



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- 1116
Date Rec'd 4/7/21
Fees Paid Yes
Cash/Chk # #7753/60 - #7752/100
Chk writer Brian E. Neff

APPLICATION FOR VARIANCE(S)

APPLICANT INFORMATION

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

Name: LUCIE HARTLEY-URQUHART
Home Address: 44 WYKEHAM ROAD WASHINGTON, CT, 06793
Business Address:
Home Phone: (860) 248-1911 Business Phone:
Email Address: LUCIE.HARTLEY@GMAIL.COM

PROPERTY INFORMATION

Street Address: 44 WYKEHAM ROAD
Assessor's Lot No.: 8-5-24 Zoning District(s): R-1 Acreage of Property: 1.99
Owner(s) of Record: LUCIE HARTLEY-URQUHART
Home Address: 44 WYKEHAM ROAD WASHINGTON, CT, 06793
Business Address:
Home Phone: (860) 248-1911 Business Phone:
Record Owner(s) Deed is filed in the Land Records at: Vol. 249 Page 597
Is the property located within 500 feet of any town line? Yes No [checked]

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 11.6.1 Type/amount* of variance: 30 FT. FROM SOFT. SIDE SETBACK FOR 2 AIR CONDITIONING UNITS
Variance from Section Type/amount* of variance:
Variance from Section 11.6.1 Type/amount* of variance: 29 FT. FROM SOFT. SIDE SETBACK FOR EMERGENCY ELECTRIC GENERATOR
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. 97 Page 258

*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

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.

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 \$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.

[Handwritten Signature]

Signature of Applicant
3/26/2021

REQUEST FOR ZBA VARIANCE
TO INSTALL (2) A/C UNITS AND
AN EMERGENCY ELECTRIC GENERATOR
AT 44 WYKEHAM ROAD

The variance is requested to allow 2 air conditioning (Heil Quiet Comfort) units to be installed adjacent to the southwest side of the house, 20 ft. from the side property line, and an emergency electric generator (Kohler Model #20RESC) installed adjacent to the northeast side of the house, 21 ft. from the side property line. The tax assessor records indicate that the house was built in 1910, which precedes the adoption of Zoning Regulations in the Town of Washington by 29 years. The lot has an irregular shape, with side boundary lines in close proximity to the building. There is no zoning regulation compliant location for the a/c units and generator on the any side of the existing house. Air conditioning units and emergency generators are common and necessary utility installations for many homes in the area. The Kohler Electric Generator is enclosed in an insulated, sound reducing housing and a 6 ft. (max.) solid wood fence is proposed around the generator to further reduce sound transmission to the neighboring houses.

TO: Washington Land Use Commissions

FROM: Lucie Hartley-Urquhart, Property Owner
44 Wykeham Road
Washington, Connecticut

I hereby authorize Engineer Brian Neff to act as my authorized agent to apply for permits and provide technical representation at the commission meetings regarding the proposed construction on the 44 Wykeham Road property.

3/26/2021
Date

Lucie Hartley-Urquhart
Signature

TOWN OF WASHINGTON

MANDATORY LAND USE PRE-APPLICATION FORM

This form is required for all health, wetlands, zoning, planning, and building applications except for interior or exterior work on existing buildings, which in no way expands or alters the footprint.

No planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the State legislation in its entirety, reprinted for your convenience on the reverse of this form, Public Act 05-124, Effective October 1, 2005.

Provide the legal name of the property owner(s) and the street address of the property for which one of the above applications will be submitted, then complete either section A or B below.

Property Owner(s) of Record LUCIE HARTLEY-URQUHART

Subject Property Address 44 WYKEHAM ROAD

A. I hereby certify that *there are no* conservation easements or restriction, nor any preservation restrictions on the above-referenced property.

Signature of Property Owner Lucie Hartley Urquhart Date 2/20/2021

Signature of Property Owner _____ Date _____

B. *There are* conservation easements or restriction, or preservation restrictions on the above-referenced property.

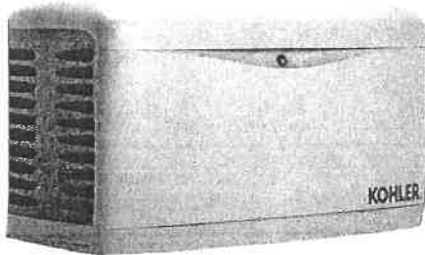
The name of the easement or restriction holder is _____

The phone number of the easement or restriction holder is _____

You must obtain and attach one of the following:

- (1) proof that the easement or restriction holder was notified not less than 60 days in advance of the application by certified mail, return receipt requested, of the property owner's intent to apply for a planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals permit, *or*
- (2) a letter from the easement or restriction holder verifying that the application is in compliance with the terms of the easement or restriction.

9001
KOHLER.
NATIONALLY REGISTERED



The Kohler® Advantage

- **High Quality Power**
Kohler home generators provide advanced voltage and frequency regulation along with ultra-low levels of harmonic distortion for excellent generator power quality to protect your valuable electronics.
- **Extraordinary Reliability**
Kohler is known for extraordinary reliability and performance and backs that up with a 5-year or 2000-hour limited warranty.
- **Powerful Performance**
Exclusive Powerboost™ technology provides excellent starting power.
- **Corrosion-Proof Enclosure**
The bold new Kohler design is completely corrosion proof, even in harsh seaside environments, and is impact-resistant even at -34° C (-30° F).
- **Fast Response**
Kohler generators restore power to your home quickly and reliably.

Standard Features

- **RDC2 Controller**
 - One digital controller manages both the generator set and transfer switch functions (with optional Model RXT).
 - Designed for today's most sophisticated electronics.
 - Electronic speed control responds quickly to varying demand.
 - Digital voltage regulation protects your sensitive electronics from harmonic distortion and unstable power quality.
 - OnCue® Plus Generator Management System for remote monitoring is included with the generator.
- **Kohler Command PRO Engine Features**
 - Kohler Command PRO® OHV engine with hydraulic valve lifters for reliable performance without routine valve adjustment or lengthy break-in requirements.
 - Powerful, reliable air-cooled performance.
 - Simple field conversion between natural gas and LPG fuels while maintaining emission certification.
- **Designed for Easy Installation**
 - Polymer base eliminates the need for a concrete mounting pad, reducing installation time and cost.
 - Fuel and electrical connections through the enclosure wall eliminate the need for stub-ups through the bottom.
 - Load connection terminal block allows easy field wiring.
 - Designed for outdoor installation only.
- **Certifications**
 - Meets emission regulations for U.S. Environmental Protection Agency (EPA) with both natural gas and LPG. **Note:** CARB does not regulate emergency standby generators with outputs less than 50 HP.
 - UL 2200/cUL listed (60 Hz model).
 - CSA certification available (60 Hz model).
 - GOST certified (Russia).
 - Accepted by the Massachusetts Board of Registration of Plumbers and Gas Fitters
- Approved for stationary standby applications in locations served by a reliable utility source.
- 20RESCL models packaged with a Model RXT automatic transfer switch are available. See page 6 and the Model RXT ATS specification sheet.
- **Warranty**
 - Standard 5-year/2000-hour limited warranty for on-grid (standby) applications in locations served by a reliable utility source.

Generator Set Standard Features

- Battery cables
- EPA certified fuel system
- Corrosion-proof polymer sound enclosure
- Critical silencer
- Field-connection terminal block
- Fuel solenoid valve and secondary regulator
- Line circuit breaker
- Multi-fuel system, LPG/natural gas, field-convertible
- Oil drain extension with shutoff valve
- OnCue® Plus Generator Management System
- Premium 5-year limited warranty
- RDC2 generator set/ATS controller
- Rodent-resistant construction
- Sound-deadening, flame-retardant foam per UL 94, class HF-1

Available Options

Approvals and Listings

- CSA approval

Communication Accessories

- OnCue® Plus Wireless Generator Management System

Concrete Mounting Pads

- Concrete mounting pad, 3 in. thick
- Concrete mounting pad, 4 in. thick (recommended for storm-prone areas)

Electrical Accessories

- Battery
- Battery heater, 120VAC
- Battery heater, 240VAC
- Cold weather package, 120VAC
- Cold weather package, 240VAC
- Emergency stop kit
- PowerSync® Automatic Paralleling Module (APM) (single phase only)
- Programmable interface module (PIM) (provides 2 digital inputs and 6 relay outputs)

Fuel System Accessories

- Flexible fuel line (included on Quick-ship [QS] models)
- Carburetor heater, 120 VAC
- Carburetor heater, 240 VAC
Carburetor heater is recommended for reliable starting at temperatures below 0°C (32°F)
- Fuel regulator heater pad 120VAC
- Fuel regulator heater pad 240VAC
Fuel regulator heater is recommended for reliable starting at temperatures below -18°C (0°F)

Literature

- General maintenance literature kit
- Overhaul literature kit
- Production literature kit

Available Options, Continued

Maintenance

- Maintenance kit (includes air filter, oil, oil filter, and spark plugs)

Warranty

- Optional Extended 5-Year/2000 Hour Comprehensive Limited Warranty

Automatic Transfer Switches and Accessories

- Model RDT ATS
- Model RXT ATS
- Model RXT ATS with combined interface/load management board
- Load shed kit for RXT or RDT
- Power relay modules (use up to 4 relay modules for each load management device)
- Other Kohler® ATS

20RESCL Model Packages

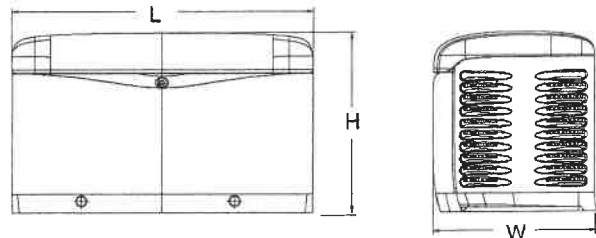
- 20RESCL with 100 amp RXT with 16-space load center and NEMA 1 steel enclosure for indoor installation
- 20RESCL with 200 amp service entrance-rated Model RXT with combined interface/load management board and corrosion-resistant NEMA 3R aluminum enclosure

Generator Set Dimensions and Weights

Overall Size, L x W x H: 1216 x 665 x 733 mm
(48 x 26.2 x 29 in.)

Shipping Weight: 243 kg (535 lb.)

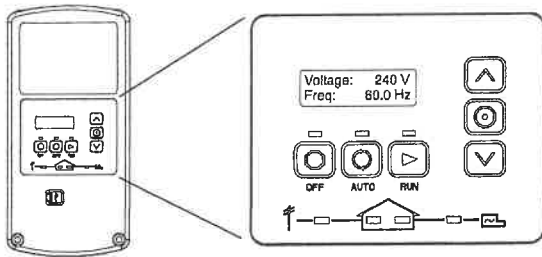
Shipping Weights:
 20RESC Generator Set: 243 kg (535 lb.)
 20RESCL with 100 A RXT ATS w/LC: 268 kg (591 lbs.)
 20RESCL with 200 A RXT SE ATS: 263 kg (580 lb.)



NOTE: Dimensions are provided for reference only and should not be used for planning installation. Contact your local distributor for more detailed information.

DISTRIBUTED BY:

RDC2 Controller



The RDC2 controller provides integrated control for the generator set, Kohler® Model RXT transfer switch, programmable interface module (PIM), and load shed kit.

The RDC2 controller's 2-line LCD screen displays status messages and system settings that are clear and easy to read, even in direct sunlight or low light.

RDC2 Controller Features

- Membrane keypad:
 - OFF, AUTO, and RUN pushbuttons
 - Select and arrow buttons for access to system configuration and adjustment menus
- LED indicators for OFF, AUTO, and RUN modes
- LED indicators for utility power and generator set source availability and ATS position (Model RXT transfer switch required)
- LCD display:
 - Two lines x 16 characters per line
 - Backlit display with adjustable contrast for excellent visibility in all lighting conditions
- Scrolling system status display:
 - Generator set status
 - Voltage and frequency
 - Engine temperature
 - Oil pressure
 - Battery voltage
 - Engine runtime hours
- Date and time displays
- Smart engine cooldown senses engine temperature
- Digital isochronous governor to maintain steady-state speed at all loads
- Digital voltage regulation: $\pm 1.0\%$ RMS no-load to full-load
- Automatic start with programmed cranking cycle
- Programmable exerciser can be set to start automatically on any future day and time, and run every week or every two weeks
- Exercise modes:
 - Unloaded weekly exercise with complete system diagnostics
 - Unloaded full-speed exercise
 - Loaded full-speed exercise (Model RXT ATS required)

- Front-access mini USB connector for SiteTech™ or USB Utility connection
- Integral Ethernet connector for Kohler® OnCue® Plus
- Built-in 2.5 amp battery charger
- Remote two-wire start/stop capability for optional connection of a Model RDT transfer switch
- Diagnostic messages:
 - Displays diagnostic messages for the engine, generator, Model RXT transfer switch, programmable interface module (PIM), and load shed kit
 - Over 70 diagnostic messages can be displayed
- Maintenance reminders
- System settings:
 - System voltage, frequency, and phase
 - Voltage adjustment
 - Measurement system, English or metric
- ATS status (Model RXT ATS required):
 - Source availability
 - ATS position (normal/utility or emergency/generator)
 - Source voltage and frequency
- ATS control (Model RXT ATS required):
 - Source voltage and frequency settings
 - Engine start time delay
 - Transfer time delays
 - Voltage calibration
 - Fixed pickup and dropout settings
- Programmable Interface Module (PIM) status displays:
 - Input status (active/inactive)
 - Output status (active/inactive)
- Load control menus:
 - Load status
 - Test function

Generator Set Sound Data

Model 20RESC 8 point logarithmic average sound levels are 64 dB(A) during weekly engine exercise and 69 dB(A) during full-speed generator diagnostics and normal operation. For comparison to competitor ratings, the lowest point sound levels are 62 dB(A) and 67 dB(A) respectively.*

All sound levels are measured at 7 meters with no load.

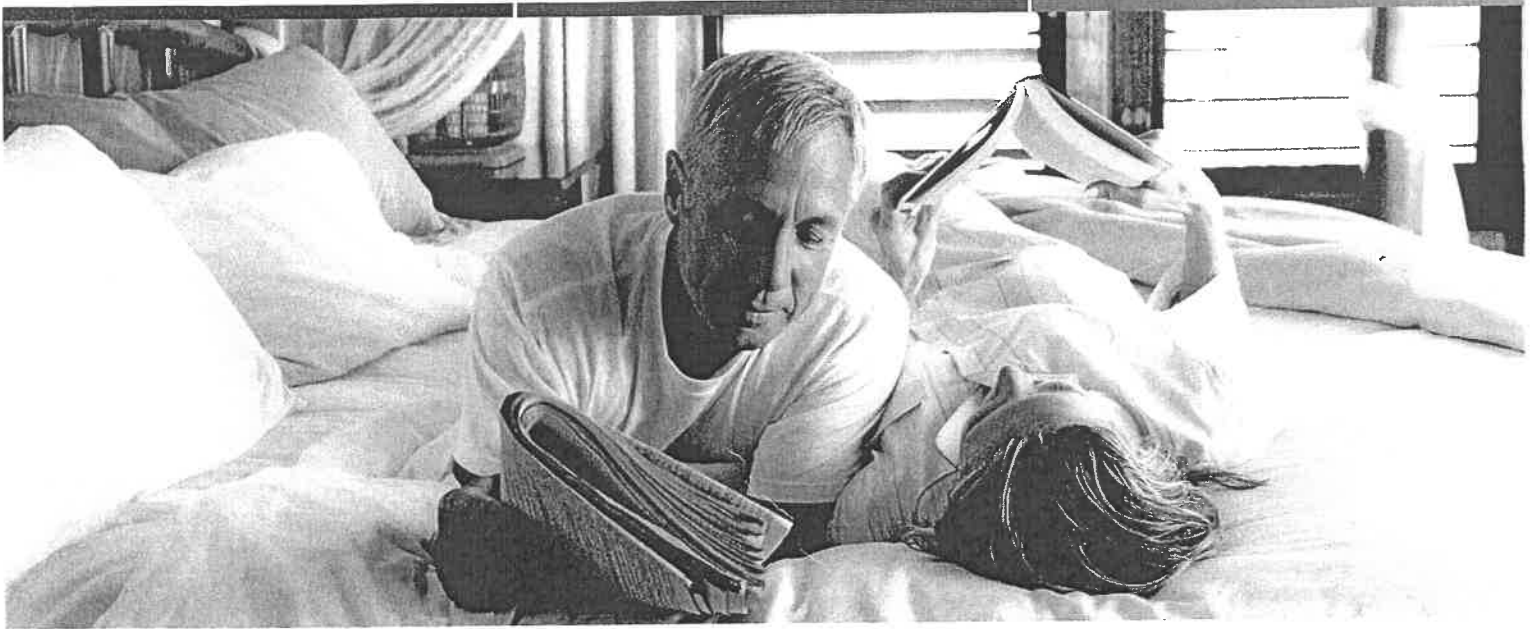
* Lowest of 8 points measured around the generator. Sound levels at other points around generator may vary depending on installation parameters.

Heil® Split System Air Conditioners

HEIL
HEATING & COOLING PRODUCTS
Depend On Us.



QuietComfort® Series
HSA5/HSA6/HCA7/HVA9



Built with strength

When you choose Heil® heating and cooling equipment, it means your home comfort is backed by superior engineering and quality manufacturing so you can enjoy more important things. Each unit is 100% run tested, and we design our products to give you the best in quality, energy efficiency and reliability. It's our tradition to deliver products that exceed your expectations. You can depend on us.

Backed by exceptional warranties

The only No Hassle Replacement™ limited warranty that you'll find in the industry backs every Heil QuietComfort® product. It means comfort with no questions. We'll replace your unit if the compressor or coil fails within the covered period. We give you extra coverage in addition to a 10-year parts and compressor limited warranty.*



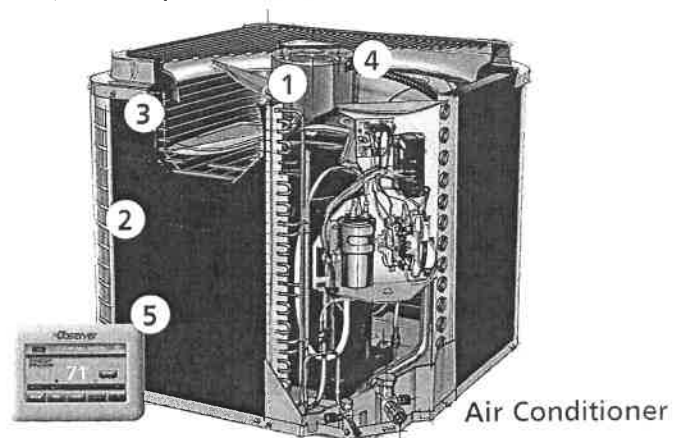
QuietComfort® air conditioners

The QuietComfort air conditioner series offers our best comfort in the warm seasons, from the highest featured Observer® communicating system to the budget-friendly with single- and two-stage scroll compressors, as well as variable-speed compressors, multi-speed fan motors, and sound-reducing compressor jackets.

*To the original owner, Heil products are covered by a 10-year parts limited warranty upon timely registration. The limited warranty period is 5 years if not registered within 90 days of installation. Jurisdictions where warranty benefits cannot be conditioned on registration will automatically receive a 10-year parts limited warranty. See warranty certificate for complete details.

What is a split system air conditioner?

Heil split system air conditioners are designed for the best durability and comfort. Properly matched combinations of an outdoor air conditioner and a separate indoor unit can be customized to provide cooling, gas heating, and/or electric heating. By combining the appropriate indoor unit with a matching outdoor unit, various combinations of cooling and heating methods can be created for the optimal combination of comfort, efficiency and economy.



WHAT SETS HEIL® AIR CONDITIONERS APART?

- 1. Quiet**—The two-stage scroll compressor (HCA7 only) operates most of the time at the quieter, lower stage, changing over to the higher stage with warmer outdoor temperatures to produce more cool air. A deluxe sound blanket also reduces compressor sound levels.
- 2. Durable**—The painted, galvanized steel cabinet features a powder-coat, baked-on finish over galvanized steel with narrower spacing to provide maximum protection as it allows for proper airflow and easy coil cleaning.
- 3. Efficient**—The scroll compressor and the 7 mm copper tubing with aluminum fin coils work collectively to save on energy.
- 4. Smooth Operation**—The multi-speed fan motor (HVA9 only) operates most of the time at the quieter, lower speed. Aerodynamic air discharge design reduces operating sounds.
- 5. Observer® Communicating Wall Control**—QuietComfort air conditioners can be teamed with our innovative Observer communicating thermostat, offering full-color touchscreen technology, and matched with Heil communicating gas furnaces and fan coils to create maximum efficiency and ideal comfort.