



**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- 1127
Date Rec'd 8-26-2021
Fees Paid yes
Cash/Chk # 177-^{\$}605 1176²/100
Chk writer Atelier D'Arch.

APPLICATION FOR VARIANCE(S)

APPLICANT INFORMATION

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

Name: NATHALIE BRODHEAD
Home Address: 158 ABOVE ALL ROAD, WARREN CT 06754
Business Address: _____
Home Phone: 860 619 8051 Business Phone: 203 509 0411
Email Address: nathalie@brodheadatelierdarchitecture.com

PROPERTY INFORMATION

Street Address: 4 PERKINS ROAD, NEW PRESTON
Assessor's Lot No.: 12-04-22 Zoning District(s): R3 Acreage of Property: 0.59
Owner(s) of Record: BECK TRACY & JEFFREY
Home Address: 3 PERKINS ROAD, NEW PRESTON
Business Address: _____

Home Phone: _____ Business Phone: _____

Record Owner(s) Deed is filed in the Land Records at: Vol. 229 Page 0062

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

T Beck
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 11.61.c Type/amount* of variance: Side yard setback from 25 ft to 13.6' ft.
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 X

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. 133 Page 547

*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 HARDSHIP IS THE NARROW WIDTH OF THE BUILDABLE AREA.
THE NEW HOUSE WIDTH IS 21'-5" WHICH DOES NOT ALLOW A
DECK. WE ARE ASKING A VARIANCE TO BE ABLE TO
BUILD A FRONT DECK CLOSE TO THE KITCHEN FOR
AN OUTDOOR EATING AREA.

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 \$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)

*****ALL SURVEYS, MAPS, AND PLANS MUST BE FOLDED TO FIT INTO A LEGAL SIZE FOLDER*****

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

ZBA VarApp: 04-15

Jeffrey & Tracy Beck
3 Perkins Road, New Preston, CT 06777
860 868 1385



THE TOWN OF WASHINGTON
Bryan Memorial Plaza
Washington Depot, Ct 06794

January 23, 2021

To Whom It May Concern

RE: 4 PERKINS ROAD, NEW PRESTON, CT 06777

Please be advised that we hereby give our permission for Nathalie Brodhead of Atelier d'Architecture LLC to represent us, in the event we cannot attend, before any and all agencies and commissions of the Town of Washington for the purpose of obtaining approval of any and all land use commission permits in respect to our neighboring property at 4 Perkins Road, New Preston, CT 06777.

Yours sincerely,

A handwritten signature in black ink, appearing to read "J Beck", written in a cursive style.

JEFFREY BECK
Owner

A handwritten signature in black ink, appearing to read "T Beck", written in a cursive style.

TRACY BECK
Owner