

## Petition for removal of zoning regulation 12.5.2

Matt Reb <mattreb@gmail.com>

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To:Shelley White <swhite@washingtonct.org>

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This message regards Washington zoning regulation 12.5.2 (Accessory buildings shall be clearly subordinate to and smaller in ground floor area and volume than the principal structure on the property except in connection with an agricultural use. The ground floor area and volume of an accessory building shall not exceed 75% of the ground floor area and volume of the principal building.)

In our opinion this regulation poses a burden to the citizens of our town by dictating how they choose to utilize their land. It discriminates against property owners' abilities to build and utilize outbuildings based on their financial capacity. With this regulation only those who can afford to build large houses are permitted to build accessory buildings of any significant size. Obviously the construction cost of barns and storage buildings is a fraction of that of a dwelling, the town is effectively pricing residents out of the possibility of many potential outbuilding projects.

Existing town zoning regulations pertaining to lot coverage are all that are necessary to balance buildings and open space. With the current interest in conservation and environmental impact, it is a ridiculous notion to expect someone to build more house than they need or want just to satisfy regulations preventing them from constructing the outbuilding that will best fit their needs. Aside from the financial burden, consider the energy, material, and continued emissions these unnecessarily large homes will consume in perpetuity. Without 12.5.2 residents would be more likely to build only what they need, this being the best way to maintain the character of the town.

Respectfully,  
Matt and Jenna Rebillard  
54 New Preston Hill