



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- 1136
 Date Rec'd 3-1-22
 Fees Paid \$100.00 \$60.00
 Cash/Chk # 4026, 4027
 Chk writer Peter Duncan Productions L

APPLICATION FOR VARIANCE(S)

APPLICANT INFORMATION

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

Name: Peter Duncan
 Home Address: 15 New Preston Hill, New Preston, CT 06777
 Business Address: Same
 Home Phone: 860-307-5374 Business Phone: _____
 Email Address: Peter.duncan-productions@gmail.com

PROPERTY INFORMATION

Street Address: 15 New Preston Hill Road New Preston, CT 06777
 Assessor's Lot No.: _____ Zoning District(s): _____ Acreage of Property: .449 Acres
 Owner(s) of Record: Peter Duncan
 Home Address: 15 New Preston Hill New Preston, CT 06777
 Business Address: Same
 Home Phone: 860-307-5374 Business Phone: _____
 Record Owner(s) Deed is filed in the Land Records at: Vol. 116 Page 834
 Is the property located within 500 feet of any town line? Yes _____ No

[Signature]
 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: From 17' to 26' 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. _____ Page _____

*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. 116 Page 834

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.

My plan is to tear down existing structure (shop) and replace it with new construction. To square the building I would like to remove back shed footprint and place it on "L" shaped side. The new footprint is less footage and sets the building further back from property line. The height of new structure will be 4 feet less than existing.

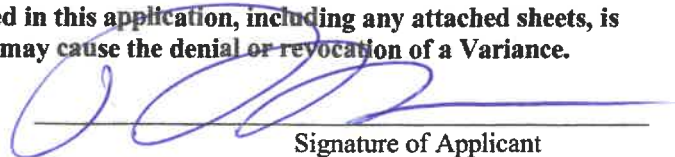
ADDITIONAL REQUIREMENTS

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)

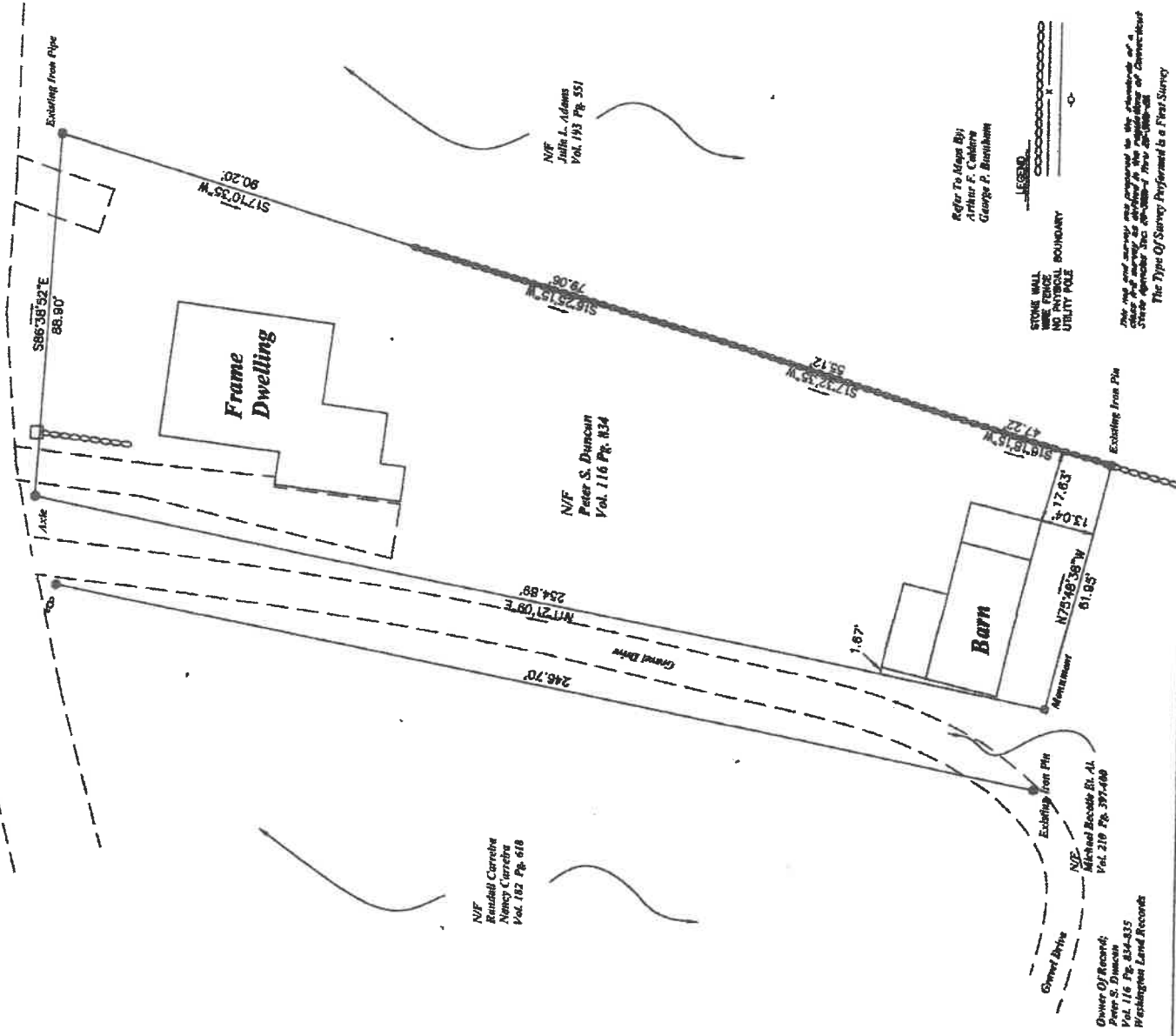
CERTIFICATION

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

New Preston Hill Road



19,569 Square Feet
0.449 ± Acres

Property/Boundary Survey
Map Prepared For
Peter S. Duncan
 15 New Preston Hill Road
 Village of New Preston
 Washington, Connecticut
 February, 2010 Scale 1" = 20'

1" = 20' horizontal and vertical scale
 is indicated directly on this map.



Refer To Map By:
 Arthur F. Collins
 George P. Bealham

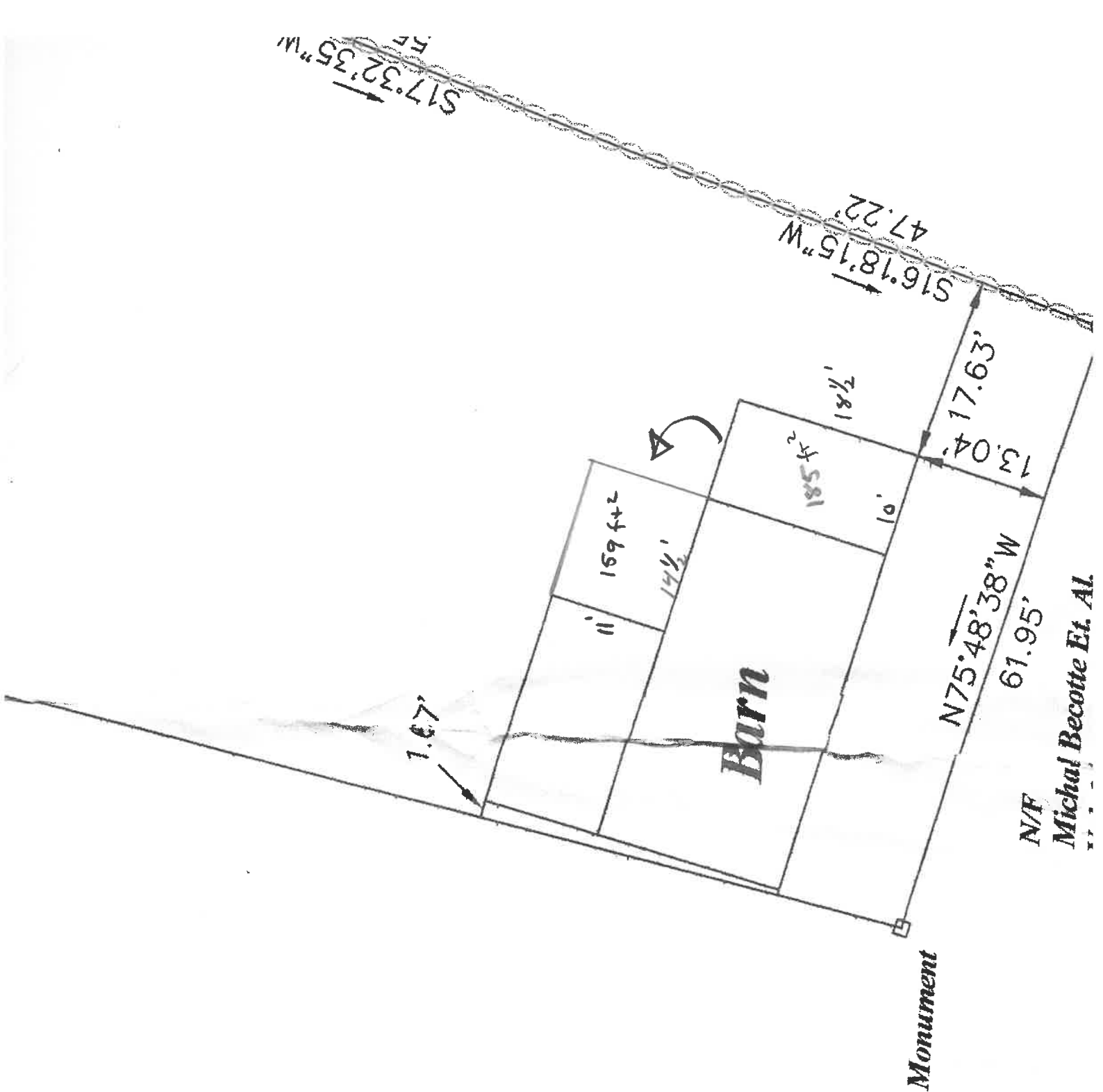
LEGEND

STONE WALL
 WOOD FENCE
 NO FENCE
 UTILITY POLE

BOUNDARY
 UTILITY POLE

This map and survey are prepared in the knowledge of a
 clear and correct as shown in the original of a
 State Register No. 2010-02-000-000

The Type of Survey Performed is a First Survey

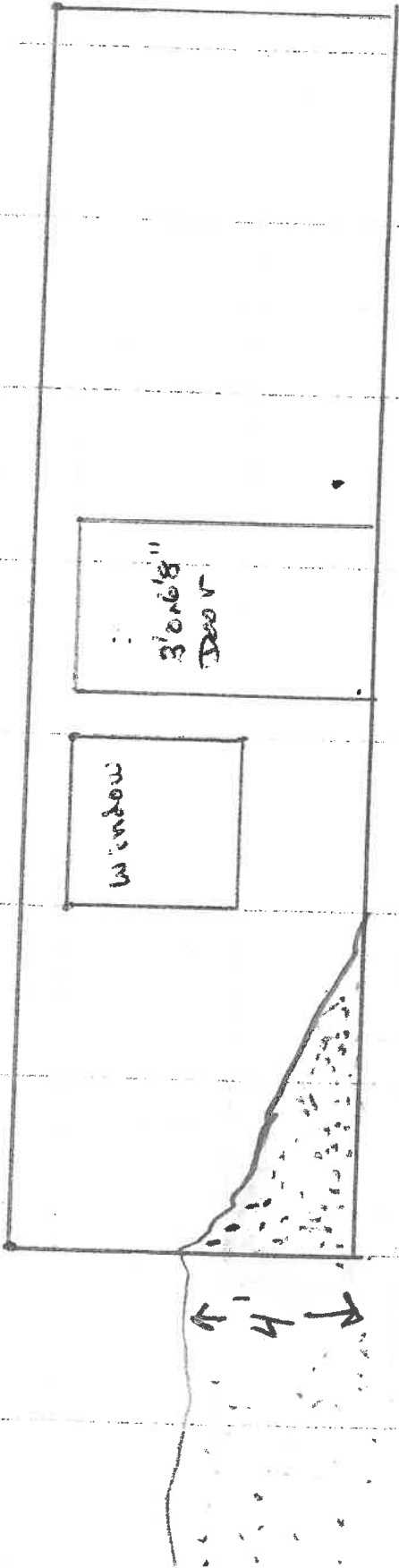


Monument

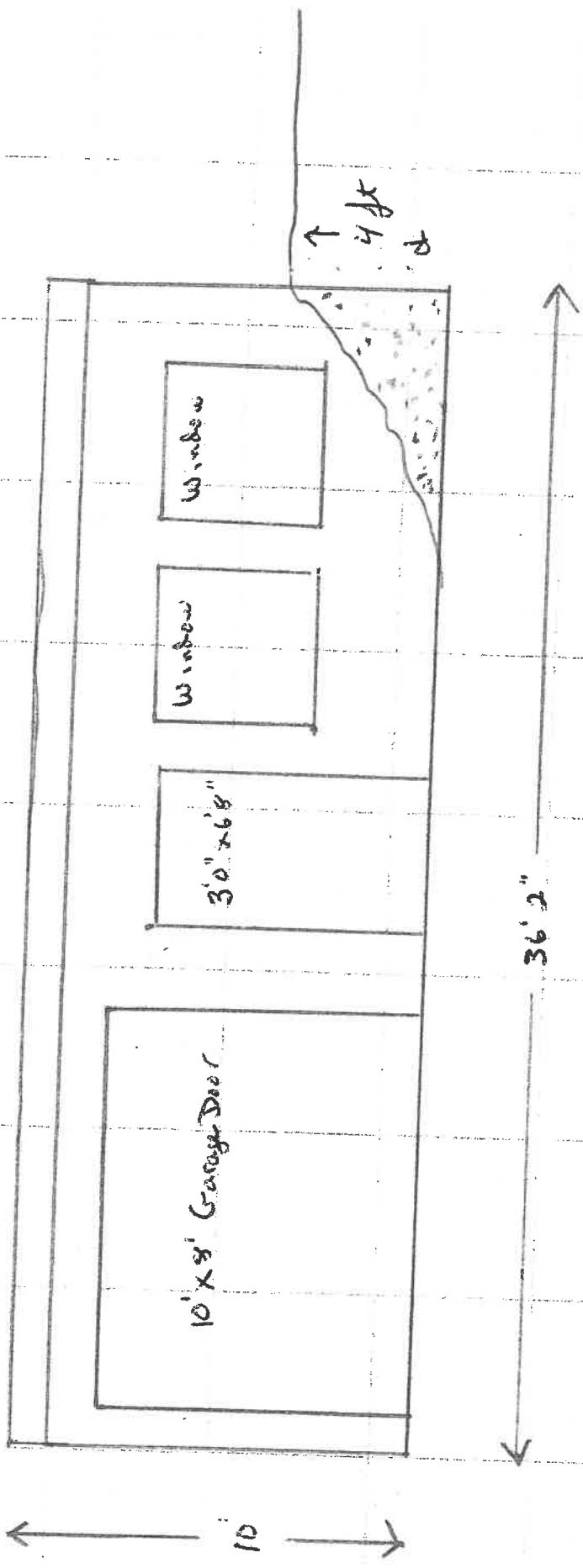
N/F
 Michal Becotte Et. AL

Of Record;
 Duncan
 Pg. 834-835
 nton Land Records

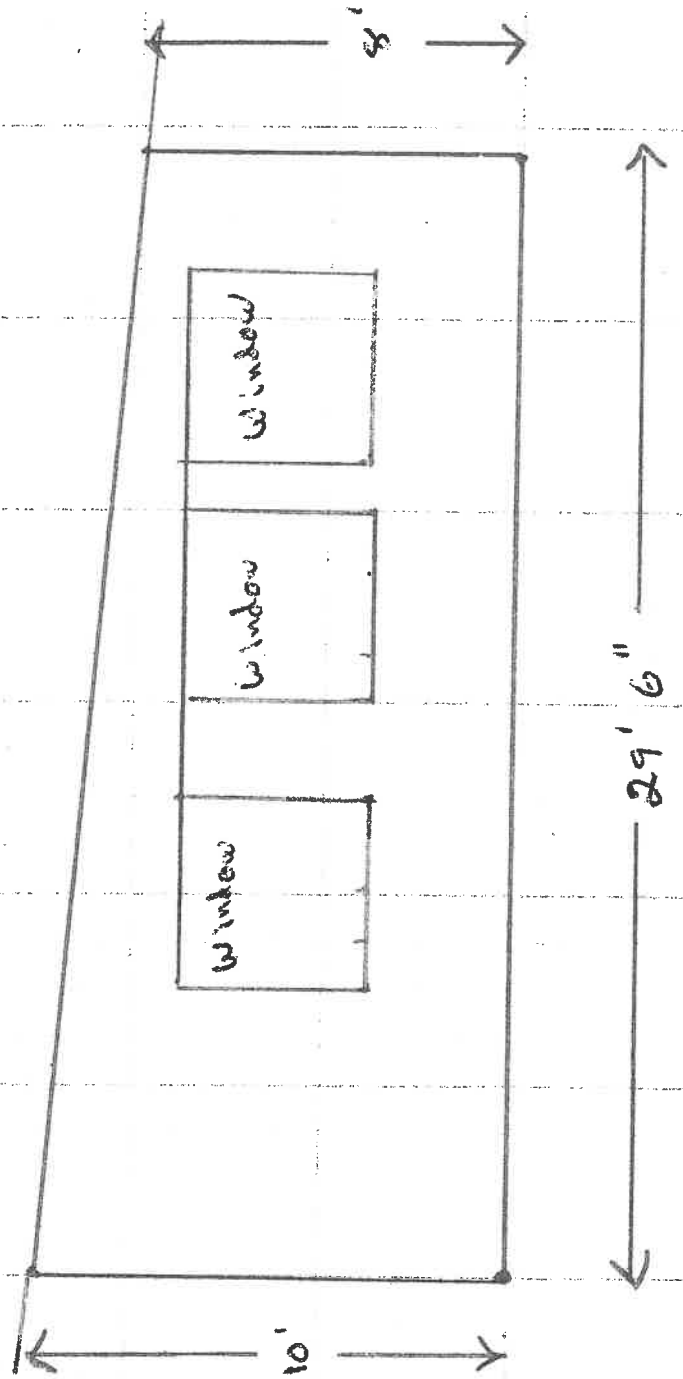
Back



Front

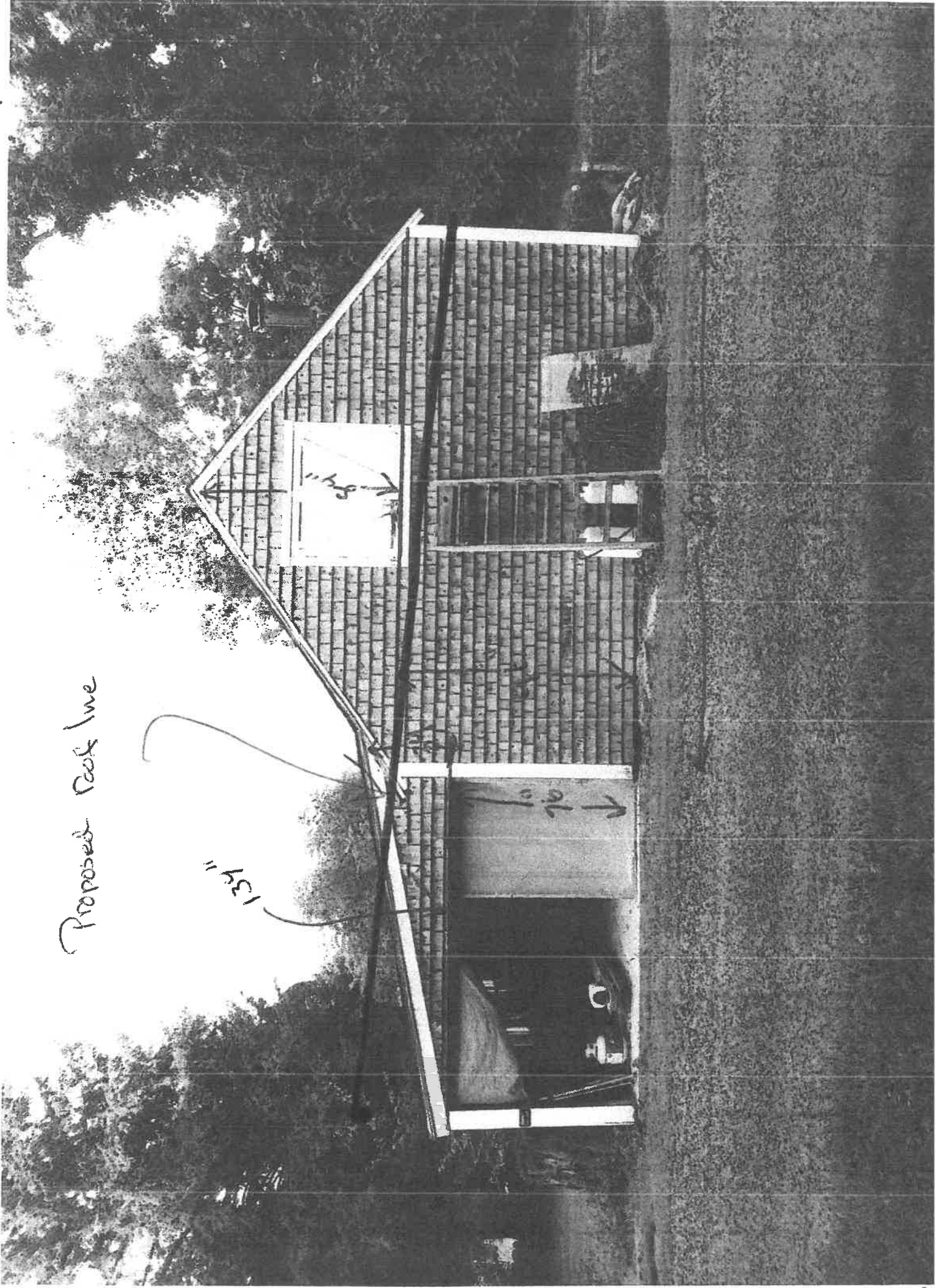


Side

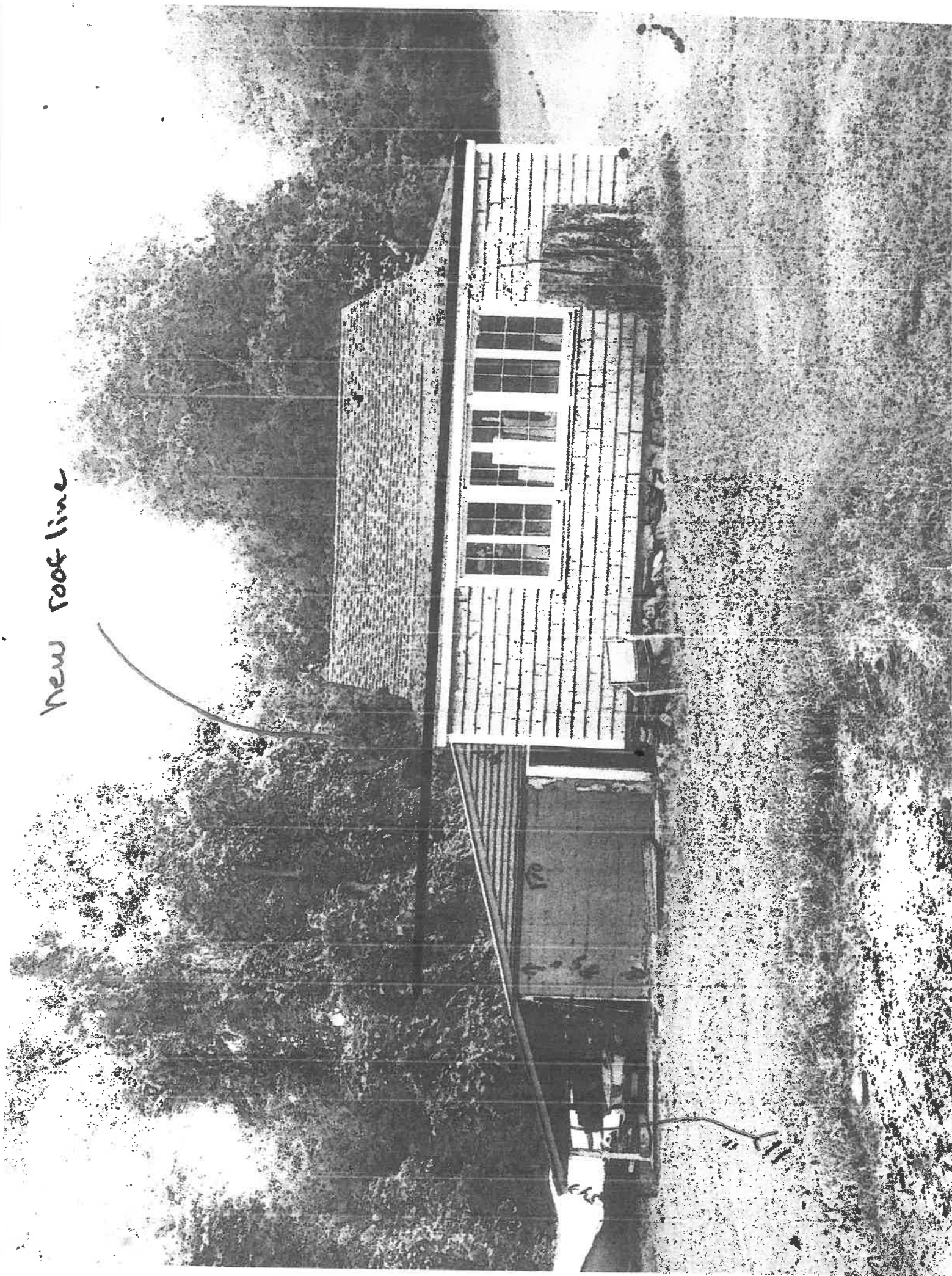


Proposed Roof Line

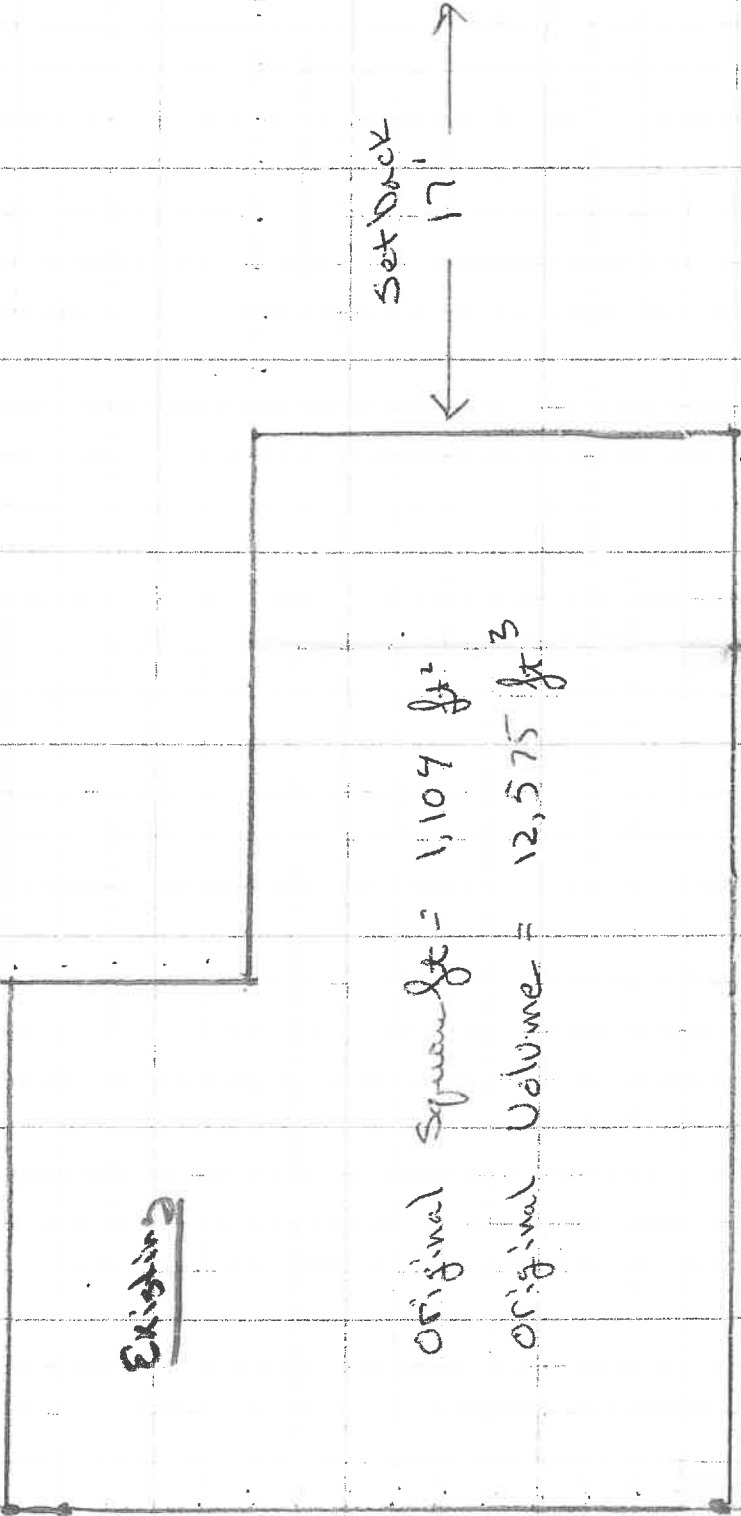
134"



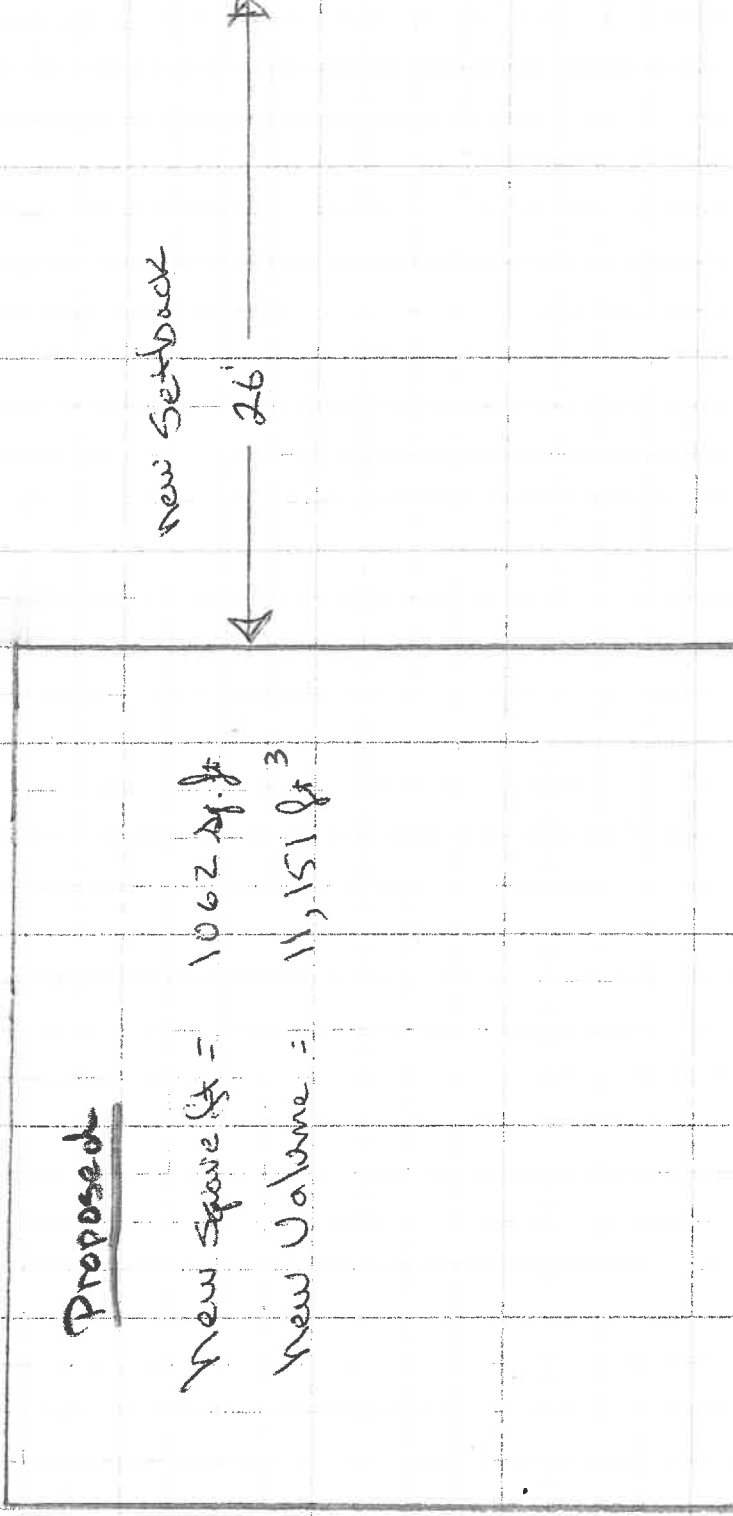
new roof line



Property of Julie Adams



Original Square ft = 1,104 ft²
Original Volume = 12,575 ft³

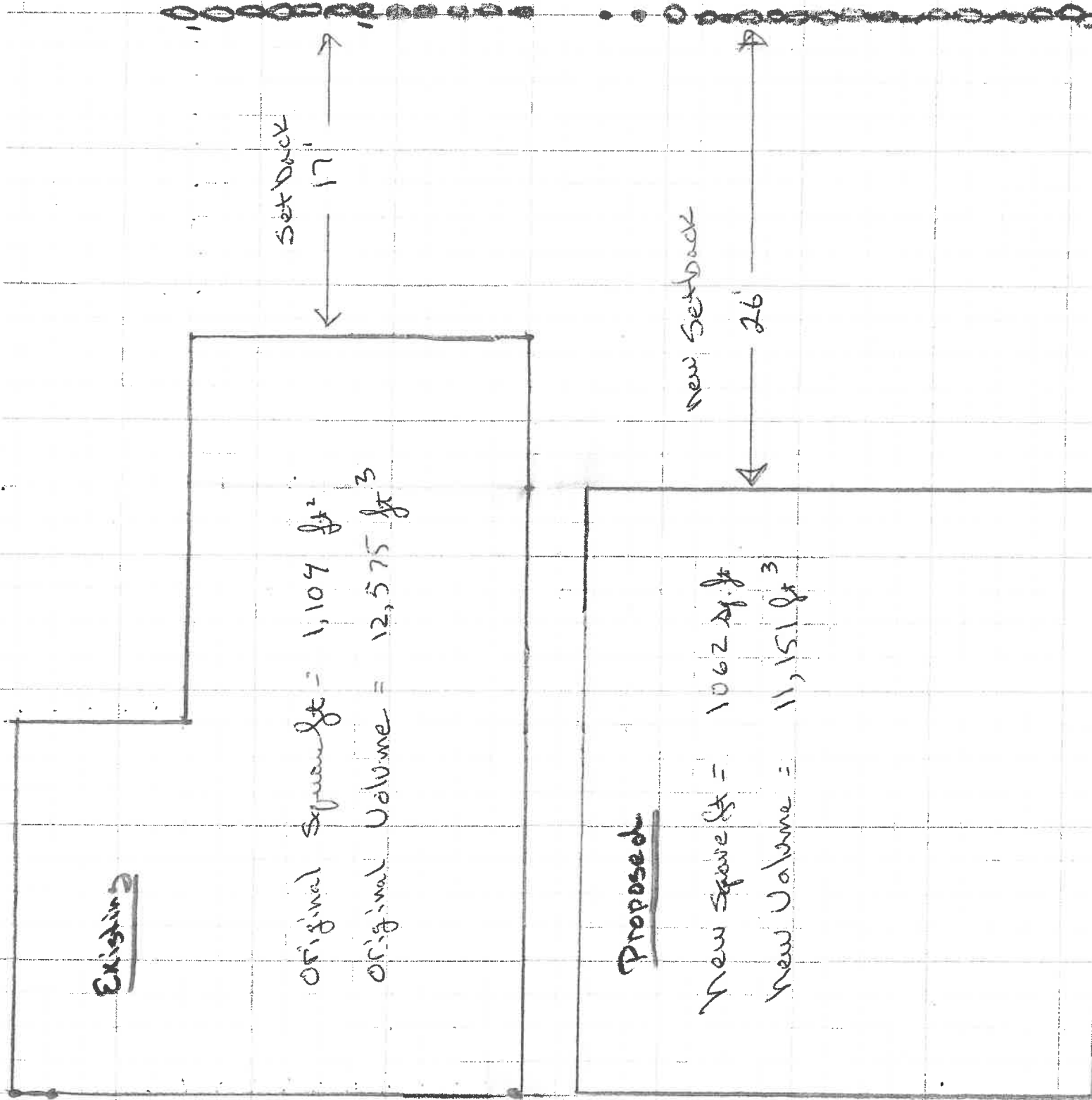


Proposed
New Square ft = 1,062 sq. ft.
New Volume = 11,151 ft³

Existing

Proposed

Property of Julie Adams



Existing

Original Square ft = 1,104 ft²
Original Volume = 12,575 ft³

Set Back
17'

Proposed

New Square ft = 1,062 sq. ft.
New Volume = 11,151 ft³

New Setback
26'