

Washington Zoning Commission
COMPLETION REPORT – LIST OF ITEMS IN FILE

Kassis

dated: 06-02-2021

Address of Proposed Use: 16 West Mountain Rd

√ Mailing Address of Property Owner

n/a Name and contact information for authorized agent (if applicable)

n/a Agent Authorization Letter

√ Mandatory Pre Application Form

√ Fee Paid \$150 Special Permit, Check payable to Town of Washington check #135

√ Proposed Use: Accessory Apartment - detached

√ Zoning Regulation Section(s): 4.4.8, 13.11.3 Zoning District: R-1

√ Attached a written statement with a Description of the Proposed Use

For new buildings include: n/a

For new businesses: n/a

√ Site plan or survey map showing:

√ location of proposed or **existing** building:

location of septic system

Distance to the proposed structure, parking spaces, etc.:

from each boundary line

from the septic system

Attach a floor plan: Total square footage should be indicated on the plans –NEED FULL SIZE PLANS

Also Required for **ALL** applications:

√ Health Dept. approval - signature of Health Department Agent/Dated 5-19-2021

√ State Tax of \$60 to be included with fee - Check payable to Town of Washington- check #136

n/a Proof of Inland Wetlands Commission approval, if applicable/Dated _____

n/a Proof of Zoning Board of Appeals approval and filing on Land Records, if applicable

n/a Driveway sign-off from First Selectman, if applicable

√ Signature of Property Owner/Dated: Jay Kassis/6/1/2021

√ Telephone Number: 917-941-0442

√ Email Address: jay.kassis@gmail.com

Administrative Review/ZC Mtg – 06-23-2021

● Highlighted items need to be addressed

● Submitted plans are 8 x 11 copies – full size plans are required for further review

-Land Use Office will need full size plans to see location of structure to wetlands

SECTION 4.4 USES BY SPECIAL PERMIT

4.4.8 Accessory apartment, detached, per Section 13.11.

SECTION 13 - SPECIAL PERMITS

13.11 Accessory Apartments.

13.11.3 Accessory Apartment, Detached:

A. This is the only detached accessory apartment proposed for this property.

- √ B. The owner should provide a letter stating that they shall reside on the property throughout the duration of the permit for the accessory apartment.
- √ C. The accessory apartment is equipped with its own kitchen and full bath.
- √ D. The Town Health Department has approved the plan - **5-19-2021 by S. VonHolt**
- √ E. The apartment shall contain at least 400 square feet of floor area... **The proposed living space is 1200 sf**
- √ F. The apartment shall not contain more than 1,200 square feet of floor area. **See above**
- √ G. The accessory apartment is clearly subordinate to, and clearly smaller in ground floor area and volume, than the principal dwelling on the property. **Principle dwelling is 2656 sf**
- √ H. The apartment shall utilize the same driveway as the principal use.
- √ I. At least two additional off street parking spaces shall be provided for the use of the accessory apartment.
- √ J. In reviewing an application for a detached accessory apartment, the Zoning Commission:
 1. require architectural elevations, renderings, or photographs to clarify issues regarding visual impact and building relationships*, and
 2. may attach reasonable conditions to any approval to lessen or eliminate any adverse impacts found in the Commission's review of the application under Section 13.1.B.

*I recommend an elevation drawing or rendering be submitted as it looks like the fenestration of doors and windows of the existing structure will be changing and a front porch will be added. The existing 1200 sf garage will be renovated into the proposed detached accessory apartment at 1200 sf with the addition of a 240 sf front porch