

EXPLANATION OF REQUEST FOR SPECIAL EXCEPTION (2-3-2023)  
EXISTING HOUSE  
#266 BEE BROOK ROAD  
WASHINGTON, CONNECTICUT

THE EXISTING SINGLE-FAMILY DWELLING WAS BUILT IN 1959, PRIOR TO THE ADOPTION OF ZONING REGULATION 12.1.2 PROHIBITING BUILDING CONSTRUCTION WITHIN 200 FT. OF BEE BROOK. THE ENTIRE HOUSE IS LOCATED WITHIN THE 200 FT. SETBACK FROM THE BROOK. A SINGLE STORY, ONE BEDROOM ADDITION IS PROPOSED TO BE ADDED TO THE WEST AND NORTH SIDES OF THE EXISTING TWO-BEDROOM HOUSE, WITH AN OPEN PORCH CONNECTING TO THE EXISTING DETACHED GARAGE. THE EXISTING HOUSE LIVING AREA (PER TAX ASSESSOR RECORDS) IS 1856 SQ. FT. AND THE PROPOSED ADDITION LIVING AREA IS 611 SQ. FT. THE PROPOSED COVERED WALKWAY TO THE GARAGE IS 225 SQ. FT. IN AREA.

BUILDING PLANS BY ARCHITECT LISA SADLER SHOW THE PROPOSED FLOOR LAYOUT, EXTERIOR ELEVATIONS, AND SECTIONS WHICH MATCH THE STYLE OF THE EXISTING ONE-STORY RANCH HOUSE. THE MODEST ADDITION IS REASONABLE IN SCOPE AND WILL SUPPORT THE CONTINUED USE AS A SINGLE-FAMILY DWELLING.