



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- 1141
 Date Rec'd _____
 Fees Paid yes
 Cash/Chk # #1358 / \$ 160.00
 Chk writer New Classic Restoration

APPLICATION FOR VARIANCE(S)

APPLICANT INFORMATION

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

Name: JOSE PAUCAR
 Home Address: 96 Hyatt Avenue, Yonkers NY, 10704
 Business Address: 540 NEPPERHAN AVE, YONKERS, NY 10701
 Home Phone: 917 597 7771 Business Phone: 917 597 7771
 Email Address: JOSE@NEWCLASSICRESTORATION LLC.COM

PROPERTY INFORMATION

Street Address: 32 FINDLAY ROAD, NEW PRESTON, CT
 Assessor's Lot No.: _____ Zoning District(s): R-1 Acreage of Property: 4.316 AC
 Owner(s) of Record: JOSE PAUCAR
 Home Address: 96 Hyatt Avenue, Yonkers NY, 10704
 Business Address: 540 NEPPERHAN AVE, YONKERS, NY 10701
 Home Phone: _____ Business Phone: 917 597 7771
 Record Owner(s) Deed is filed in the Land Records at: Vol. 246 Page 507
 Is the property located within 500 feet of any town line? Yes _____ No X

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 <u>11.6.1.C</u>	Type/amount* of variance: <u>SIDE YARD OBSTRUCTION: NEW ADDITION IS 13'-3" FROM LOTLINE, NOT 25'-0"</u>
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. 246 Page 507

*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.

We are proposing two additions to the existing house: a garage at the west end and a new front entry at the east end. The existing shared driveway is too steep for normal automotive traffic, so we have designed and received approval for a new longer, less-steep driveway coming from the west side of the site. This driveway however changes the approach to the house which is why we have proposed the new front entry addition. This addition will be located within the 25' sideyard setback; we are requesting a variance so that this new front entry may be built in the setback.

There is also an existing wood deck that is within the sideyard setback and a new retaining wall within the setback.

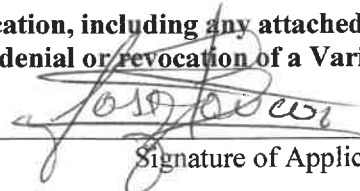
ADDITIONAL REQUIREMENTS

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

Town of Washington Zoning Commission


Agent Authorization Letter

I (print property owner name) Jose Paucar of (print property address)
32 Findlay Rd, New Preston authorize (print contractor name) New Classic to apply for all
permits regarding (describe work below)

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Signed,



Date: APRIL 28, 2022

TOWN OF WASHINGTON

MANDATORY LAND USE PRE-APPLICATION FORM

This form is *required* for all health, wetlands, zoning, planning, and building applications *except* for interior or exterior work on *existing* buildings, which *in no way* expands or alters the footprint.

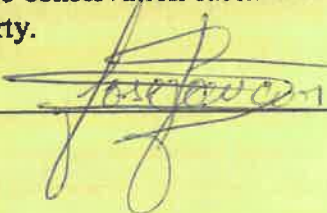
No planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals application for a permit may be filed until the holder(s) of any conservation restriction or preservation restriction on the subject property has been notified. Please see the State legislation in its entirety, reprinted for your convenience on the reverse of this form, Public Act 05-124, Effective October 1, 2005.

Provide the legal name of the property owner(s) and the street address of the property for which one of the above applications will be submitted, then complete either section A or B below.

Property Owner(s) of Record JOSE PAUCAR

Subject Property Address 32 FINDLAY ROAD, NEW PRESTON, CT

A. I hereby certify that *there are no* conservation easements or restriction, nor any preservation restrictions on the above-referenced property.

Signature of Property Owner  Date APRIL 28, 2022

Signature of Property Owner _____ Date _____

B. *There are* conservation easements or restriction, or preservation restrictions on the above-referenced property.

The name of the easement or restriction holder is _____

The phone number of the easement or restriction holder is _____

You must obtain and attach one of the following:

- (1) proof that the easement or restriction holder was notified not less than 60 days in advance of the application by certified mail, return receipt requested, of the property owner's intent to apply for a planning, zoning, inland wetlands and watercourses, or historic district commission; health department; building; or zoning board of appeals permit, *or*
- (2) a letter from the easement or restriction holder verifying that the application is in compliance with the terms of the easement or restriction.