

# Town of Washington Zoning Commission

## Special Permit Application

A Special Permit is required for specific uses as listed in the Zoning Regulations for each Zoning district.

Address of Proposed Use: 11 IVES ROAD, WASHINGTON DEPOT CT 06794

Name and Mailing Address of Property Owner:

Kenneth and Blaire Prince / 200 Water Street, APT 2B, Brooklyn, NY 11201

Name and contact information for authorized agent (if applicable – attach letter of authorization):

STEVEN KALUR AND CHRIS ROLLI OF F+H ARCHITECTURAL DESIGN LLC  
1 TITUS ROAD, WASHINGTON DEPOT CT 06794

Application is for (Check One):

       **New Special Permit - Fee: \$150**

Proposed Use: ACCESSORY APARTMENT OF AN EXISTING BARN

Zoning Regulation Section: 13.11.3 ACCESSORY APARTMENT, DETACHED

Zoning District: R-1      Historic District:  yes    no

Attach a written statement with a Description of the Proposed Use. For new buildings include information such as the height and dimensions, for new businesses: type of business, hours of operation, number of employees, square footage of business area, etc. Also attach description of how the proposed use complies with each of the requirements of the specific special permit section listed above.

Attach site plan or survey map showing location of proposed or existing building, location of septic system, distance from each boundary line and from the septic system to the proposed structure, parking spaces, etc.

Attach a floor plan.

**\*\*\*ALL PLANS/MAPS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER\*\*\***

       **Modification of an existing Special Permit – Fee \$50**

Approved Use: \_\_\_\_\_

Zoning Regulation Section: \_\_\_\_\_

Date of Approval: \_\_\_\_\_

       Attach a written description of the proposed revision and why it is needed.

\_\_\_\_\_ Attach a site plan or survey map showing the location of the proposed revision with distances to property lines, well and septic system

\_\_\_\_\_ Attach a revised floor plan, if applicable

**\*\*\* ALL PLANS/MAPS MUST BE FOLDED TO FIT IN LEGAL SIZE FOLDER \*\*\***

Also required for **ALL** applications:

Health Department Approval: Health Department Agent Sign-off Date: 7/20/2022

Application fee as listed above plus \$60 State Tax – Check payable to Town of Washington

Letter of Authorization signed by the property owner if he will be represented by an agent

Signed Mandatory Land Use Pre-Application Form re: Conservation Easements

\_\_\_\_\_ Proof of Inland Wetlands Commission approval, if applicable

\_\_\_\_\_ Proof of Zoning Board of Appeals approval and filing on the Land Records, if applicable

Proof of Historic District Certificate of Appropriateness, if applicable

\_\_\_\_\_ Driveway sign-off from the First Selectman, if applicable

Site plans and sketch plans shall meet the standards listed in Section 14 of the Zoning Regulations

Additional documentation may be required depending on proposed use.

This application must be submitted to the Land Use Office.

The Undersigned hereby certifies that the information provided in this application, including its supporting documentation, is accurate and true.

Signature of Property Owner: *Blaire Babcock* *Kevin Rice* Date: 7/19/22

Telephone Number: 760.408.6711 Email Address: blairebabcock@gmail.com

**\*\*\* UNFOLDED PLANS/MAPS WILL NOT BE ACCEPTED \*\*\***

FOR OFFICE USE:

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

Amount Paid: \_\_\_\_\_ Check # \_\_\_\_\_ Date: \_\_\_\_\_ Written by: \_\_\_\_\_

Scanned \_\_\_\_\_ Building \_\_\_\_\_ Index \_\_\_\_\_

13.11.3 Accessory Apartment, Detached. A detached accessory apartment may be permitted in conjunction with a single family dwelling on the same property in compliance with the following provisions:

A. No more than one detached accessory apartment shall be permitted per property.

Application is for one existing, non-conditioned utility structure to be converted to an accessory apartment. Only 1199 square feet of the existing building are being converted to habitable space with the remaining square footage to be left as unconditioned utility space.

B. The owner of the property shall reside on the property throughout the duration of the permit for the accessory apartment.

Owner will reside on the property for the duration of the permit and construction. Please see the attached letter from the current owner stating the above.

C. The accessory apartment shall be equipped with its own kitchen and full bath.

Accessory apartment will have a kitchenette and two full baths.

D. The Town Health Department shall approve the water supply and septic system for the principal dwelling and the accessory apartment.

We have engaged an engineer, David A. Hughes, who has surveyed the site and designed a septic system to handle the accessory apartment. Said plan/proposal from the engineer has been submitted to the Town Health Department.

E. † The apartment shall contain at least 400 square feet of floor area. Floor area shall be the finished floor area of all floor levels within the perimeter of the outside walls of the accessory structure, not including open air porches and decks, garages and unfinished basements and unfinished attics, and without deduction for hallways, stairs, closets, thickness of walls, columns, or other features as per State of Connecticut Building Code. \* Revision of 13.11.2.G to insert language to match that of Section 12.5.2 effective 7/18/16 † Revision of Section 13.11.3.E: Addition of open air porches and decks and unfinished attics effective 7/18/16 67 November 4, 2021

The accessory apartment has a total of 1,198.73 square feet conditioned floor space and exceeds the *minimum* 400 square foot requirement stated above.

F. The apartment shall not contain more than 1,200 square feet of floor area.

The accessory apartment has a total of 1,198.73 square feet conditioned floor space.

G\* . In all cases, an accessory apartment must be clearly subordinate to, and clearly smaller in ground floor area and volume, than the principal dwelling on the property. For new accessory buildings also see Section 12.5.2.

The accessory apartment is located within the footprint of the existing barn. The proposed accessory apartment section of this building is about 50% of the main floor square footage of the principal residence on the property.

H. The apartment shall utilize the same driveway as the principal use.

The accessory apartment will utilize the same driveway as the principal use building.

I. At least two additional off street parking spaces shall be provided for the use of the accessory apartment.

An additional 1,650 square feet of driveway and parking is proposed. This will be an extension of the existing driveway that is currently for principal use. Please see attached proposed site plans.

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.

Please see attached documents for plans, elevations, renderings, photographs, and material studies.

# TOWN OF WASHINGTON

## MANDATORY LAND USE PRE-APPLICATION FORM

**This form is required for all health, wetlands, zoning, planning, and building applications except for interior or exterior work on existing buildings, which in no way expands or alters the footprint.**

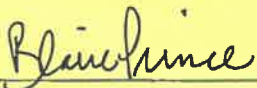
No planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the State legislation in its entirety, reprinted for your convenience on the reverse of this form, Public Act 05-124, Effective October 1, 2005.

**Provide the legal name of the property owner(s) and the street address of the property for which one of the above applications will be submitted, then complete either section A or B below.**

Property Owner(s) of Record Kenneth and Blaire Prince

Subject Property Address 11 Ives Road, Washington Depot, CT 06794

**A. I hereby certify that *there are no* conservation easements or restriction, nor any preservation restrictions on the above-referenced property.**

Signature of Property Owner  Date 7/19/22

Signature of Property Owner  Date 7/19/22

**B. *There are* conservation easements or restriction, or preservation restrictions on the above-referenced property.**

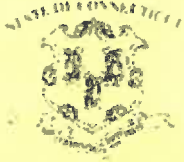
The name of the easement or restriction holder is \_\_\_\_\_

The phone number of the easement or restriction holder is \_\_\_\_\_

You must obtain and attach one of the following:

- (1) proof that the easement or restriction holder was notified not less than 60 days in advance of the application by certified mail, return receipt requested, of the property owner's intent to apply for a planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals permit, *or*
- (2) a letter from the easement or restriction holder verifying that the application is in compliance with the terms of the easement or restriction.





**Substitute House Bill No. 6783**

**Public Act No. 05-124**

**AN ACT CONCERNING THE PRESERVATION AND USE OF AGRICULTURAL LANDS AND CONSERVATION AND PRESERVATION RESTRICTIONS.**

Be it enacted by the Senate and House of Representatives in General Assembly convened:

**Section 1.** Section 47-42a of the general statutes is repealed and the following is substituted in lieu thereof (Effective October 1, 2005):

For the purposes of sections 47-42b and 47-42c and Section 2 of this act, the following definitions shall apply:

(a) "Conservation restriction" means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of the land described therein, including, but not limited to, the state or any political subdivision of the state, or in any order of taking such land whose purpose is to retain land or water areas predominantly in their natural, scenic or open condition or in agricultural, farming, forest or open space use.

(b) "Preservation restriction" means a limitation, whether or not stated in the form of a restriction, easement, covenant or condition, in any deed, will or other instrument executed by or on behalf of the owner of land, including, but not limited to, the state or any political subdivision of the state, or in any order of taking of such land whose purpose is to preserve historically significant structures or sites.

**Section 2.** (a) For purposes of this section, "state or local land use agency" includes, but is not limited to, a municipal planning commission, municipal zoning commission, combined municipal planning and zoning commission, a municipal zoning board of appeals, municipal inland wetlands and watercourses agency, a municipal historic district commission and any state agency that issues permits for the construction or improvement of real property.

(b) No person shall file a permit application with a state or local land use agency or a local building official or director of health, other than for interior work in an existing building or for exterior work that does not expand or alter the footprint of an existing building, relating to property that is subject to a conservation restriction or a preservation restriction unless the applicant provides proof that the applicant has provided written notice of such application, by certified mail, return receipt requested, to the party holding such restriction not later than sixty (60) days prior to the filing of the permit application. In lieu of such notice, the applicant may submit a letter from the holder of such restriction or from the holder's authorized agent, verifying that the application is in compliance with the terms of the restriction. If the applicant has provided written notice pursuant to this subsection, the holder of the restriction may provide proof to the state or local land use agency or local building official or director of health that granting of the permit application will violate the terms of the restriction and such agency, official or director shall not grant the permit.

(c) If the applicant fails to comply with the provisions of subsection (b) of this section, the party holding the conservation or preservation restriction may, not later than fifteen (15) days after receipt of actual notice of permit approval, file an appeal with the state or local land use agency or local building official or director of health, subject to any rules of such agency, official or director relating to appeals. The agency, official or director shall reverse the permit approval upon a finding that the requested land use violates the terms of such restriction.

**POWER OF ATTORNEY**

January 21, 2022

Town of Washington  
2 Bryan Hall Plaza  
Washington Depot, CT 06794

To Whom it May Concern:

I (we) Kenneth and Blaire Prince, do hereby authorize Steven Kalur or his assigns (as agent for F+H Architectural Design and Consulting LLC) to act on my/our behalf in the applying for permits, seeking all required approvals and submitting construction drawings to the Town of Washington. This authorization applies to all applications and paperwork for Wetlands, Historic, Zoning, ZBA, Health and Building Permit applications as pertains to the proposed work at our property on 11 Ives Road, Washington Depot, CT 06794.

  
\_\_\_\_\_  
Kenneth Prince

1/25/2022  
Date

  
\_\_\_\_\_  
Blaire Prince

1/25/2022  
Date

Blaire and Ken Prince  
200 Water Street, 2B  
Brooklyn, NY 11201

To whom it may concern:

We (Blaire and Ken Prince) are the owners of 11 Ives Road, Washington Depot, CT 06794. We are planning various renovations on the property. We have no intention to sell the property during the course of the renovations we have planned.

Best,

A handwritten signature in cursive script that reads "Blaire Prince".

Blaire Prince

A handwritten signature in cursive script that reads "Kenneth Prince".

Kenneth Prince



# Town of Washington

Housatonic Valley Health District  
10 Main Street – Town Hall  
New Milford, CT 06776  
Telephone: (860) 355-6035

TO: David A. Hughes, P.E.

Date: 7-20-2022

FR: Joe Kmetz

Signed: 

RE: **Review of Engineering Plan for Subsurface Sewage Disposal System located at:**

11 Ives Road, Washington, CT 06794

Engineer: David A. Hughes, P.E.

Plan Date: 6-30-2022

Date Received: 7-19-2022

## Reason for Submission

- Minimum percolation rate poorer than 30 minutes/inch
- High maximum ground water level
- New construction
- Shallow ledge rock
- Repair
- Other:

## DESIGN SPECIFICATIONS:

Number of bedrooms 2

Septic tank 1,250 gallons

Fill system \_\_\_\_\_ inches

Design percolation rate 10.1-20.00 minutes/inch

Leaching system 64 LF of Infiltrator 12" Q4

Curtain Drain \_\_\_\_\_

## ACTION

- Approval.
- Approval Denied. Site unsuitable for sewage disposal
- Approval Denied. Insufficient information on plan. Revise as noted and resubmit.
- Approval Denied. Further site investigation required.

## COMMENTS:



# Pomperaug District Department of Health

77 Main Street North • Playhouse Corner • Suite 205 • Southbury, CT 06488  
(203)264-9616 • Woodbury (203)266-4785 • Oxford (203)888-2543x3005  
Fax (203)262-1960 • www.pddh.org

Rec # 759 877  
Date 7/18/22  
\$ Amount 275.00  
Rec'd By mw

## APPLICATION FOR REVIEW OF A SUBSURFACE DISPOSAL SYSTEM (SSDS) (Septic Plan Review)

### LOCATION:

11 Ives Road Washington N/A  
Lot #/street # Street Town Subdivision

Check one:  New Construction  Repair

Tank Replacement ONLY (NO FEE)

### Only completed applications will be accepted for review and will contain:

1. A plot plan showing building, septic layout and well location
2. Soil tests for the property and basis of design
3. Fees: **New System: \$275 residential / \$650 commercial**  
**Repair: \$150 (no fee for tank only replacement)**

Prepared By David A. Hughes Phone (860) 681-7483  
Address 57 Norway Street  
Town Oakville State CT Zip 06779

Owner of Property Mr. & Mrs. Kenneth Prince Phone (860) 733-5151  
Address 11 Ives Road  
Town Washington State CT Zip 06794

### For New Construction:

Builder BASEC Contracting Phone (203) 917-2317  
Address kim@basecco.com  
Town \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

### Design Criteria

Tank Size 1,250  
Number of bedrooms/G.P.D. Two (2) Bedroom  
Type of System (trenches, etc.) Infiltrator 12" Q4  
Effective Area Provided (sq. ft.) 375  
 Well  Public Water

HOUSATONIC VALLEY  
HEALTH DISTRICT

JUL 18 2022

RECEIVED  
BY: mw

\_\_\_\_\_  
**Signature of Applicant or Agent** **Date** 07/14/22

# WASHINGTON HISTORIC DISTRICT COMMISSION

2 Bryan Hall Plaza  
Washington Depot CT 06794

## CERTIFICATE OF APPROPRIATENESS

I hereby certify that the **Washington Historic District Commission** of the Town of Washington Connecticut has found that the construction or other activity at 11 Ives Rd, Washington CT specified in the application submitted by F+H Architectural Design and Consulting to be appropriate. The construction or other activity approved here is to be completed on or before February 28, 2023 or else this Certificate of Appropriateness shall expire and be of no further force or effect.

Dated at Washington, Connecticut this 28<sup>th</sup> day of February 2022.

By   
**Dennis Buell, Clerk**  
**Washington Historic District Commission**

Motion: To approve the renovations and additions at 11 Ives Road and to grant a Certificate of Appropriateness for the plans as proposed by Ms. Averill, seconded by Ms. Mills. Passed 5-0.

**TOWN OF WASHINGTON  
BRYAN MEMORIAL TOWN HALL  
POST OFFICE BOX 383  
WASHINGTON DEPOT CONNECTICUT 06794**

**WASHINGTON HISTORIC DISTRICT COMMISSION**

February 28, 2022

CERTIFIED MAIL RETURN RECEIPT REQUESTED

Kenneth Scott Prince  
Surv Blaire  
200 Water Street 2B  
Brooklyn, NY 11201

Dear Resident:

For your records, please be advised that at its regularly scheduled meeting held on Monday February 28, 2022 the Washington Historic District Commission took the following action:

Motion: To approve the renovations and additions at 11 Ives Road and to grant a Certificate of Appropriateness for the plans as proposed by Ms. Averill, seconded by Ms. Mills. Passed 5-0.

Enclosed is your Certificate of Appropriateness. Deviations from the plan that you and the Commission have agreed to are not permitted.

No work may be done under this Certificate of Appropriateness until all other necessary approvals from federal, state and/or municipal agencies such as Zoning and Building are obtained.

Sincerely yours,

Dennis Buell,  
Historic District Clerk