

Town of Washington
Zoning Board of Appeals
P.O. Box 383
Washington Depot, CT
06794

August 17, 2021

Dear Members of the Zoning Board of Appeals:

We, the owners of 41 Kirby Road, object to Application ZBA # 1123 submitted by Morgan Piper, LLC for 49 Ferry Bridge Road.

Like our neighbors at 49 Ferry Bridge, our home is an old construction in a relatively densely populated part of Washington. Our home is situated in a narrowly drawn lot and under today's regulations sits in the setback area abutting 49 Ferry Bridge. In fact, the western exterior wall of our home is at points as close as five feet to the stone wall that divides our property from 49 Ferry Bridge. We attach an updated survey as Exhibit A.

Given the irregular shape of our own property, we sympathize with the difficulties these lots create. Nonetheless, we object to the applicants' proposed expansion of ancillary structures (pool house, terrace, grill, and air conditioning units) in a location that is so close to our home. While the applicants' residence on Ferry Bridge will be protected from the view of these additions, ours will not be.

The deck, living room, primary bedroom, and primary bathroom of our home look out onto the protected area where the applicants are seeking to build. Please see the photographs attached as Exhibit B taken from inside our home and our yard.

Our neighbors' lot, which extends quite far from Ferry Bridge Road southward, provides other locations where our neighbors could expand for these ancillary uses without requiring a setback variance. Utilizing these spaces would shield our home from the noise associated with outdoor gathering spaces as well as from ac units.

We value the privacy and tranquility of our home and are concerned that both will be negatively affected by the proposed structures. We therefore respectfully request that the ZBA reject the application for variance.

Sincerely yours,



Ruth K. Halvey and Francisco J. Morales Barron
41 Kirby Road
Washington, CT 06793

Exhibit A
Survey for 41 Kirby

[attached]

**Exhibit B
Photographs**

View from our primary bedroom and bathroom (please note that the red structure is applicant's "pool house"):



View from our living room:



View from directly outside our house and deck:

