

Dear Town of Washington Zoning Commission,

I am writing to petition a removal of Zoning Regulation 12.5.2 relating to accessory structures in accordance with CT General Statute 8.3 a-d.

12.5.2 Accessory buildings shall be clearly subordinate to and smaller in ground floor area and volume than the principal structure on the property except in connection with an agricultural use. The ground floor area and volume of an accessory building shall not exceed 75% of the ground floor area and volume of the principal building.

This guideline limits residents from building accessory structures needed if they have a smaller house. For homeowners who need a certain sized accessory structure, they are encouraged to increase the size of their house in order to comply with this regulation. If this is not possible, another way to comply is to build multiple smaller accessory structures.

Our regulations already include a maximum lot coverage requirement. This ensures that residents are not overbuilding the property and helps to maintain the rural character of Washington. In addition, we have a maximum height regulation. Between these two existing regulations, accessory buildings are sufficiently limited. In order to support working families and small business growth in Washington, how the lot coverage is used in regards to size of principal and accessory structure should be at the discretion of the property owner.

Washington has enough mansions and large houses already without encouraging those with smaller houses to build bigger. What will the future of Washington be without houses that are less than 2000 square feet? From a sustainability perspective, increasing house size and building multiple structures make little sense. More resources are used to build and maintain these structures simply to comply with zoning. From an economic development standpoint, this regulation is challenging to young families with businesses that benefit the town. Please consider removing this regulation to support families, small businesses and the continued economic development of Washington.

Thank you for your consideration.

Mirriah & Erik Murray
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