



Town of Washington Zoning Board of Appeals

P. O. Box 383
Washington Depot, CT 06794
Land Use Office: 860-868-0423

ZBA USE ONLY:

Appl. # ZBA- _____
Date Rec'd _____
Fees Paid _____
Cash/Chk # _____
Chk writer _____

APPLICATION FOR VARIANCE(S)

APPLICANT INFORMATION

(If there are two or more applicants, provide the following information for each)

Name: CRAIG S. CIARLONE.
Home Address: 54 LINKFIELD RD WASHINGTON CT. 06795
Business Address: 54 LINKFIELD RD. WATERTOWN CT. 06795
Home Phone: 860 417-6002 Business Phone: 203-232-8724
Email Address: Kbuell17070@GMAIL.COM

PROPERTY INFORMATION

Street Address: 10 KIRBY RD WASHINGTON CT. 06793
Assessor's Lot No.: 09-02-34 Zoning District(s): R-2 Acreage of Property: 0.3
Owner(s) of Record: Tom Martignetti
Home Address: 10 Kirby Road
Business Address: _____

Home Phone: _____ Business Phone: _____

Record Owner(s) Deed is filed in the Land Records at: Vol. _____ Page _____

Is the property located within 500 feet of any town line? Yes _____ No X

[Signature]
Signature of Owner (if Owner is not the Applicant)

NOTE: Property History information must be provided on next page of application.

VARIANCE(S) REQUESTED

The following variances are requested from the Town of Washington Zoning Regulations:
(Attach additional sheets if necessary.)

Variance from Section 12.14.2 Type/amount* of variance: All 10 ft. from property line
Variance from Section 11.6.1 Type/amount* of variance: All
Variance from Section _____ Type/amount* of variance: _____
Variance from Section _____ Type/amount* of variance: _____

*As an example of the type and amount of a requested variance, an applicant might seek a variance of five feet from a setback regulation (e.g., from 25 feet to 20 feet) or five percent from a lot coverage limitation (e.g., from 15% to 20%).

PROPERTY HISTORY

Was the lot created as part of an approved subdivision plan? Yes _____ No

If yes: State the date of approval of the plan: _____

Map number of the plan as filed in the Land Records: _____

Have the lot lines been revised since plan approval? Yes _____ No _____

Provide copies of recorded deeds or maps showing all such revisions.

If no: At what volume and page of the Land Records is the property first described as a separate parcel of land in a deed or other record?* Vol. 233 Page 974

*NOTE: If the property is first described as a separate parcel in one or more documents recorded before August 1956, provide the volume and page of the last such document that was recorded before August 1956.

Have any previous variances been granted to this property? Yes No _____ ZBA.9420

If yes, attach a copy of each such variance to this application and state the volume and page at which each such variance is recorded in the Land Records. Vol. 127 Page 595

EXPLANATION OF REQUEST FOR VARIANCES

In the spaces below, explain why each requested variance is needed. The explanation should include, at a minimum, a description of the purpose of the variance and the hardship justifying the request. Attach additional sheets, if needed. **The applicant has the burden of proving to the board that each requested variance is justified.** Refer to "Guidelines for Variance Applications" for guidance.

12.14.2 and 11.6.1 variance is needed due to the
small lot size and the HDC restrictions for this
property.

ADDITIONAL REQUIREMENTS

The applicant must submit:

1. **One original** and eight copies of a class "A-2" survey indicating all existing and proposed structures, septic systems, wells and water sources, easements, rights of way and legal restrictions, as well as all measurements and distances, needed to show the extent and nature of the requested special exception.
2. **Building and Elevation (if applicable) Plans** giving complete details with scaled measurements (see "Guidelines" for explanation).
3. **Filing fees** of \$100 and \$60, in separate checks, payable to the Town of Washington.
4. **Required by hearing date:** Evidence of certificate of mailing to the owners of all property located within 200 feet of the property involved in this application, notifying them of the date, time and location of the hearing and the nature of the requested variance.
5. **Signed Letter of Representation** (if applicable)

CERTIFICATION

I hereby certify that the information I have provided in this application, including any attached sheets, is true, and I acknowledge that any false information may cause the denial or revocation of a Variance.


Signature of Applicant

Tom Martignetti
10 Kirby Road
Washington, CT 06793

July 2, 2021

To Whom It May Concern,

Please allow this letter to authorize Craig S. Ciarlone to represent me, Tom Martignetti, on all matters pertaining to the proposed central air conditioning system for my home located at 10 Kirby Road in Washington, Connecticut.

Sincerely,

A handwritten signature in black ink, appearing to be 'Tom Martignetti', with a stylized, cursive script.

Tom Martignetti

On July 21, 1994, the Washington Zoning Board of Appeals voted to

APPROVE the variances from Zoning Regulations 11.4.1 (lot coverage), 11.5.1.c (yard setbacks), and 17.4.a (non-conforming buildings), requested by Graydon and Cynthia Carter, 10 Kirby Rd., Washington, CT, to add to the rear of the house (one-story, enlarge kitchen, 162sf covered porch) and erect a 13'x13' storage shed.

The subject property is recorded in the Washington Land Records: Volume 108, Page 24.

RECEIVED FOR RECORD

8/2/94 AT 1:20 PM

AND RECORDED BY

TOWN CLERK

Doris K. Welles



GROW UNIT.

38" x 30.1" x 33"
H W D

NOT TO SCALE

Trane - Model #
4TR94037L000A

Kirby Rd



