



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- 1131
 Date Rec'd 11/22/21
 Fees Paid yes
 Cash/Chk # _____
 Chk writer _____

APPLICATION FOR VARIANCE(S)

APPLICANT INFORMATION

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

Name: Nickolas and Katherine Sheikh
 Home Address: 68 Painter Ridge Rd Washington CT 06793
 Business Address: _____
 Home Phone: _____ Business Phone: _____
 Email Address: Nicko.1i@yahoo.com

PROPERTY INFORMATION

Street Address: 68 Painter Ridge Road Washington CT 06793
 Assessor's Lot No.: 03-01-04 Zoning District(s): R1 Acreage of Property: 2.87
 Owner(s) of Record: Nickolas and Katherine Sheikh
 Home Address: 68 Painter Ridge Road Washington CT 06793
 Business Address: _____
 Home Phone: 203-910-1502 Business Phone: _____
 Record Owner(s) Deed is filed in the Land Records at: Vol. _____ Page _____
 Is the property located within 500 feet of any town line? Yes _____ No

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 setback from 50' to 22.6'
 Variance from Section _____ Type/amount* of variance: noting the existing garage is at 16.8'
 Variance from Section _____ Type/amount* of variance: decreasing non-conformity
 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. 224 Page 966

*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.

116.1 Front Setback Variance: The variance requested is to reduce setback from 50' to 22.6', noting that the existing garage is at 16.8' so we would be decreasing the non-conformity. In order to build and attach to the current house, and due to the terrain we still need to be in part of the footprint of the existing garage structure.

ADDITIONAL REQUIREMENTS

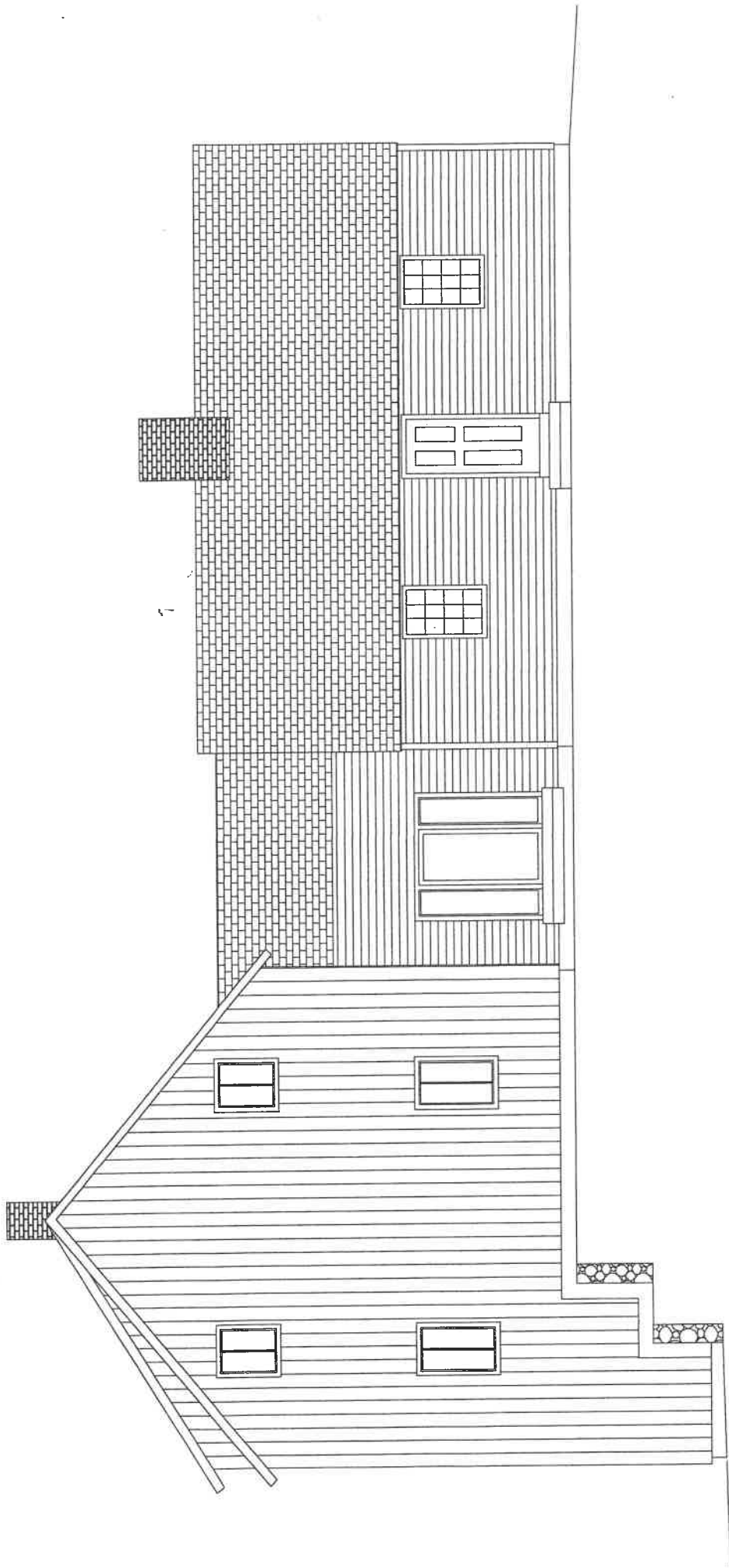
The applicant must submit:

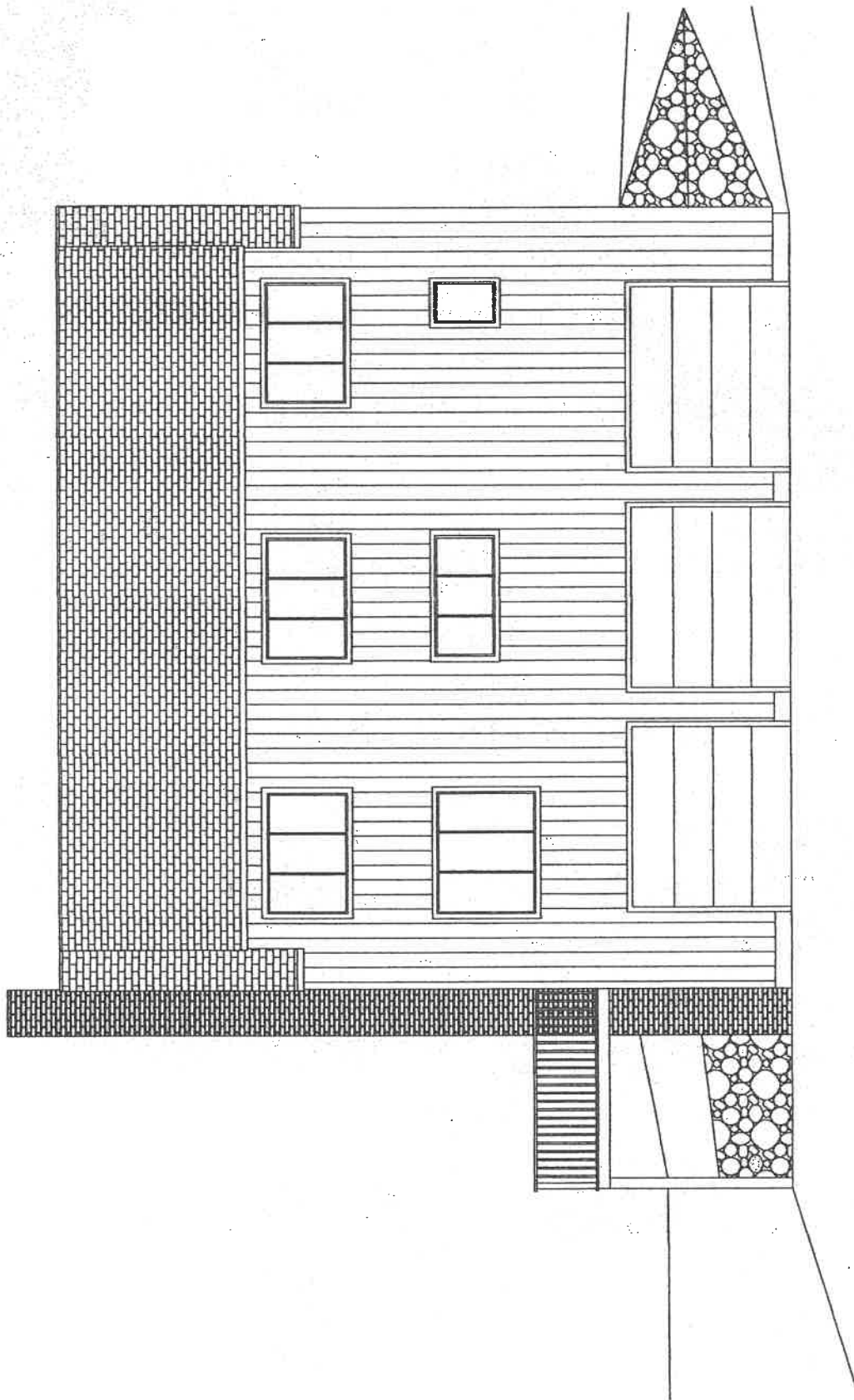
1. One original and eight copies of a class "A-2" survey indicating all existing and proposed structures, septic systems, wells and water sources, easements, rights of way and legal restrictions, as well as all measurements and distances, needed to show the extent and nature of the requested special 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)

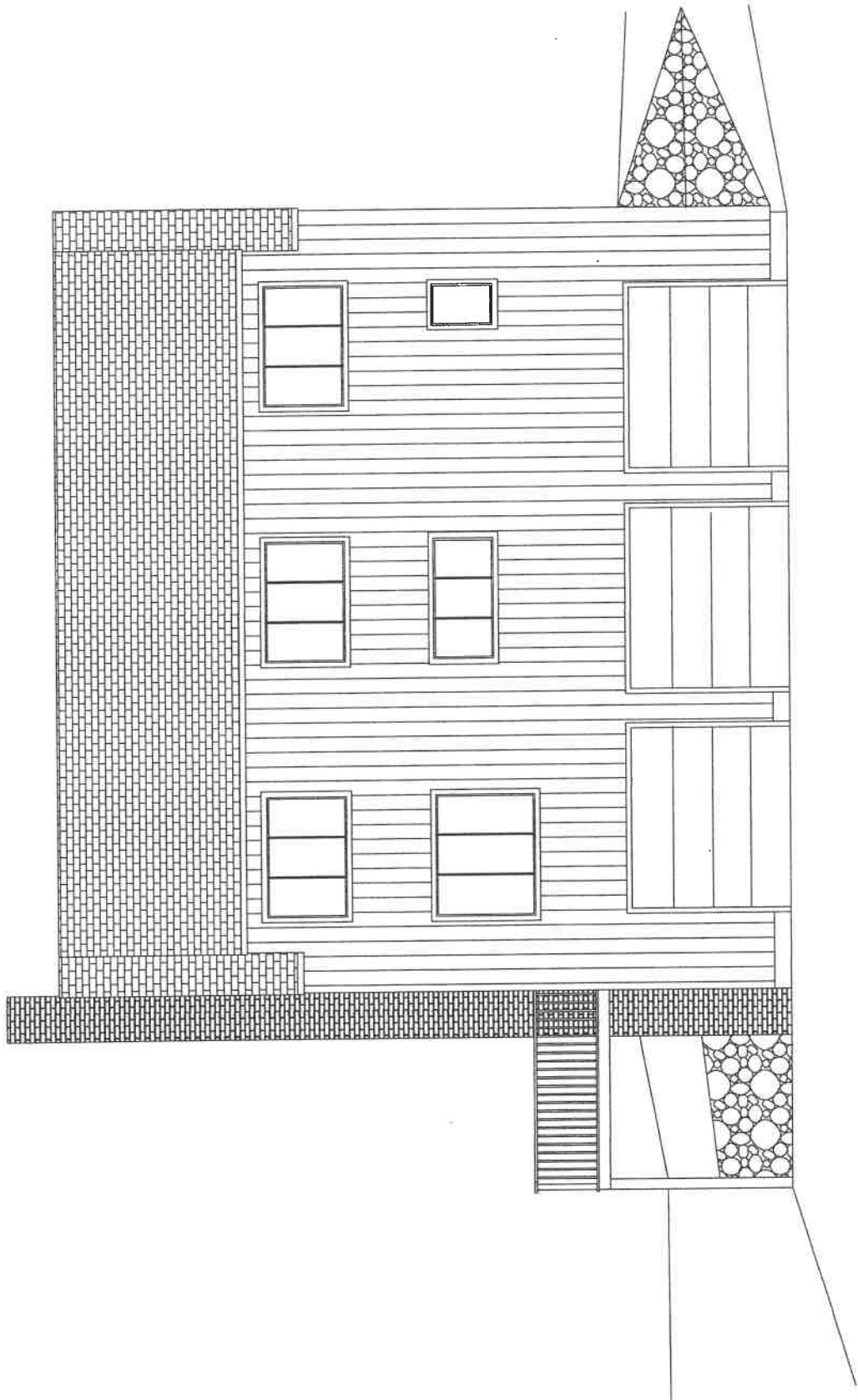
CERTIFICATION

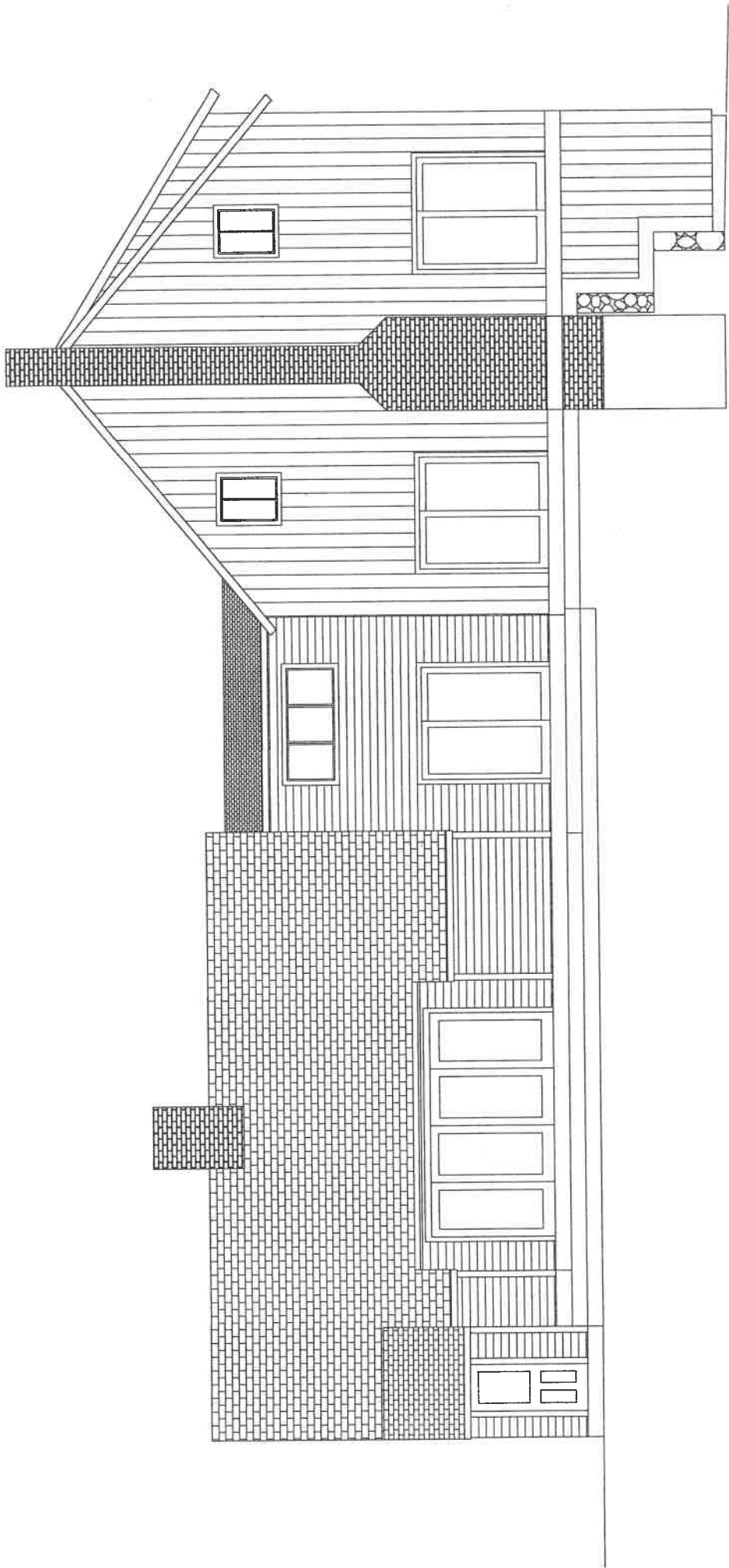
I hereby certify that the information I have provided in this application, including any attached sheets, is true, and I acknowledge that any false information may cause the denial or revocation of a Variance.

Nicholas Sheikh
Signature of Applicant









A Section

10 1/4" SIP

1x12 roof boards

6 1/2" SIP

5' 0"

8' 8"

9' 0"

8' 8"

8' 8"

26' 0"

2x10 joists

9' 0"

2x6 wall studs

10" foundation

