

3-8-23

Town of Washington Zoning Commission

Special Permit Application as per section 13.11.3 Accessory Apartment Detached.

Address: 58 shearer Road, Washington, CT 06793

In response to the questions in section 13.11.3 of the zoning code the following answers are presented:

- A. There will only one detached accessory apartment.
- B. Owner will reside on the property for the duration of the permit.
- C. The apartment will contain a full kitchen and full bath.
- D. Town health department approvals of water and septic in process
- E. The apartment contains more than 400 square feet of living area.
- F. The apartment is less than 1,200 square feet of living area.
- G. The apartment is smaller than the principal dwelling.
- H. The apartment will use the same driveway as the principal dwelling.
- I. There is at least two additional off street parking spaces for the apartment.
- J. This is in an existing barn and the exterior will not substantially be changed.

The purposed use of the Detached Accessory Apartment is additional living space for visitors and owners in the event of remodeling of main house.

Charles Karas

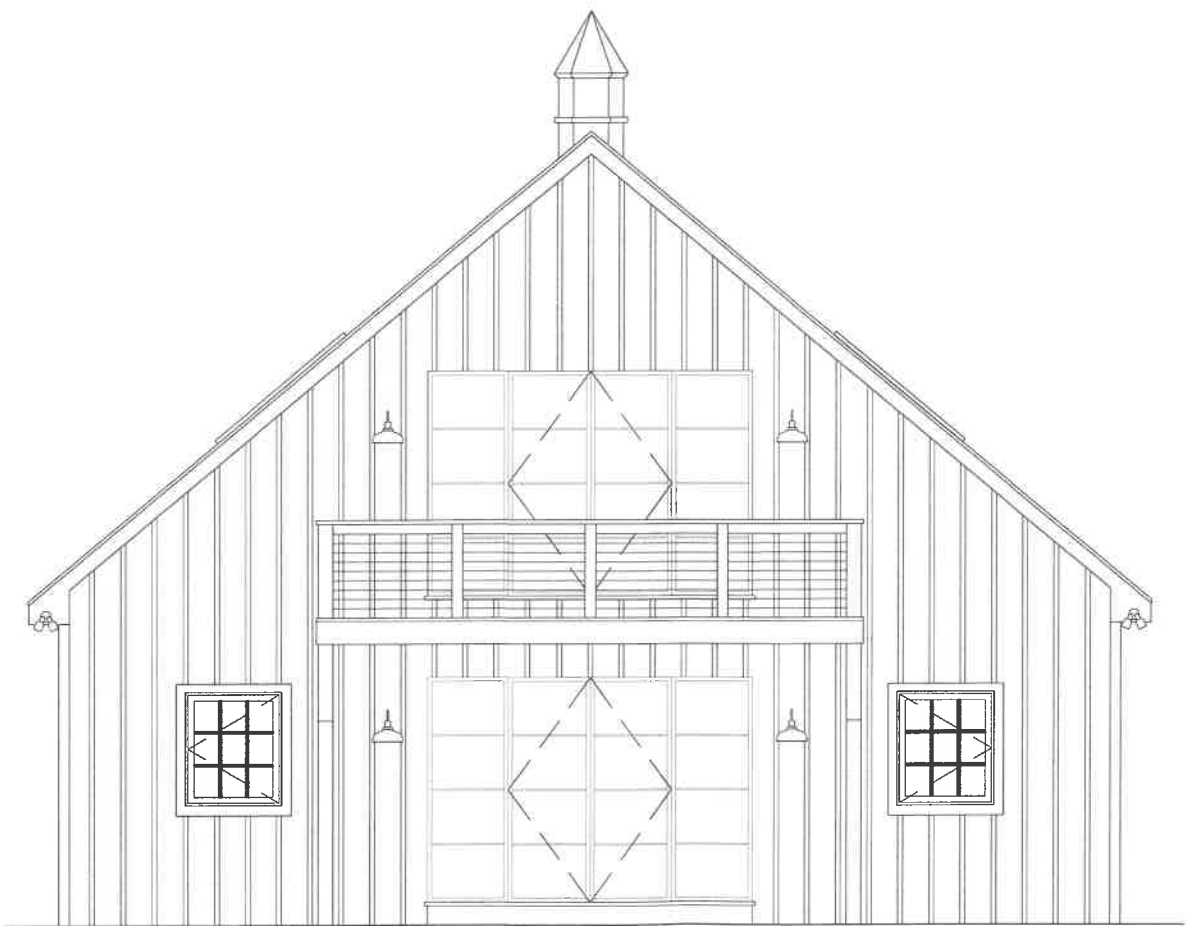


KARAS/BLANK - BARN

58 SHEARER RD - WASHINGTON, CT

2.28.2023

-BID SET-



GENERAL NOTES

1. WINDOWS PURCHASED BY OWNER AND INSTALLED BY CONTRACTOR.
2. DOORS ORDERED BY SBDS, PRE-HUNG WITH HANDING
3. WOOD FLOOR- HACIENDA BY WAYFAIR ½" BOARDS
4. STAIRS TO BE MEASURED AND ORDERED BY SBDS
5. EXTERIOR WALL INSULATION, CLOSED CELL- INTERIOR WALLS, OPEN CELL
6. FLOOR INSULATION- TBD
7. WALLS- SHEETROCK
8. CASING AND TRIM- ROUGH WOOD BOARDS
9. SIDING TO REMAIN, CONTRACTOR TO REPAIR ROTTED AREAS. FILL IN AND REPLACE SIDING WHERE GARAGE DOORS ARE NOW. POSSIBLY USE SIDING FROM NEW GARAGE DOOR OPENINGS.
10. NEW ROOF BY SBDS
11. TRIM BOARDS INSTALLED BY CONTRACTOR
12. CONCRETE FLOOR MANAGED BY CHARLES
13. PLUMBING BY - FRAN THE PLUMBER
14. NEED ELECTRICAL PLAN
15. CATHEDRAL CEILING TO REMAIN ON SECOND FLOOR, INSULATED AND EITHER SHEETROCK OR WOOD BOARDS
16. TILE SHOWER

		REVISIONS			
		12/2/2022	12/2/2022	2/28/2023	
		X			
DRAWING LIST					
Page	Description				
GVR	COVER SHEET	X	X	X	
SCH1	SCHEDULES-DETAILS	X	X		
100E	EXISTING FLOOR PLAN	X	X		
101E	EXISTING ELEVATIONS	X	X		
102D	DEMOLITION PLAN	X	X		
A100	BARN PLAN	X	X	X	
A102	EXTERIOR ELEVATIONS	X	X	X	
D100	DOOR AND WINDOW PLAN		X		
E100	ELECTRICAL PLAN		X		
L100	LIGHTING PLAN		X	X	
P100	PLUMBING PLAN		X		

SARAH BLANK DESIGN STUDIO

19 West Putnam Avenue - Suite 202 - Greenwich, CT 06830
(T) 203.655.6900 - (F) 203.655.6909





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IMPORTANT NOTE:

CEILING LEVELS: Should the drawings indicate cabinetry installed to the ceiling, it is assumed that the ceiling will be level and true at the time of installation. If the ceiling level varies, Sarah Blank Design Studio (unless corrected to correct) cannot accept responsibility for any space between the top of the cabinetry trim and the ceiling. The finish trim or cabinet crown molding will be attached to the cabinets, leveled and set to the lowest part of the ceiling. Any further remedy is the responsibility of the client or client's representative.

EXCLUSIONS: Any Items not shown on these plans and elevations are not to be considered a part of the project and will be considered as billed as an EXTRA.

Rev Dat

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KARAS/BLANK
58 SHEPHERD ROAD
WASHINGTON, CT

Start Date:

00/00/0000

Drawn By

CR

Designed

SAB

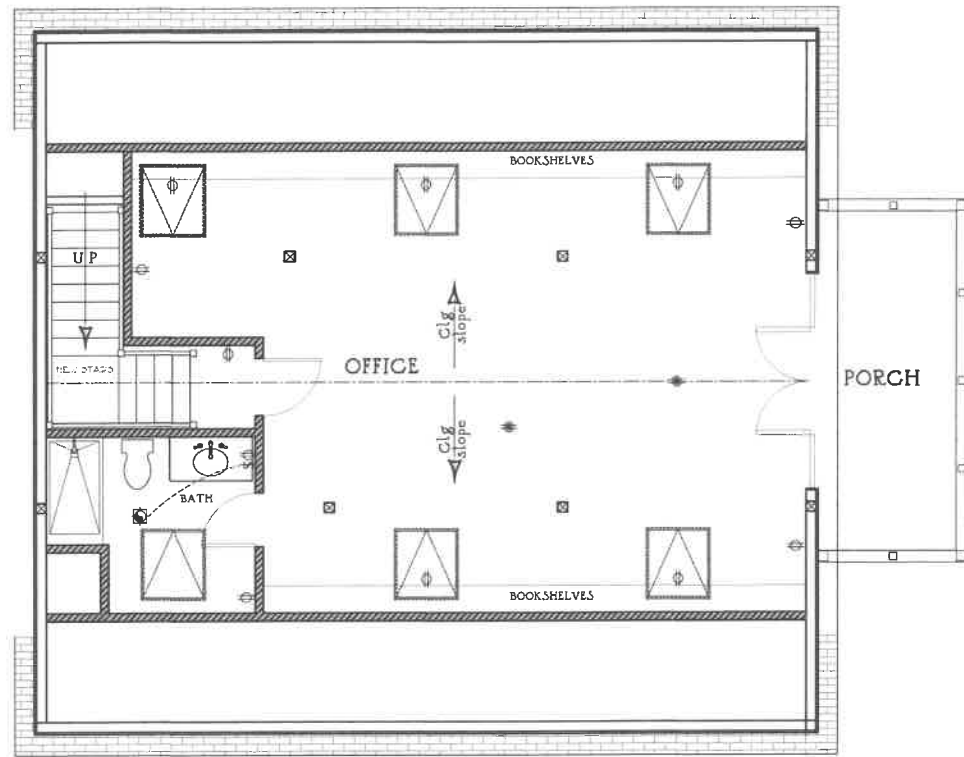
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 $1/4'' =$

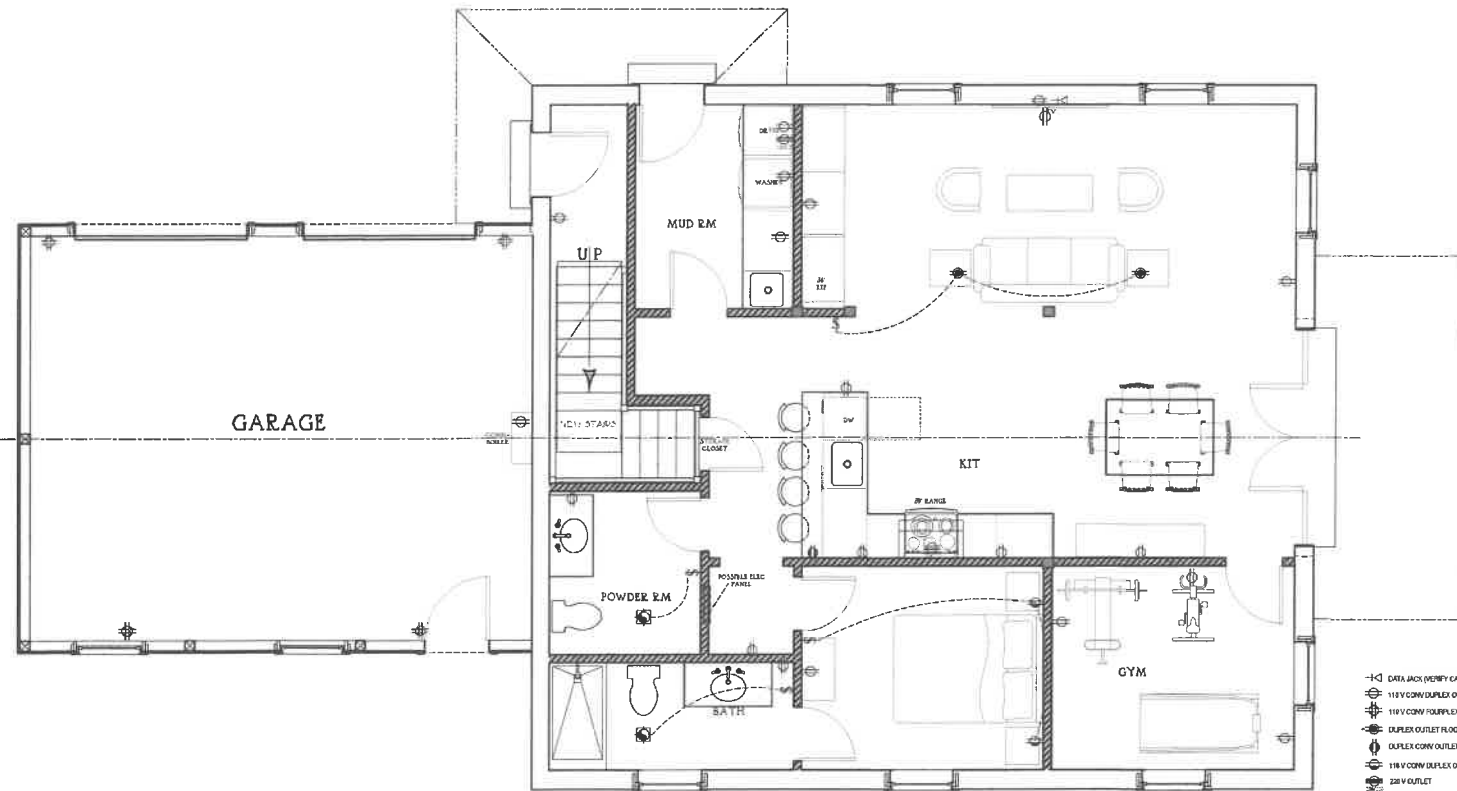
10

12

1



2NDFLOOR PLAN
ELECTRICAL



1STFLOOR PLAN
ELECTRICAL

- DATA JACK (VERIFY CABLE TYPE)
- 110V CORN DUPLEX OUTLET
- 110V CORN FOURPLEX OUTLET
- DUPLEX OUTLET FLOOR MOUNTED
- DUPLEX CORN OUTLET WITH USB
- 110V CORN DUPLEX OUTLET - HALF HOT
- 220V OUTLET
- SWITCH
- EXHAUST FAN - 50 CFM MIN - VENTED TO OUTSIDE
- DUPLEX OUTLET FLOOR MOUNTED

BARN

DETACHED ACCESSORY APARTMENT
942 SQ FT

SARAH BLANK DESIGN STUDIO

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IMPORTANT NOTE

CEILING LEVELS: Should these drawings reflect ceiling installed to the ceiling, it is assumed that the ceiling will be level and true at the time of installation. If the ceiling level varies, Sarah Blank Design Studio (unless contracted to correct) cannot accept responsibility for any open space between the top of the ceiling trim and the ceiling. The finish trim or cabinet crown molding will be attached to the ceiling level and set to the lowest part of the ceiling. Any further remedy is the responsibility of the client or client's representative.

EXCLUSIONS: Any items not shown on these plans and elevations are not to be considered a part of the project and will be considered and billed as an EXTRA.

Rev Date:

00/00/0000

KARAS/BLANK
55 STEARNS ROAD
WASHINGTON, CT

Start Date:

00/00/0000

Drawn By:

CR

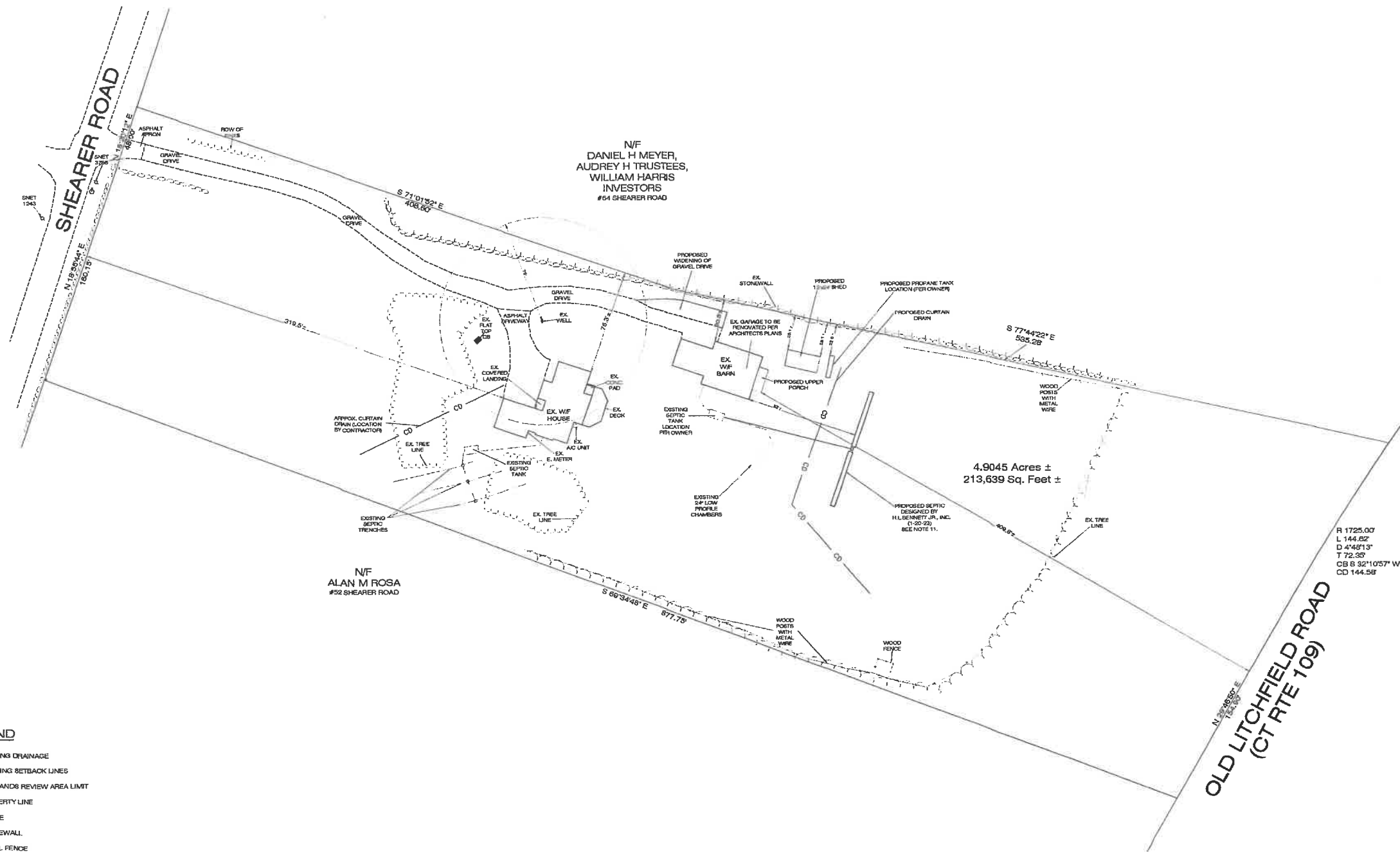
Designed By:

SAD

Scale:

1/4"=1'-0"

E1.00



NOTES:

- This survey and map has been prepared in accordance with the Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies - "Minimum Standards for Survey and Maps in the State of Connecticut" as endorsed by the Connecticut Association of Land Surveyors, Inc. It is a Data Accumulation Plan based upon a Resurvey and the boundary determination conforms to Horizontal Class "A-2" and is intended to be used for proposed building improvements relative to property lines. No other improvements are intended to be shown. Proposed buildings are subject to the approval of the appropriate municipal agencies.
- Reference is made to the following documents on file in the Washington Town Clerk's Office:
A. Record Map - 927A
- The north bearing is based upon the map referenced in note 2) a. above.
- The underground utilities shown, if any, have been located from visible field survey information. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does hereby declare that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Total area of lot is 4.9045 +/- acres.
- Lot is located in zone R-1.
- Reference is hereby made to Connecticut state statute section 8-13a, as amended, with regards to existing structures three or more years old.
- Inland wetland regulated areas, if present, are not intended to be shown.
- It is the owners and/or contractors responsibility to obtain any and all required permits and/or variances that may be required prior to any construction activity.
- Proposed calculations are based on architectural plans submitted by the client. In some cases dimensions are scaled. It is the contractors responsibility to adjust for siding that will be added to the structure with respect to coverage and setbacks. The surveyor assumes no responsibility for details that are not submitted for our review.
- Proposed septic as depicted was from a design by H.L. Bennett, Jr., Inc. dated 01-20-23. The actual location and size of the proposed septic is to be verified by licensed installer prior to construction.



VICINITY MAP
SCALE: 1"=1000'

LOT COVERAGE

EXISTING COVERAGE	5.3%
COVERAGE WITH PROPOSED IMPROVEMENTS SHOWN	5.8%

LEGEND

- EXISTING DRAINAGE
- BUILDING SETBACK LINES
- WETLANDS REVIEW AREA LIMIT
- PROPERTY LINE
- HEDGE
- STONEWALL
- METAL FENCE
- WOOD FENCE
- OVERHEAD UTILITY WIRES
- LIMIT OF INLAND WETLANDS
- LIMIT OF INLAND WETLANDS
- EXISTING WELL
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- HYDRANT
- SIGN
- CATCHBASIN (ROUND)
- CATCHBASIN
- YARD DRAIN
- LAMP POST
- TREELINE

IMPORTANT NOTE:
UNDERGROUND UTILITIES ARE NOT SHOWN
CALL BEFORE YOU DIG 1-800-622-6469

NO.	DATE	DESCRIPTION
1	3-7-23	ALSO PROPOSED PROPRANE TANK, SEPTIC BY OTHERS, PORCH, SHED
REVISIONS		

DATA ACCUMULATION PLAN
DEPICTING GARAGE IMPROVEMENTS
ASSESSOR'S MAP 01, BLOCK 10, LOT 54
58 SHEARER ROAD
WASHINGTON, CONNECTICUT
PREPARED FOR
CHARLES KARAS

DATE: 05-13-2022	SCALE: 1"=40'	DRAFTER: JLM	JOB NUMBER: 2151	FILE #: 300X
STUART BOWEN CO., LLC Consulting Engineers & Surveyors 211 Main Street South Southington, Connecticut 06488 Phone: 203.264.2511 Fax: 203.264.2508 email: sb@stuartbowen.co.com				