



**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- 1135  
 Date Rec'd 1/31/22  
 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: EDMOND GENEST + PATRICIA CURTIN  
 Home Address: 240 BALDWIN HILL RD, NEW PRESTON, CT 06777  
 Business Address: \_\_\_\_\_  
 Home Phone: 860-868-0294 Business Phone: \_\_\_\_\_  
 Email Address: EDMONDGENEST@MAC.COM

**PROPERTY INFORMATION**

Street Address: 240 BALDWIN HILL RD  
 Assessor's Lot No.: 10-01-11 Zoning District(s): R-1 Acreage of Property: 1.72  
 Owner(s) of Record: EDMOND GENEST, PATRICIA CURTIN  
 Home Address: 240 BALDWIN HILL RD  
 Business Address: \_\_\_\_\_  
 Home Phone: 860-868-0294 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 X

Edmond Genest  
 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 11.6.1C Type/amount\* of variance: 45' GENERATOR  
 Variance from Section 11.6.1C Type/amount\* of variance: 42' 120 GAL. PROPANE TANK  
 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. 67 Page 153

\*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 X 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. 174 Page 478

**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.

I WOULD LIKE TO PUT A GENERATOR ON MY PROPERTY... IT WAS ALREADY PLACED INCORRECTLY BY BARRAM/WESSON W/D ZONING BOARD APPROVAL... THEY TRIED TO MOVE IT IN BACK OF GARAGE USING ALREADY IN GROUND CONDUIT PIPES BUT THAT PROVED IMPOSSIBLE. THE GENERATOR IS NOW SITTING WHERE ORIGINALLY PLACED BETWEEN OUR HOUSE AND THE ROCK WALL ALONG BALDWIN HILL RD. THERE IS NO OTHER PLACE TO LOCATE IT. THE PROPERTY IS ALL ADDITIONAL REQUIREMENTS ROCK, HILL, AND LEDGE + STONE WALLS.

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.

Edmond Senect  
Signature of Applicant