



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 Con 30-22
Fees Paid \$ 150.00, \$ 60.00
Cash/Chk # 5658, 5659
Chk writer Andris D. Kalins + Sarah Lee Martin

PETITION FOR SPECIAL EXCEPTION for Expansion of Nonconforming Dwelling

APPLICANT INFORMATION

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

Name: SARAH LEE MARTIN
Home Address: 15 GUNN HILL RD. NEW PRESTON, CT. 06777
Business Address: _____
Home Phone: 646-209-5999 Business Phone: _____
Email Address: SLM18971@GMAIL.COM

PROPERTY INFORMATION

Street Address: 8 NEW PRESTON HILL ROAD
Assessor's Lot No.: 11-3-48 Zoning District(s): R-1 Acreage of Property: 1.09±
Owner(s) of Record: WALBOURNE KNOLL, LLC
Home Address: 15 GUNN HILL RD. NEW PRESTON, CT. 06777
Business Address: _____
Home Phone: _____ Business Phone: _____

Record Owner(s) Deed is filed in the Land Records at: Vol. 254 Page 814
Is the property located within 500 feet of any town line? Yes _____ No

Signature of Owner (if Owner is not the Applicant)

PRIOR APPEALS OR APPLICATIONS

Have any variances been granted to this property in whole or in part? Yes _____ No
If yes, attach to this application a copy of each such variance and state the volume and page at which each such variance is recorded in the Land Records. Vol. _____ Page _____

EXPLANATION OF REQUEST FOR SPECIAL EXCEPTION

In the spaces below, explain why the increase in nonconformity is needed. The explanation should include, at a minimum, a description of the proposed expansion and the special circumstances that make the special exception necessary. Attach additional sheets, if needed. **The applicant has the burden of proving to the board that the requested special exception is justified.** Refer to "Guidelines for Applications for a Special Exception for Expansion of a Nonconforming Dwelling" for guidance.

REFER TO THE ATTACHED EXPLANATION

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 \$150 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 special exception.
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 Special Exception.



Signature of Applicant

EXPLANATION OF REQUEST FOR SPECIAL EXCEPTION (6-28-2022)
EXISTING HOUSE
#8 NEW PRESTON HILL ROAD
WASHINGTON, CONNECTICUT

THE EXISTING SINGLE-FAMILY DWELLING WAS BUILT IN 1894 PRIOR TO ANY ZONING REGULATIONS AND SOME PORTIONS OF THE BUILDING ENCROACH AS MUCH AS 1.8 FT. INTO THE 25 FT. ZONING SIDE YARD SETBACK. THE EXISTING WOOD DECK AT THE REAR OF THE HOUSE (WHICH ENCROACHES INTO THE SIDE YARD SETBACK) IS TO BE REMOVED, AND A NEW HOUSE ADDITION, ALONG WITH A VERANDA, AND FLAGSTONE TERRACE (ALL CLEAR OF THE YARD SETBACKS) ARE PROPOSED FOR CONSTRUCTION. THE EXISTING BARN (WHICH IS FALLING DOWN AND ENCROACHES INTO THE ZONING SETBACK) IS ALSO TO BE REMOVED.

THE PROPOSED PROJECT REDUCES THE ZONING NON-CONFORMITY AND THE PROPOSED HOUSE ADDITIONS ARE FULLY ZONING REGULATION COMPLIANT.