



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- 1126
 Date Rec'd 8-26-2021 9am ky SRO.
 Fees Paid yes
 Cash/Chk # Cashier - Thomaston Sav.
 Chk writer 30194083 / 30194081

PETITION FOR SPECIAL EXCEPTION for Expansion of Nonconforming Dwelling

APPLICANT INFORMATION

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

Name: 75 Green Hill LLC
 Home Address: 75 Green Hill Rd Washington, CT 06794
 Business Address: 75 Green Hill Rd Washington, CT 06794
 Home Phone: 203-910-9992 Business Phone: _____
 Email Address: femiola@aol.com

PROPERTY INFORMATION

Street Address: 75 Green Hill Rd Washington, CT 06794
 Assessor's Lot No.: 33 Zoning District(s): R-2 Acreage of Property: 0.65
 Owner(s) of Record: 75 Green Hill LLC
 Home Address: 75 Green Hill Rd. Washington, CT 06794
 Business Address: 75 Green Hill Rd. Washington, CT 06794
 Home Phone: 203-910-9992 Business Phone: _____

Record Owner(s) Deed is filed in the Land Records at: Vol. 0253 Page 0982

Is the property located within 500 feet of any town line? Yes _____ No

femiola@luxirej
 Signature of Owner (if Owner is not the Applicant)

PRIOR APPEALS OR APPLICATIONS

Have any variances been granted to this property in whole or in part? Yes No _____

If yes, attach to this application a copy of each such variance and state the volume and page at which each such variance is recorded in the Land Records. Vol. 152 Page 7

EXPLANATION OF REQUEST FOR SPECIAL EXCEPTION

In the spaces below, explain why the increase in nonconformity is needed. The explanation should include, at a minimum, a description of the proposed expansion and the special circumstances that make the special exception necessary. Attach additional sheets, if needed. **The applicant has the burden of proving to the board that the requested special exception is justified.** Refer to "Guidelines for Applications for a Special Exception for Expansion of a Nonconforming Dwelling" for guidance.

Please see attached Statement.

Thank you!

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 \$150 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 special exception.
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 Special Exception.



Signature of Applicant

August 25, 2021

**Zoning Board of Appeals
Town of Washington
P.O. Box 383
Washington Depot, CT 06794**

Re: 75 Green Hill Rd Special Exception for Nonconforming Structures

Special Exceptions sought for:

- Lot Coverage
- Setbacks

Dear Commissioners:

We recently became owners of the historic home known as the “Roofree” in the Town of Washington. The existing structure has been vacant for many years however we hope that we might be able to make it a home and bring some liveliness that it has been missing for many years.

The “Roofree” home was built in the year 1880. It is exactly 141 years old. Although the exterior and structural repairs were completed, reasonable modifications are still required to ensure its normal use conditions.

We request your approval to build:

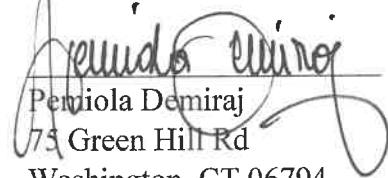
- A deck in the back of the property with the dimensions 16’ x 16’
- A patio adjacent to the property with dimensions 16’ x 18’
- Install walkways that connect the back entrance with the side entrance with the front entrances with approximately 450 sq.ft.
- To expand the current garage to the attached dimensions and layout. Currently there is a 240 sq.ft. structure that is being used as a shed.

75 Green Hill Rd is situated on a narrow lot and with .65 acres in area. The above modifications, we believe are reasonable when considering that in 141 years a lot of things have changed including but not limited to a family having the possibility of using the garage for safety, convenience, and most of all curb appeal. It is a lot more visually significant parking the vehicles inside a garage than leaving them outside.

Pertaining to the deck/patio, in a magnificent home located in a unique town such as Washington, for activities like eating, relaxing, and cooking on the grill, they are necessary. When you add patio furniture, bird feeders, and potted plants, decks also provide a place to enjoy nature on your property.

The above modifications requested, with your approval, will ensure the continued use of the single-family home. It is our intent to preserve the historical and cultural significance of this property and a lot of work, thought and passion has been invested throughout the years however as seen in the current properties in the Green Hill District, some modifications and adaptations must be done to ensure that a structure becomes a home.

Thank you for your consideration on this matter,


Perriola Demiraj
75 Green Hill Rd
Washington, CT 06794
Tel. 203-910-9992

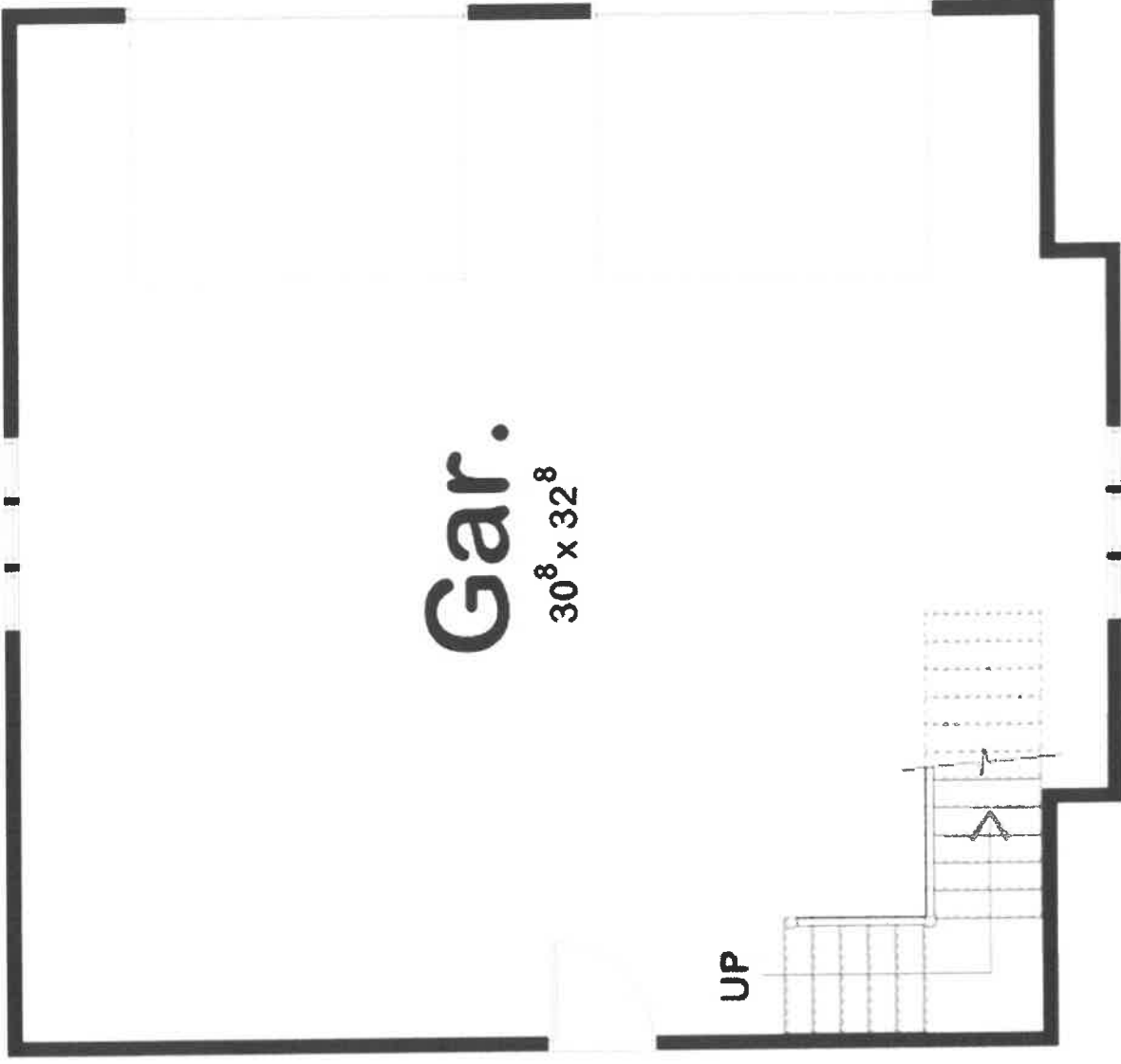
Plan Details

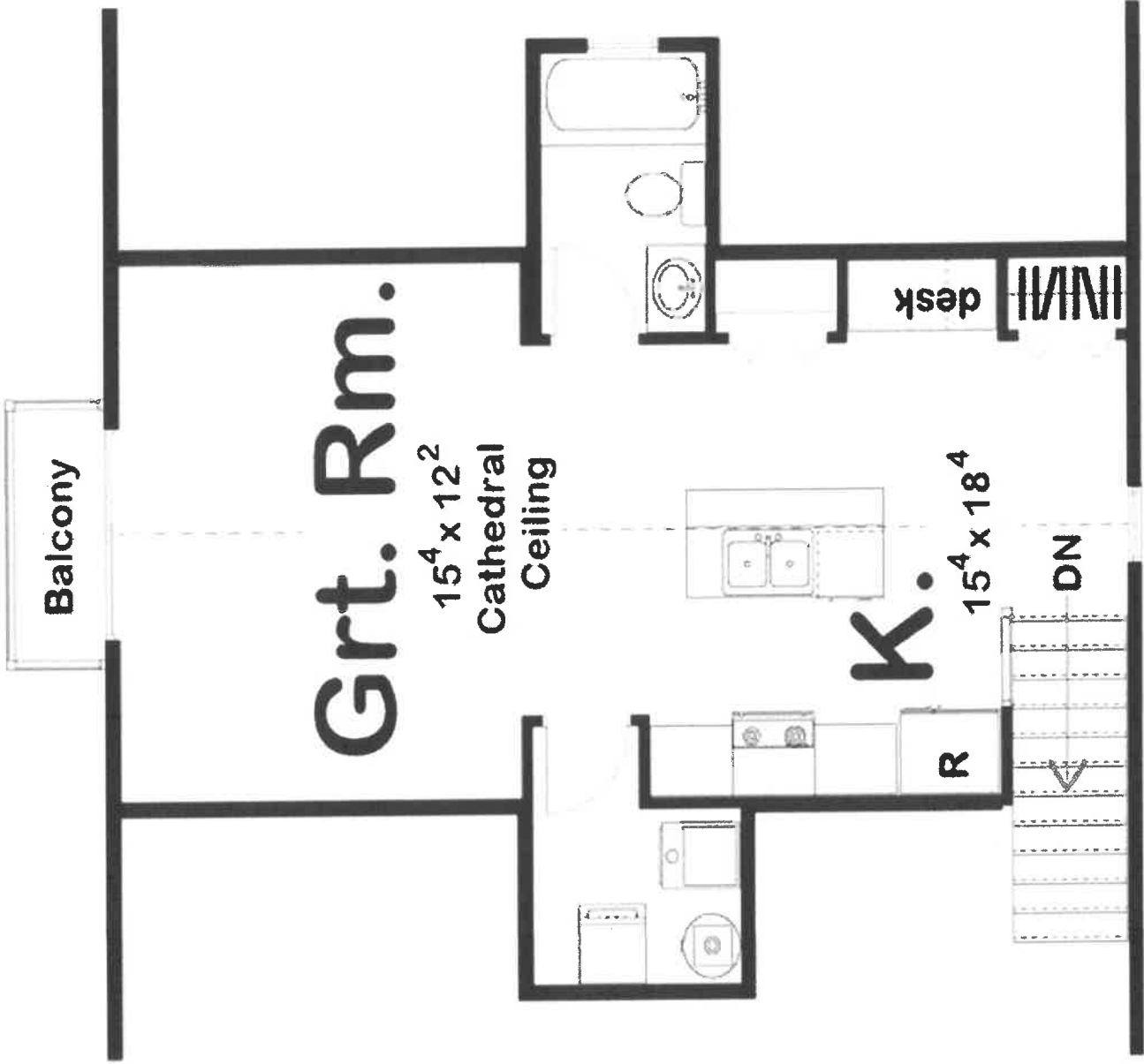
Heated Sq. Ft.	
Second Floor	552 sq. ft.
Total	552 sq. ft.
Unheated Sq. Ft.	
Garage	1014 sq. ft.
Full Baths	1
Dimensions	
Width	31 ft. 4 in.
Depth	33 ft. 4 in.
Approx. Height	24 ft. 0 in.
Ceiling Heights	
First Floor	9 ft. 0 in.
Roof Pitch	
9/12 Main	
Garage Door Size(s)	
10x8 (2)	
Roof Framing	
Stick	
Exterior Wall	
2x4	
Foundation	
Slab	

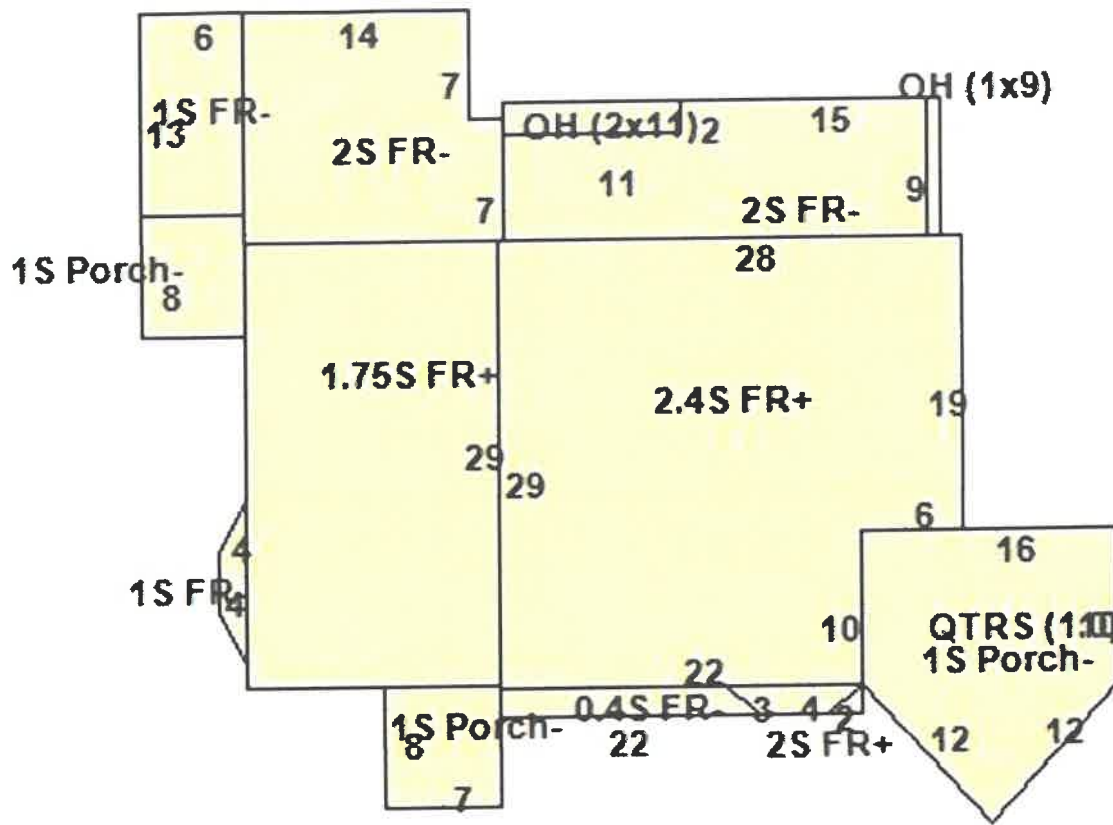
75 GREEN HILL RD WASHINGTON, CT 06794

New Potential Garage









EXISTING LOT COVERAGE

House	2107 ft ²
Garage	240 ft ²
Driveway	1280 ft ²
Total	3627 ft²

15% of 0.65 Acres = 28314 ft²

3627/28314 12.8%

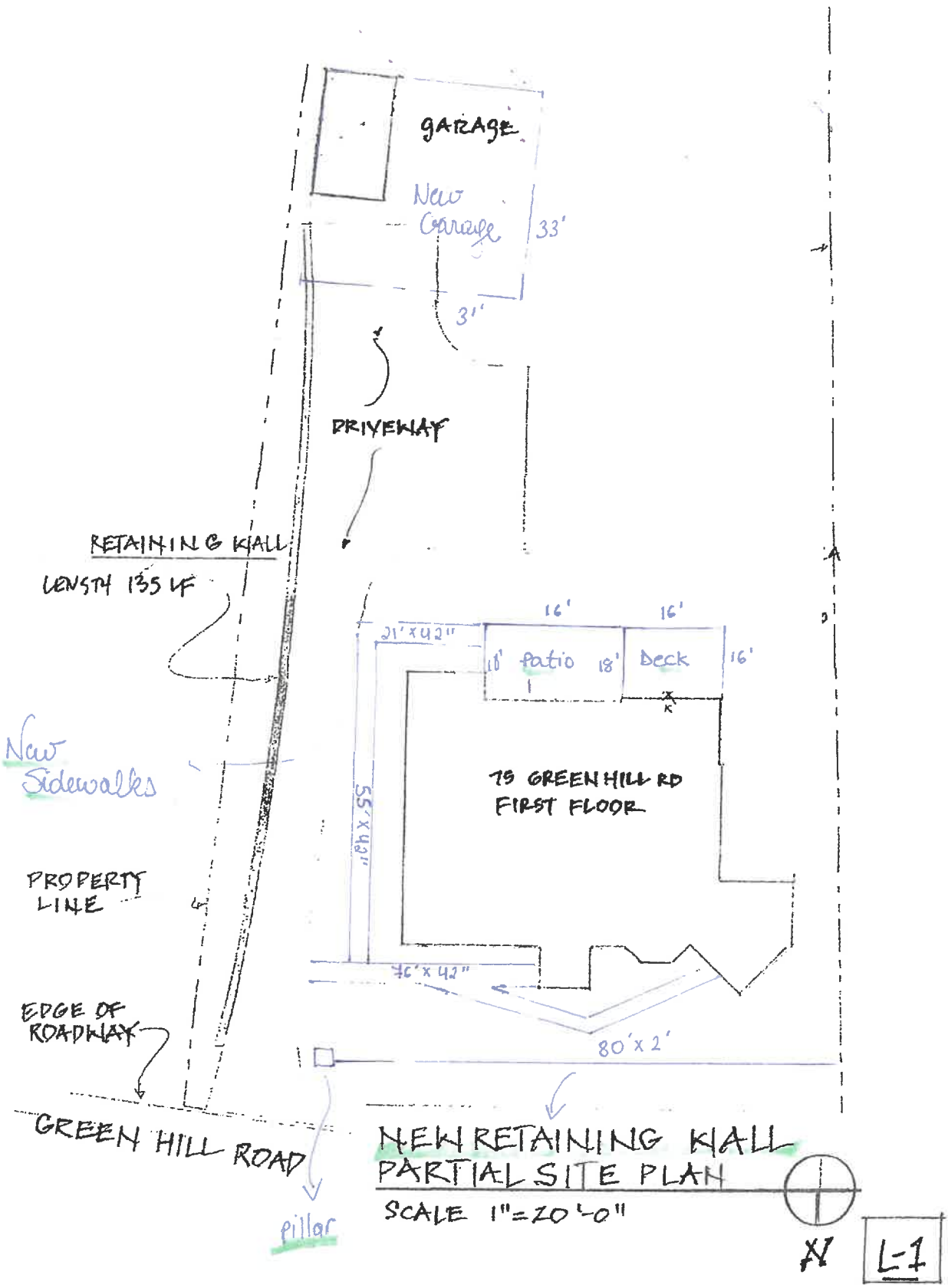
PROPOSED LOT COVERAGE

House	2107 ft ²
Garage	1014 ft ²
Driveway	1150 ft ²
Deck	256 ft ²
Patio	288 ft ²
Sidewalk/Walkway	450 ft ²

Total 5263 ft²

15% of 0.65 Acres = 28314 ft²

5263/28314 18.6%





State Hwy 47 @ Green Hill Rd

Parsonage Ln

GREEN Hill Rd



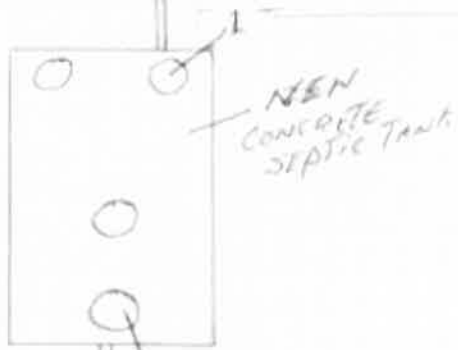
Ann Khouri
75 GREEN Hill Rd
WASHINGTON CT

A-1 = 30'3"

B-1 = 34'2"

A-2 = 36'8"

B-2 = 38'3"



DRIVEWAY

Hook up To EXISTING LEACHING FIELDS