



**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- 1138  
 Date Rec'd 3-24-22  
 Fees Paid ck # 1063 ↻  
 Cash/Chk # \$160  
 Chk writer E. Labella

**APPLICATION FOR VARIANCE(S)**

**APPLICANT INFORMATION**

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

Name: Ethan C. LaBella  
 Home Address: 130 Kinney Hill Rd New Preston, CT 06777  
 Business Address: 130 Kinney Hill Rd New Preston, CT 06777  
 Home Phone: 860-248-1722 Business Phone: 860-248-1722  
 Email Address: elabella601@gmail.com

**PROPERTY INFORMATION**

Street Address: 130 Kinney Hill Rd New Preston, CT 06777  
 Assessor's Lot No. 05-12-12 Zoning District(s): R-1 Acreage of Property: 5.215  
 Owner(s) of Record: Ethan C. LaBella  
 Home Address: 130 Kinney Hill Rd New Preston, CT 06777  
 Business Address: 130 Kinney Hill Rd New Preston, CT 06777  
 Home Phone: 860-248-1722 Business Phone: 860-248-1722  
 Record Owner(s) Deed is filed in the Land Records at: Vol. 248 Page 1046  
 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 12.5.2 Type/amount\* of variance: Greater than 75% of ground floor area and volume. Exact amount varies based on interpretation of the regulations.  
 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 X No     

If yes: State the date of approval of the plan: 7-31-1986

Map number of the plan as filed in the Land Records: 916 Lot 3

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. 103 Page 827

\*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.

See Attached.

**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.

Ethan C. LaBelk

Signature of Applicant

Ethan LaBella

Application For Variance

## EXPLANATION OF REQUEST FOR VARIANCE

The purpose of the requested variance is to gain approval for the building of a storage barn greater than 75% of the ground floor area and volume of the principal building. The size of the storage barn is approximately the same size as the principal house including garage. The hardship is based on several factors. The zoning regulations written for building an accessory building on a property are ambiguous and can be interpreted in various ways. Also, the zoning regulations are not appropriate for the specific locations of all properties. The 75% rule is appropriate in many locations where other property owners are affected in some way by a larger building. In other locations, as with my property, there are circumstances that need to be considered for variance. The property is at the end of a dead-end road. The structure will not affect any adjacent properties. The structure will be recessed into the slope of the land and blend into its surroundings.

The existing house and garage have a ground floor area of 1656 sq. ft. The property size, 5.215 acres, allows for a much larger house and therefore a much larger accessory building. The proposed lot coverage is 6%, this is well below the 10% allowed by the regulations. If my house had a ground floor with 3,200 sq. ft., I would be well under the 10% lot coverage allowed by the guidelines and meet the 75% rule. My lot size more than allows for a house and accessory structure of this size.