

Special Permit for  
16 Warren Road, Washington CT

Proposed Use:

This is an accessory apartment Detached on the property. There is a pre-existing barn, which the first floor is for storage, and then there is a second floor (which is the proposed area for an apartment. There are existing stairs to The second floor, as well as floor, walls and windows to the second floor. The second floor will be finished to be an accessory apartment within the confines of the existing barn. There is a proposed deck on the right side of the front wall of the apartment which will be 10 Ftx12 Ft. The deck is the only new footprint in the project.

Section 13.11.3 Regulations (Washington Zoning Dated 11/4/21)

Accessory Apartment, Detached. A detached accessory apartment may be permitted in conjunction with a single family dwelling on the same property in compliance with the following provisions:

A. No more than one detached accessory apartment shall be permitted per property.

**There will be only one detached accessory apartment on the property.**

B. The owner of the property shall reside on the property throughout the duration of the permit for the accessory apartment.

**Owner will be residing on the property in the main house.**

C. The accessory apartment shall be equipped with its own kitchen and full bath.

**Accessory apartment will have 1 Full Bath and own Kitchen**

D. The Town Health Department shall approve the water supply and septic system for the principal dwelling and the accessory apartment.

**Health Department has been notified and Pending approval as per their regulations.**

E. The apartment shall contain at least 400 square feet of floor area. Floor area shall be the finished floor area of all floor levels within the perimeter of the outside walls of the accessory structure, not including open air porches and decks, garages and unfinished basements and unfinished attics, and without deduction for hallways, stairs, closets, thickness of walls, columns, or other features as per State of Connecticut Building Code.

**The proposed apartment is 480 Sq Ft**

F. The apartment shall not contain more than 1,200 square feet of floor area.

**The proposed apartment is 480 Sq Ft**

G\* . In all cases, an accessory apartment must be clearly subordinate to, and clearly smaller in ground floor area and volume, than the principal dwelling on the property. For new accessory buildings also see Section 12.5.2.

**This is an existing building (Barn) and the Main House is well over 480 sq ft, about 1900 sq ft.**

H. The apartment shall utilize the same driveway as the principal use.

**Apartment will have the same driveway as the main house.**

I. At least two additional off street parking spaces shall be provided for the use of the accessory apartment.

**The Driveway for the house/apartment has lots of space for many cars to park.**

J. In reviewing an application for a detached accessory apartment, the Zoning Commission: 1. require architectural elevations, renderings, or photographs to clarify issues regarding visual impact and building relationships, and 2. may attach reasonable conditions to any approval to lessen or eliminate any adverse impacts found in the Commission's review of the application under Section 13.1.B

**All requested documents are included with application.**