

Washington Zoning Commission
COMPLETION REPORT – LIST OF ITEMS IN FILE
58 Shearer Rd – for Detached Accessory Apartment

Charles Karas & Sarah Blank

dated: 02-10-2023

- √ 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
- √ 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: Please calculate total square footage and indicate on the plans

Also Required for **ALL** applications:

- Health Dept. approval - signature of Health Department Agent/Dated – Did Health approve the Det. Acc. Aprtmnt?
- √ State Tax of \$60 to be included with fee - Check payable to Town of Washington
- 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

Administrative Review/ZC Mtg – 02-27-2023

- Highlighted items need to be addressed

SECTION 4.4 USES BY SPECIAL PERMIT

4.4.8 Accessory apartment, detached, per Section 13.11.

SECTION 13 - SPECIAL PERMITS

13.1.C Special Permit Standards.

Both the Principal Dwelling and the Barn are existing structures and meet the Special Permit Standards. The property owner would like to have an office studio with a separate entrance in the attic space of the barn (separate from this application) and a Detached accessory apartment with its own entrance on the ground floor where the stables used to be. Square footage of living space needs to be calculated and shown on the 1st Floor Plan. The Applicant should address proposed lighting with regards to whether it meets Section 12.15 **Outdoor Lighting in Residential Districts**

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
- E. The apartment shall contain at least 400 square feet of floor area **Please provide calculations**
- F. The apartment shall not contain more than 1,200 square feet of floor area. **Please provide calculations**
- G. The accessory apartment is clearly subordinate to, and clearly smaller in ground floor area and volume, than the principal dwelling on the property. **Structures are existing**
- √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. Applicant needs to indicate parking areas on the site plan**

List of Items in the File

1. 2023-2-10 Online Application submitted by Charles Karas
 2. 2022-12-23 Signed Mandatory PreApp Form
 3. 2023-2-10 Submitted Explanation of Office/Studio
 4. 1994-7-12 "Septic System Design" Prepared for Jerry Keeler by CCA
 5. 1994-12-23 "Septic System Record Plan," Prepared for Jerry Keeler by CCA
 6. 2022-12-22 "Boone Residence – Barn - Bid Set" prepared by Sarah Blank Design Studio
- Sheets:
- Cover
 - SCH-1-Schedule Details
 - 100E – Existing Floor Plan
 - 101E – Existing Elevations
 - 102D – Demolition Plan
 - A100 - Barn Plan
 - A102 – Exterior Elevations
 - D100 – Door and Window Plan
 - E100 – Electrical Plan
 - L100 – Lighting Plan (interior only)
 - P100 – Plumbing Plan