



dean pushlar ASLA, PLA  
licensed landscape architect

## Transmittal

**Date:** April 12, 2021

**To:** Town of Washington  
Land Use Department  
2 Bryan Plaza  
Washington Depot, CT 06794

**Re:** 181 West Shore Road – Variance for Shed.

QUANT	DWG. NO.	DATE	DESCRIPTION
9			Application for Variance
9	L-1.0	4-11-2021	Shed Plan
9	PR.ZL.1	4-09-2021	Zoning Location Map

**Notes:**

Please accept this application and attached documents for request of a front yard variance for a proposed shed at 181 West Shore road. An approval from the Inland wetlands commission has been granted on March 24, 2021.

Please let me know if you need additional information.

Best Regards,



Dean Pushlar, ASLA, PLA



**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- 1117  
 Date Rec'd \_\_\_\_\_  
 Fees Paid \_\_\_\_\_  
 Cash/Chk # \_\_\_\_\_  
 Chk writer \_\_\_\_\_

**APPLICATION FOR VARIANCE(S)**

**APPLICANT INFORMATION**

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

Name: Dean Pushlar, ASLA, PLA (landscape Architect)  
 Home Address: \_\_\_\_\_  
 Business Address: 13 Kimberly Drive, Brookfield, CT 06840  
 Home Phone: \_\_\_\_\_ Business Phone: 203-733-8516  
 Email Address: dpushlar@charter.net

**PROPERTY INFORMATION**

Street Address: 181 West Shore Road  
 Assessor's Lot No.: 11&18 Zoning District(s): R-3 Acreage of Property: 1.59  
 Owner(s) of Record: Jonathan Harris  
 Home Address: 81 Beardsley Road, Kent, CT 06757  
 Business Address: \_\_\_\_\_  
 Home Phone: 860 868 9793 Business Phone: 203-526-3933  
 Record Owner(s) Deed is filed in the Land Records at: Vol. 240 Page 171  
 Is the property located within 500 feet of any town line? Yes \_\_\_\_\_ No X

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: FRONT <sup>38.1'</sup> ~~Setback~~ SETBACK  
 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 \_\_\_\_\_ No X

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. 233 Page 927

\*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.

The proposed shed in the location adjacent to the lake is important due to the topography of the site. The site slopes 18' from the water to west shore road over a very short distance (36') and storage at or near the lake will provide a safe location to securely store items associated with the lake such as floats, life jackets, paddleboards, etc similar to other properties on the lake. The shed location will allow the owners to safely store their items without having to cross an often busy road.

**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

Jonathan Harris  
81 Beardsley Road  
Kent, CT 06757

February 24, 2021

Town of Washington  
2 Bryan Plaza – P.O. Box 383  
Washington Depot, CT 06794

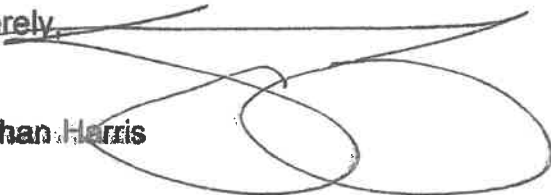
RE: 181 West Shore Road, New Preston, CT 06777

To whom it may concern,

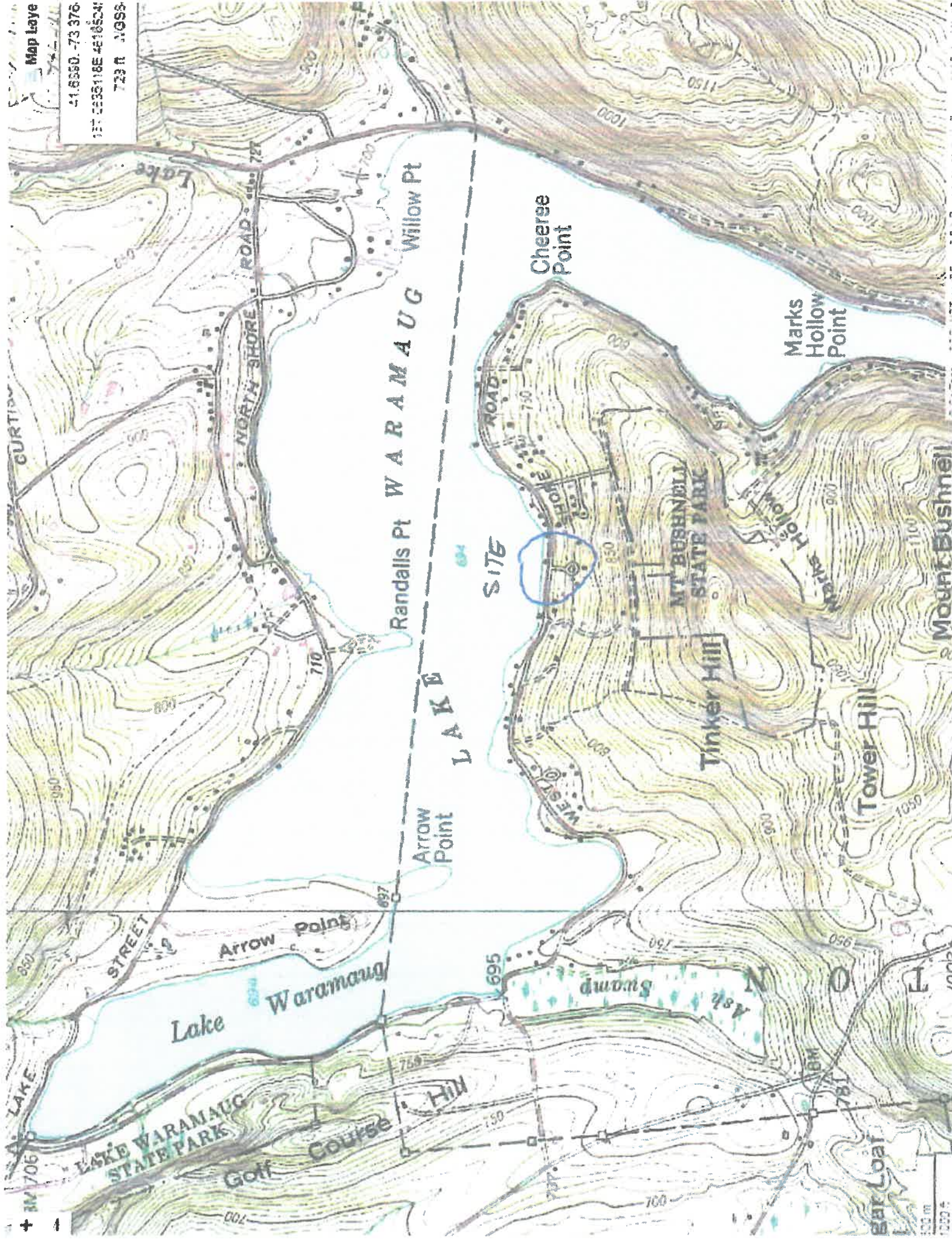
Please accept this letter as notification that my Landscape Architect, Dean P. Pushlar, ASLA, is my authorized agent with regard to an inland wetland application and variance application for the above referenced residential property. The project requires the application due to activity within an inland wetland and wetland buffer and proximity to the front property line.

Sincerely,

Jonathan Harris

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke, positioned over the printed name Jonathan Harris.

Map Layer  
41.8550 -73.376  
18T 53318E 481650N  
723 N 1055



500 m  
1000 ft