ARROWPOINT RD	Property Use:	Vacant Land	Primary Use:	Residential Vacant Land
Unique ID:	98102179	Map Block Lot:	41/04	Acres:	1.0100
490 Acres:	0.00	Zone:	R2	Volume / Page:	0070/0318
Survey Map:		Census:			

### Value Information

	Appraised Value	Assessed Value
Land	1,318,000	922,600
Buildings	0	0
Detached Outbuildings	0	0
Total	1,318,000	922,600

### Owner's Information

Owner's Data
GALLY JOHN JR TR & SUZANNE C TR 100 NEWBURY CT CONCORD, MA 01742

### Owner History - Sales

Owner Name	Volume	Page	Sale Date	Deed Type	Sale Price
GALLY JOHN JR TR & SUZANNE C TR	0070	0318	03/17/2006		\$0
GALLY JOHN JR & SUZANNE C TR	0069	0871	01/12/2006		\$0
GALLY JOHN JR & SUZANNE C TR	0067	0921	06/15/2005		\$0
GALLY JOHN JR & SUZANNE C &	0066	0799	01/10/2005		\$0
GALLY JOHN JR & SUZANNE C	0033	0224	05/16/1983		\$0

Unique ID: 98102179

Warren

Card No: 1 Of 1

<b>Location:</b>	39 ARROWPOINT RD		<b>Map Id:</b>	41/04	<b>Zone:</b>	R2	<b>Date Printed:</b>	12/28/2023			
			<b>Neighborhood:</b>	J01		<b>Last Update:</b>		12/28/2023			
<b>Owner Of Record</b>			<b>Volume/Page</b>	<b>Date</b>	<b>Sales Type</b>	<b>Valid</b>	<b>Sale Price</b>				
GALLY JOHN JR TR & SUZANNE C TR			0070/0318	3/17/2006		No	0				
100 NEWBURY CT. CONCORD, MA 01742					Exempt						
<b>Prior Owner History</b>											
GALLY JOHN JR & SUZANNE C TR			0069/0871	1/12/2006		No	0				
GALLY JOHN JR & SUZANNE C TR			0067/0921	6/15/2005		No	0				
GALLY JOHN JR & SUZANNE C &			0066/0799	1/10/2005		No	0				
GALLY JOHN JR & SUZANNE C			0033/0224	5/16/1983		No	0				
<b>Permit Number</b>	<b>Date</b>	<b>Permit Description</b>									
<b>Supplemental Data</b>					<b>Appraised Value</b>						
<b>Census/Tract</b>	VisionPID		305		<b>Total Land Value</b>		1,318,000				
<b>Dev Map ID</b>	MLS Code				<b>Total Building Value</b>		0				
<b>GIS ID</b>					<b>Total Outbidg Value</b>		0				
<b>Route</b>					<b>Total Market Value</b>		1,318,000				
<b>District</b>											
<b>Utilities</b>											
<b>Acres</b>			<b>State Item Codes</b>								
<b>Land Type</b>	<b>Acres</b>	<b>490</b>	<b>Total Value</b>	<b>Code</b>	<b>Quantity</b>	<b>Value</b>					
Res Vacant House Lot	1.01	0.00		51-Residential Vacant Land	1.01	922,600					
<b>Total</b>			1,318,000								
<b>Assessment History (Prior Years as of Oct 1)</b>					<b>490 Appraised Totals</b>						
	<b>2023</b>	<b>2022</b>	<b>2021</b>	<b>2020</b>	<b>2019</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>	<b>Type</b>	<b>Acres</b>	<b>Value</b>
<b>Land</b>	922,600	922,600	763,560	763,560	763,560						
<b>Building</b>	0	0	0	0	0						
<b>Outbuilding</b>	0	0	0	0	0						
<b>Total</b>	922,600	922,600	763,560	763,560	763,560				<b>Totals</b>	0.00	0
						<b>Application Date:</b>	<b>Expiration Date:</b>				
<b>Comments</b>											

Information may be deemed reliable, but not guaranteed.

Revaluation Date: 10/1/2022

**Unique ID:** 98102179

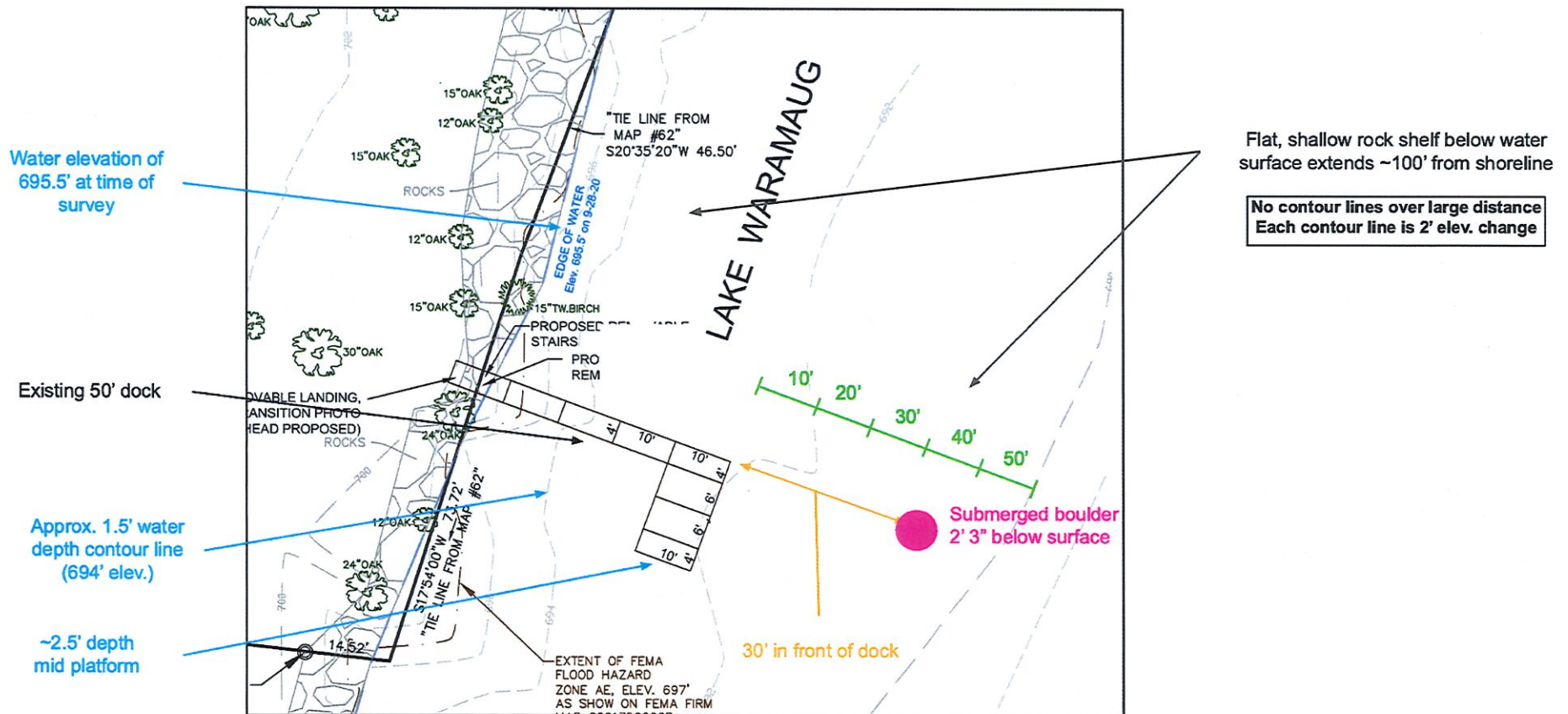
Warren

**Card No:**

1 Of 1

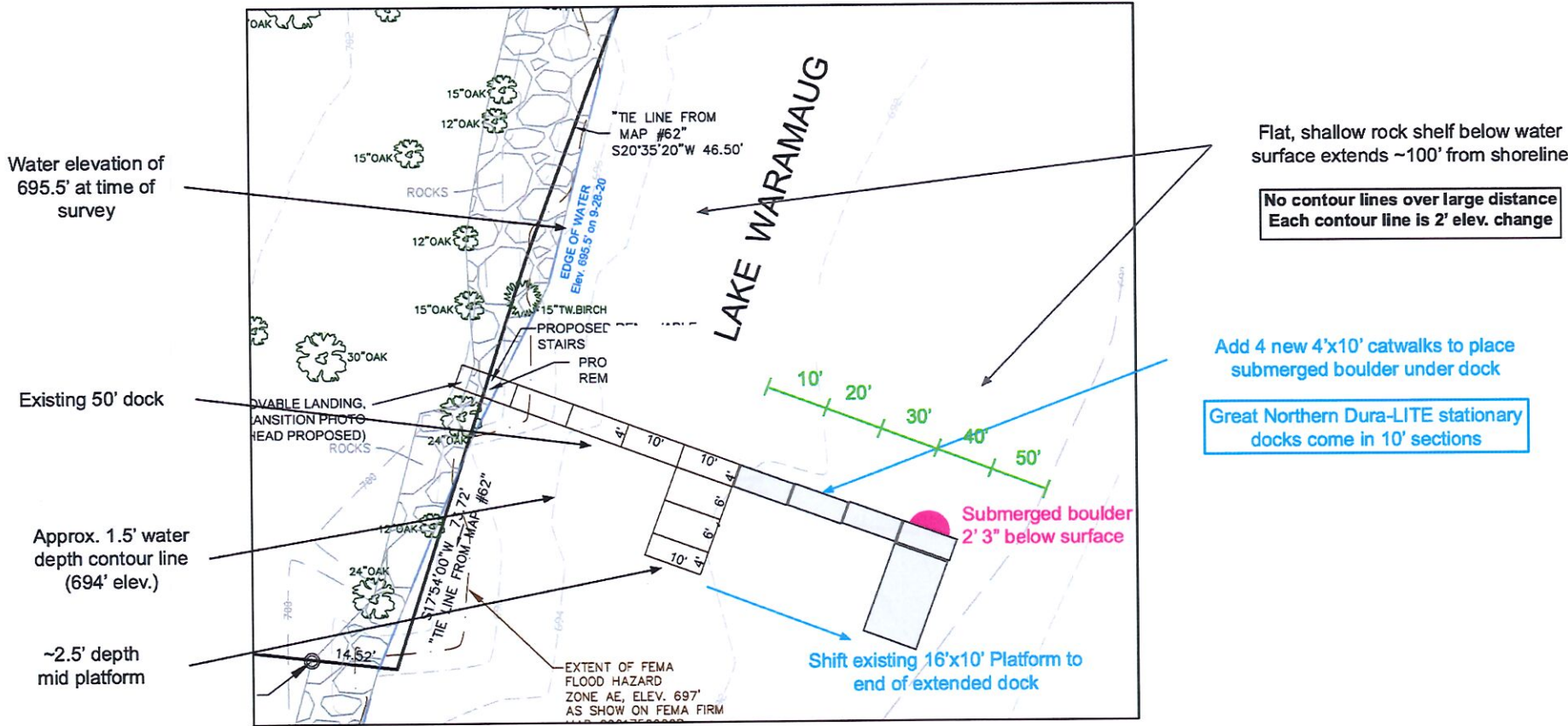
<b>Location:</b>		39 ARROWPOINT RD					
<b>Map Id:</b>		41/04					
<b>General Description</b>		<b>Description</b>	<b>Area/Qty</b>				
Building Use Units Overall Condition Class Stories Design (Style) Construction Year Built Percent Complete							
<b>Finished Area</b>							
<b>Foundation</b>							
Basement Area Finished Basement Garage Bays Outside Entry Sump Pump							
<b>Attached Components</b>							
<b>HVAC</b>	<b>Type</b>			<b>Year</b>	<b>Area</b>		
Heating Type							
Fuel							
Cooling Type							
<b>Interior</b>							
Floors							
Attic Access							
Walls							
Bath Cond							
Kitchen Cond							
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Exterior							
Roof Cover							
Roof Type							
<b>Special Features</b>							
<b>Type</b>	<b>Count/Area</b>						
		<b>Total Building Value:</b>					
<b>Detached Component Computations</b>							
<b>Type</b>	<b>Year</b>	<b>Condition</b>	<b>Area/Qty</b>	<b>Type</b>	<b>Year</b>	<b>Condition</b>	<b>Area/Qty</b>
<b>Room Summary</b>							
<b>Total</b>	<b>Bedroom</b>	<b>Kitchens</b>	<b>Full Baths</b>	<b>Half Baths</b>			

### 39 Arrow Point Road - location of rock off existing dock



Original dock permit application map with location of submerged boulder

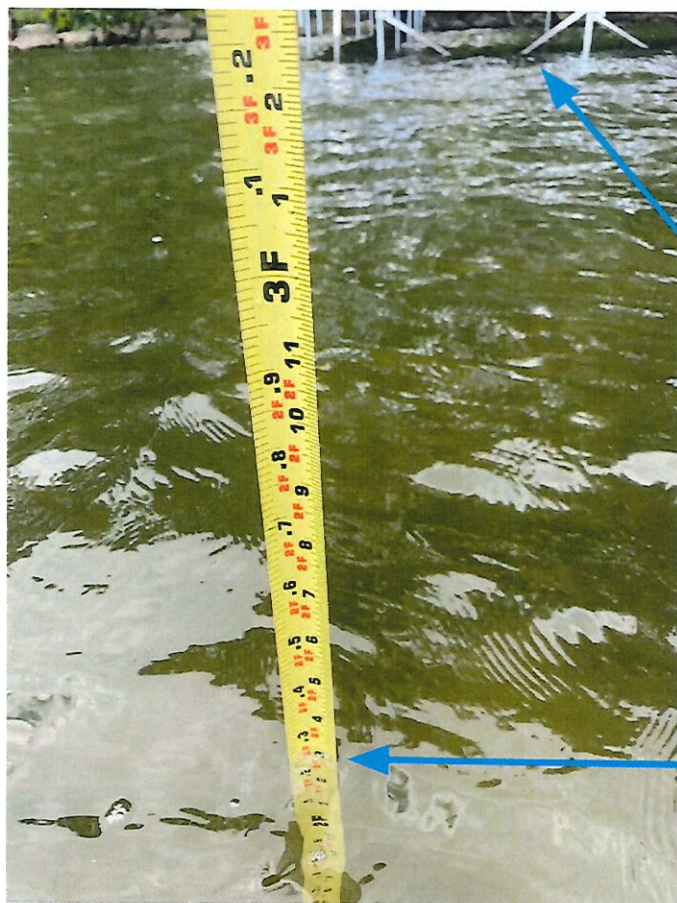
39 Arrow Point Road - proposed dock extension



Original dock permit application map with proposed catwalk extension



39 Arrow Point Road - water depth at boulder in front of dock



Picture 1: Depth of rock - 2 Feet, 3 Inches below surface

Knee  
deep

Existing  
dock

2'3"



Picture 2: Standing on rock, 30 Feet in front of dock  
(knee deep water)



39 Arrow Point Road - Visible Rock Outcrop off 37 Arrow Point Road (adjacent property directly to the North)

Visible rock outcrop  
off neighbor's shoreline

Shallow flat rock shelf extends from tip of rock outcrop  
on adjacent property in this direction  
(parallel to shoreline, almost due South)



Picture 3: Looking North from  
existing dock