



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- 1123
 Date Rec'd 6/7/21
 Fees Paid yes
 Cash/Chk # MM Arch Studio
 Chk writer 2428/6000 2427/10000

APPLICATION FOR VARIANCE(S)

APPLICANT INFORMATION

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

Name: Morgan Piper, LLC
 Home Address: 49 Ferry Bridge Road - Washington, CT
 Business Address: _____
 Home Phone: N/A Business Phone: (786) 470-9432
 Email Address: N/A

PROPERTY INFORMATION

Street Address: 49 Ferry Bridge Road
 Assessor's Lot No.: 09-02-06 Zoning District(s): R-1 Acreage of Property: 3.239
 Owner(s) of Record: Morgan Piper, LLC
 Home Address: 49 ferry Bridge Road - Washington, CT
 Business Address: _____
 Home Phone: _____ Business Phone: _____
 Record Owner(s) Deed is filed in the Land Records at: Vol. 249 Page 345
 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 <u>11.6.1.B</u>	Type/amount* of variance:	<u>reduce setback requirements to work with the existing structures.</u>
Variance from Section _____	Type/amount* of variance:	_____
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 X No _____
5/98 (ZBA 9815) – Application submitted for creating 2
If yes: State the date of approval of the plan: non-conforming lots
Map number of the plan as filed in the Land Records: BOOK: 140 PAGE: 926

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

*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 X

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. _____ Page _____

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.

See the attached sheet.

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

June 6th, 2021

49 Ferry Bridge Road, Washington CT

ADDITIONAL SHEET TO THE APPLICATION FOR VARIANCE

EXPLANATION OF REQUEST FOR VARIANCES

11.6.1.B – Minimum Setback and Yard Dimensions – On Interior Lots

The lot 49 Ferry Bridge Road is narrow along the street front. The existing single-family house, pool house and garage are all located within the narrow section of the lot. The main house was constructed in 1890 and the two structures are built in 1965. The required side setback of 50' only leaves a very narrow section of land that does not require a variance to perform work.

The proposed work does not include the enlargement of any of the structures. A variance is requested for the expansion of the existing patio, reconfiguration of the driveway, resurfacing of the existing access driveway, new terrace at the pool house, enlarge terrace at the pool, a pool equipment enclosure, installation of a generator, new mechanical equipment for the pool house, new mechanical equipment at the house, new landscaping walls, a new buried propane tank, fencing and a new septic system.

April 6, 2021

Land Use Commission
Town of Washington
2 Bryan Plaza
P.O. Box 383
Washington Depot, CT. 06794

Dear Land Use Commission:

This letter authorizes Kay Vorderwuelbecke to act as the agent with land use matters regarding the property located at 49 Ferry Bridge Road, Washington, CT.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa M. Wolman', written in a cursive style.

Lisa M. Wolman
Morgan Piper, LLC