Washington Zoning Commission

COMPLETION REPORT – LIST OF ITEMS IN FILE

**11 Ives Rd – Prince – Detached Accessory Apartment in R-1 – Section 13.11.3**

Application dated: 7/19/2022

√ Mailing Address of Property Owner

√ Name and contact information for authorized agent (if applicable)

√ Agent Authorization Letter

√Mandatory Pre-Application Form

√Fee Paid - Special Permit + CT Tax Check payable to Town of Washington

√ 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 **existing** building √ location of septic system

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

√ from each boundary line √from the septic system

“Improvement Location Survey – Proposed” prepared for Mr. & Mrs. Kenneth S. Prince, by David A. Hughes P.E., L.S., sheets C1, C.2, & C.3, dated 06/30/22

√ Attach a floor plan:

Architectural Drawings: “Cover Sheet,” Proposed Main Floor Plans (Barn)”, sheet A.01, “Building Sections,” sheet A.20, “Building Sections,” sheet A.21, “Building Sections,” sheet A.22, “Exterior Elevations,” sheet A.30, “Exterior Elevations,” sheet A.31, “Window Schedule,” sheet W.01, Prepared for Prince Residence, by F&H Architectural Design, dated 10-29-21

**Also Required for ALL applications:**

√Health Dept. approval **-** signature of Health Department Agent/Dated 7-20-2022

√ Proof of Historic District Commission Approval/Dated 2-28-2022

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 7/19/22

√ Telephone Number

√ Email Address

**Administrative Review/ZC Mtg – 07-25-2022**

●This Application if for the Detached Accessory Apartment only.

●The Zoning Commission may schedule a Public Hearing for the August 22, 2022 regularly scheduled meeting

**What the Zoning Commission should consider at the Public Hearing:**

13.1.C **Special Permit Standards:** The proposed detached accessory apartment would be constructed inside an existing accessory structure (barn). There will be no change to the footprint of the existing barn except a proposed patio which is not part of this Special Permit Application

13.11 **Accessory Apartments**:

13.11.3 Accessory Apartment, Detached: - Please see Applicant’s statement

√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

√E.The apartment shall contain at least 400 square feet of floor area

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

√G. The accessory apartment is clearly subordinate to, and clearly smaller in ground floor area and volume, than the principal dwelling on the property

√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:

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.

**11 Ives Road – Detached Acc. Apartment SP File Contents**

**7-25-2022:**

1. 7-19-2022 – signed by Blaire Prince, Special Permit Application
2. 7-19-22 – signed Mandatory Pre-Application Form
3. 1-25-22 – Letter of Authorization signed by B. Prince & K. Prince
4. Undated/Unsigned Statement of explanation re: compliance of Section 13.11.3
5. Undated Letter from owners stating that they will reside on the property for the duration of the Special Permit, signed by Kenneth and Blaire Prince
6. 7-20-22 T.O.W. – Housatonic Valley Health District Approval
7. 7-18-2022 Pomperaug District Department of Health – Application for Review of a Subsurface Disposal System
8. 2-28-2022 Certificate of Appropriateness from T.O.W. Historic District Commission
9. Architectural Drawings:
10. “Cover Sheet,” Proposed Main Floor Plans (Barn)”, sheet A.01,
11. “Building Sections,”sheet A.20,
12. “Building Sections,” sheet A.21,
13. “Building Sections,” sheet A.22,
14. “Exterior Elevations,” sheet A.30,
15. “Exterior Elevations,” sheet A.31,
16. “Window Schedule,” sheet W.01,

Prepared for Prince Residence, by F&H Architectural Design, dated 10-29-21, Revised (Final) 4-9-22

1. “Improvement Location Survey – Proposed” prepared for Mr. & Mrs. Kenneth S. Prince, by David A. Hughes P.E., L.S., sheets C1, C.2, & C.3, dated 06/30/22