



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- 1137
 Date Rec'd 3/9/22
 Fees Paid yes
 Cash/Chk # 2884-1000/2885 \$60
 Chk writer Energy Mgmt. Professionals

APPLICATION FOR VARIANCE(S)

APPLICANT INFORMATION

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

Name: Bantam Wesson (Amy Mennillo)
 Home Address: 165 Railroad Hill Street
 Business Address: 165 Railroad Hill Street
 Home Phone: 203-419-5045 Business Phone: 203-750-7041
 Email Address: amy.mennillo@bantamwesson.com

PROPERTY INFORMATION

Street Address: 121 West Shore Road
 Assessor's Lot No.: 10 & 31 Zoning District(s): R-2 Acreage of Property: 0.24
 Owner(s) of Record: Edward & Anne Bowen
 Home Address: 105 Steinbright Drive Collinsville, PA 19426
 Business Address: N/A
 Home Phone: 800-884-4768 Business Phone: N/A
 Record Owner(s) Deed is filed in the Land Records at: Vol. 236 Page 1275
 Is the property located within 500 feet of any town line? Yes No

X [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 11.5 Type/amount* of variance: .02% increase
 Variance from Section 11.5.1 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. 236 Page 1275

*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 installation of 2-120 UP tanks to left Rear of House and install generator on Right Rear of House. The existing lot coverage is 31.13% and the proposed lot coverage is 31.33%. We would like to increase the non-conforming lot coverage by .02%. The increasing number of power outages and long timeframes with no power could result in loss of well and

ADDITIONAL REQUIREMENTS potential frozen pipes in winter months.

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.

Amy Mennillo
Signature of Applicant

Agent Authorization Letter

August 9, 2021

We authorize Amy Mennillo from BantamWesson to act as our agent regarding the Zoning Board of Appeals concerns with the installation of a generator and propane tanks at our property on:

121 West Shore Road
Washington CT 06777

We very much appreciate any consideration and cooperation that you may be able to give to us and to Amy Mennillo.

A handwritten signature in black ink, appearing to read "Edward Bowen", written over a horizontal line.

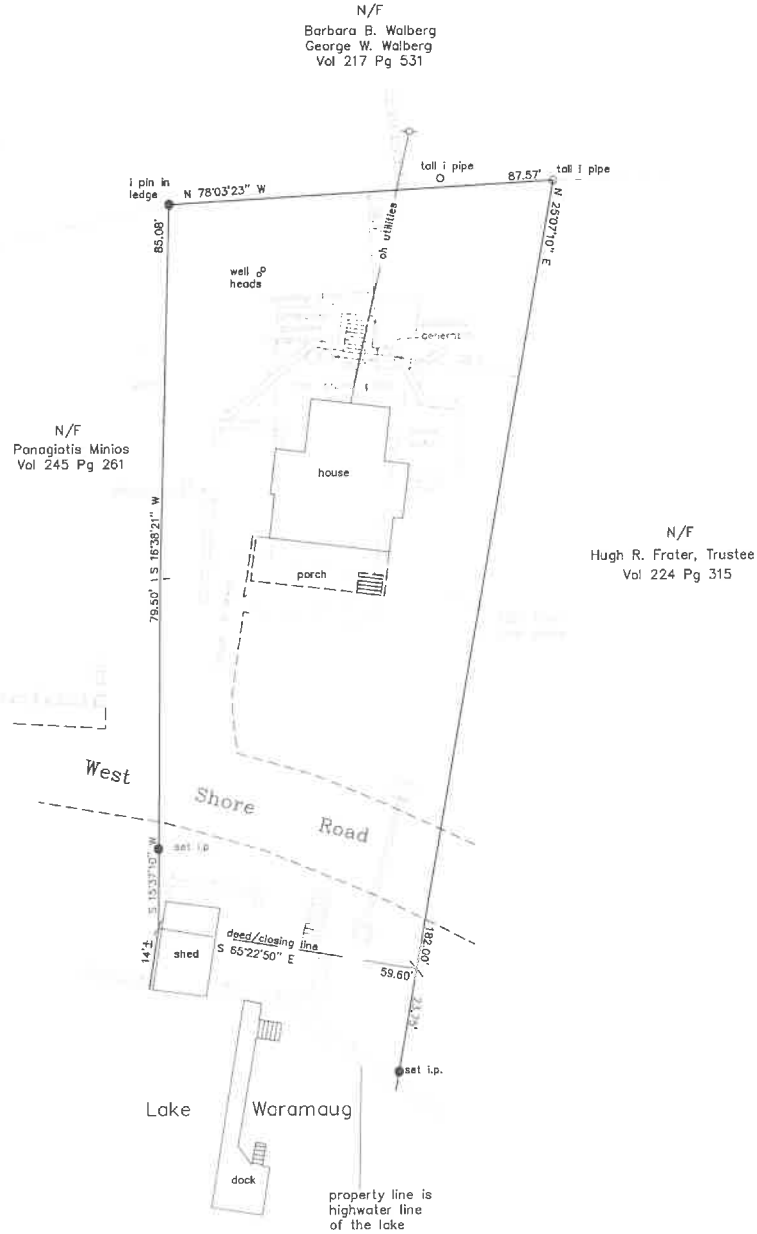
Mr. & Mrs. Edward Bowen

0.291 ± Acre
 Zoning Location Survey
 Map Prepared For
 Anne Bowen
 Edward A. Bowen
 121 West Shore Road
 Washington, Connecticut

scale 1" = 20' October 2021
 Revised December 2021



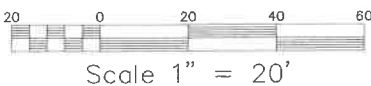
N/F
 Barbara B. Walberg
 George W. Walberg
 Vol 217 Pg 531



Lot Coverage -15%
 Existing Coverage -35.7%
 Add 26 Sq FT for generator
 and propane tanks -35.9%
 Will require variance

LEGEND

- Existing Iron Pipe
- Existing Iron Pin
- Existing Concrete Monument
- Existing Drill Hole
- Stonewall
- Wire Fence
- Wood Fence
- Hedge
- Utility Pole



Notes

- 1) This map and survey have been prepared in accordance with section 20-300b through section 20-300b-20 of the Regulations of Connecticut State Agencies "Minimum Standards for Surveys and Maps" effective June 21, 1996 conforming to Class A-2 Standards for a Property Survey categorized as a Resurvey for boundary and Zoning Location Survey for proposed improvements.
- 2) Refer to maps by S.P. Bertaccini, Jr. and G.P. Burnham.
- 3) Parcel is located in R-3 Zone.
- 4) Area shown is calculated to dead line.



To my knowledge and belief, this map is substantially correct as noted hereon.

Roy V. Cheney

Roy V. Cheney LLS # 18468
 Bethlehem, Connecticut
 MAP NOT VALID WITHOUT EMBOSSED SEAL
 Map Signed and Sealed Electronically



FRONT



LEFT SIDE



REAR



RIGHT SIDE