

Town of Watertown Connecticut
Zoning Board of Appeals
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266
Website: www.watertownct.org

AGENDA 2-A
DATE 1-24-2024

ZONING BOARD OF APPEALS Town of Watertown, Connecticut

Application for: (☒) Zoning Variance or () Appeal of ZEO Decision

Application Number: 2024 - 1
Property Location: 31 Cottage Place, Oakville, CT

For Office Use Only

Application Fee (\$310.00): Paid (☒) Not Paid ()
Date of Receipt by the Land Use Office: 1-5-2024
Date of Receipt by Zoning Board of Appeals: 1-24-2024
Date of First Legal Notice Published: 1/18/24
Date of Second Legal Notice Published: 1/18/24
Date of Public Hearing: 1-24-2024
Action Taken: _____
Conditions: _____

Date of Legal Notice of Approval/Denial Published: _____

NOTE: The Zoning Board of Appeals will hold a public hearing on this application. The appellant, or his authorized agent, must be present at the public hearing. If a variance from the Zoning Regulations is requested, the appellant should be prepared to present information concerning 1) details of any exceptional difficulty or unusual hardship claimed, 2) the conditions especially affecting the premises that are not typical of the district, 3) how the relief sought is only that which is necessary to relieve any exceptional difficulty or hardship, 4) how the granting of the variance would be in harmony with the purpose and intent of the Zoning Regulations and 5) how the granting of the variance will not impair the public health, safety, convenience, welfare and property values. The Board of Appeals is authorized by this application to inspect the premises. The board may obtain information on its own initiative but will need to rely upon

data presented at the hearing. Variances may be granted by the Board subject to conditions deemed necessary to preserve the purpose and intent of the Zoning Regulations.

1. **Name of Appellant:** Katherine Camara
Home Address: 31 Cottage Place, Oakville, CT 06779
Business Address: _____
Home Telephone #: 860-274-0721 Mobile 203-592-2043
Business Telephone # _____
E-Mail Address: ctgadflygirl@gmail.com
2. **Name of Property Owner:** Katherine Camara
Home Address: 31 Cottage Place, Oakville, CT 06779
Business Address: _____
Home Telephone: 860-274-0721 Mobile 203-592-2043
Business Telephone _____
E-Mail Address: ctgadflygirl@gmail.com
3. **Property owner's consent to the application:** _____
Date: _____
4. **Appellant's interest in the property** _____

The appellant hereby appeals to the Zoning Board of Appeals of the Town of Watertown, Connecticut:

() To determine and vary application of the Zoning Regulations relating to
(Describe the variance):

A variance of 4 feet to a side property line
set back.

So as to permit

The construction of an addition to existing
single family home to be located 6 feet from
side property line

() To hear and decide an alleged error by the Zoning Enforcement Officer
concerning

5. Application for Zoning Permit # _____
Dated _____ was disapproved by the Zoning Enforcement
Officer on _____

6. Has a previous application for a variance or appeal been filed for the premises?

YES () NO (X)

If yes, give Application # _____, date of hearing
_____ and action taken by ZBA _____

7. Cite the particular sections of the Zoning Regulations which are the subject of this application _____

Section 13.8 of the Waukegan
Zoning Regulations concerning site
property line setbacks for principal
building in an R-6 zoning district.

8. Specify the relief sought from the Zoning Board of Appeals under this application.
The grounds for this application may also be stated here along with any exceptional
difficulty or unusual hardship that may be claimed _____

See attached letter.

9. Steps taken to avoid the proposed variances of the Zoning Regulations

There is no other alternative location
for adding a bathroom to the house.

10. Steps taken to minimize the proposed variances of the Zoning Regulations

11. Give the names and addresses of all abutting property owners including property directly across the street

Name: Amani Kouame
Address: 21 Cottage Place, Oakville, CT 06779

Name: Sarah Steinmetz
Address: 35 Cottage Place, Oakville, CT 06779

Name: Loretta Lambert
Address: 28 Cottage Place, Oakville, CT 06779

Name: Conrad Sansoucie
Address: 116 Ball Farm Road, Oakville, CT 06779

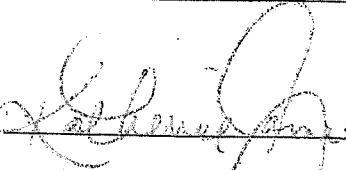
Name: J. Stuyvesant Fox and Carolyn Anna Humphreys
Address: 128 Ball Farm Road, Oakville, CT 06779

Name:
Address:

12. If this application is submitted for the same variances which have been denied by the Zoning Board of Appeals, then describe any changes in facts or circumstances involved or affecting the premises.

N/A

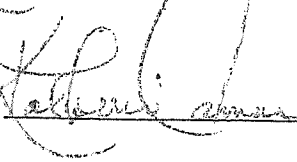
Signature of Appellant:



Date:

12/29/2023

Signature of Property Owner:



Date:

12/29/2023

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

Kathleen Anna

14/29/2023



TOWN OF WATERTOWN CONNECTICUT
WATERTOWN MUNICIPAL CENTER

61 Echo Lake Road

Watertown, Connecticut 06795-2200

Planning and Zoning, Zoning Board of Appeals, Conservation Commission/Inland Wetland Agency

Telephone: (860) 945-5266

Fax: (860) 945-4706

ZONING BOARD OF APPEALS CHECKLIST FOR SUBMITAL OF
APPLICATION

Read and comply with all applicable aspects of the Zoning Regulations pertaining to the Zoning Board of Appeals. Provide written comments/answers to the attached Section 59.4.3 a, b, c and d and describe how your requested variance complies with those regulations.

THIS CHECKLIST MAY NOT BE ALL INCLUSIVE.

Submit with application for staff and Board review this form with all answers. Mark the space below with a "Y" if you have read the checklist and the regulations and have supplied the required information. Mark the space with an "N" if you have read the checklist and regulations and have not supplied the required information. State your reasons why you have not supplied the required information on the remarks section of this statement.

Mark the space below with an "NA" if you have read the checklist and the regulations and found it not to be applicable to your application

Application # 2024-1
Application Location 31 Cottage Place, Oakville
Applicants Name Katherine Camara

The following items must be submitted with your application to the Zoning Board of Appeals:

1. Copy of your deed Y
2. Copy of the Assessor's Card Y
3. Statement of hardship Y
4. Floor plan of existing structure with dimensions Y
5. Floor plan of proposed structure with dimensions Not available yet
6. Elevation drawings of front, rear, and sides of the building Not available yet

**KATHERINE CAMARA
31 COTTAGE PLACE
OAKVILLE, CT 06779**

December 29, 2023

Zoning Board of Appeals
61 Echo Lake Road
Watertown, CT 06795

Re: Application for 31 Cottage Place, Oakville, CT – Katherine Camara

Dear Members of the Zoning Board of Appeals,

I am applying for this variance due to an unusual hardship. My home at 31 Cottage Place, Oakville, CT has one bathroom, and it is upstairs. I had surgery on my right knee in 2012 due to an injury. I have had intermittent issues with my right knee since the surgery and that will be a lifelong challenge which will become progressively worse. I will likely be a candidate for a full knee replacement in the future. Climbing stairs has already been difficult at times, and one day it is likely to be a major issue.

I am requesting a variance so I can remodel my house and add a bathroom downstairs. I would also be able to square off the footprint of the home.

Thank you for your attention to this matter.

Best regards,


Katherine Camara

AFFIDAVIT

I, Katherine Camara of, 31 Cottage Place, Oakville, CT 06779
hereby depose and say:

1. That I am over the age of 18 and believe in the obligation of an oath;
2. That I am the (owner, contractor) owner
of 31 Cottage Place, Oakville, CT 06779
3. That I have an application pending before the Zoning Board of Appeals which is subject to Section 10.2 of the Watertown Zoning Regulations concerning the posting of public hearing notices;
4. That I have fully complied with the regulation concerning posting of public hearing notices.

Subscribed and sworn to before me, this 29th day of December, 2023.

Katherine Camara

Roseann D. Amelia

Roseann D. Amelia
Commissioner of the Superior Court

Notary Public

My Commission Expires: 5-31-2028

CONNECTICUT
FNMA#2000495333

Revised 01/02/92
REO# P972872

THIS DEED made the 20th day of April, 1998, between FEDERAL NATIONAL MORTGAGE ASSOCIATION, a corporation organized under an Act of Congress and existing pursuant to the Federal National Mortgage Association Charter Act, having its principal office in the City of Washington, District of Columbia, and an office for the conduct of business at 13455 Noel Road, Galleria Tower II, Suite 600, Dallas, TX 75240-5003 (hereinafter called the Grantor) and KATHERINE CAMARA 35 CANDEE HILL ROAD WATERTOWN, CONNECTICUT 06795 (hereinafter called the Grantee).

WITNESSETH, That the said Grantor for and in consideration of the sum of SIXTY-TWO THOUSAND ONE HUNDRED and 00/100 Dollars (\$ 62,100.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said Grantee, heirs and assigns:

The property is commonly known as 31 COTTAGE PLACE WATERTOWN, CONNECTICUT and is more particularly described in Exhibit A, attached hereto and made a part hereof by this reference.

BEING the same premises conveyed unto Federal National Mortgage Association by Limited Warranty Deed dated April 16, 1998 and recorded in the Watertown Land Records on in Book , Page and by Judgment of Strict Foreclosure dated , 19 and filed in the Land Records in Book , Page .

UNDER AND SUBJECT to any existing covenants, easements, encroachments, conditions, restrictions, and agreements affecting the property.

TOGETHER WITH all and singular the improvements, ways, streets, alleys, passages, water, watercourses, right, liberties, privileges, hereditaments, and appurtenances whatsoever hereto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise howsoever, of and to the same and every part thereof.

TO HAVE AND TO HOLD the said property above described with the hereditaments and appurtenances, unto the said Grantee, heirs and assigns forever.

UNDER AND SUBJECT AS aforesaid.

"No Conveyance Tax collected

Stella C. Orsini
Town Clerk of Watertown" *assf*

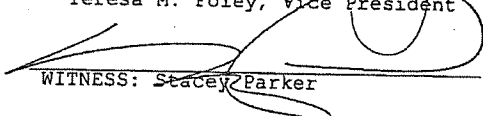
Grantor covenants for itself and its successors to warrant and defend all that is hereinabove described against all persons lawfully claiming or to claim the same or any part thereof by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has caused this Deed to be signed in its name and on its behalf by its Vice President, the day and year first above written.

Signed, Sealed and
Delivered in the
Presence of:

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY 
Teresa M. Foley, Vice President


WITNESS:  Stacey Parker



STATE OF TEXAS :
:SS Dallas
COUNTY OF DALLAS :

On the 20th day of April, 1998, appeared Teresa M. Foley, Vice President of FEDERAL NATIONAL MORTGAGE ASSOCIATION, to me known to be the person who executed the foregoing instrument on its behalf, and acknowledged said instrument to be his/her free act and deed in his/her said capacity, and the free act and deed of FEDERAL NATIONAL MORTGAGE ASSOCIATION.

Before me,



Notary Public

It is hereby certified that the address
of the within named grantee is:

RANDY L. CONATSER
MY COMMISSION EXPIRES
January 15, 2000

SCHEDULE A

All that certain piece or parcel of land with all the improvements thereon, situated on the northerly side of Cottage Place in the Town of Watertown (Oakville), County of Litchfield, and State of Connecticut, and designated as Lot No. 21 on "Plan of Meadow Hill, Oakville, Watertown, Conn., October, 1917," Whitman & Howard, C.E., on file in Watertown Town Clerk's Office in Map Arm 4, Map #141, bounded and described as follows:

NORTHERLY: 51.24 feet on Lots Nos. 128 and 127;
EASTERLY: 136.10 feet on Lot No. 22;
SOUTHERLY: 50.00 feet on Cottage Place; and
WESTERLY: 124.87 feet on Lot No. 20.

TOGETHER WITH all sewerage rights as expressed and defined in the deed from the Oakville Company to Raymond F. Ande dated April 28, 1922, recorded May 10, 1922 in Watertown Land Records in Volume 56 at Page 19.

Said premises are free and clear of all encumbrances, except:

1. Building lines, if established, building and zoning ordinances, and any and all municipal and state and federal regulations including inland wetlands regulations and provisions of any public or private law affecting said premises.
2. Taxes on the List of October 1, 1997, not yet due and payable.

WATERTOWN, CT.
TOWN CLERK'S OFFICE
RECEIVED
6576
98 APR 22 AM 9:49

John A. Rosa
TOWN CLERK

The Assessor's office is responsible for the maintenance of records on the ownership of properties. Assessments are computed at 70% of the estimated market value of real property at the time of the last revaluation which was 2018.

Town of *Watertown* Connecticut

Information on the Property Records for the Municipality of Watertown was last updated on 12/29/2023.

Property Summary Information

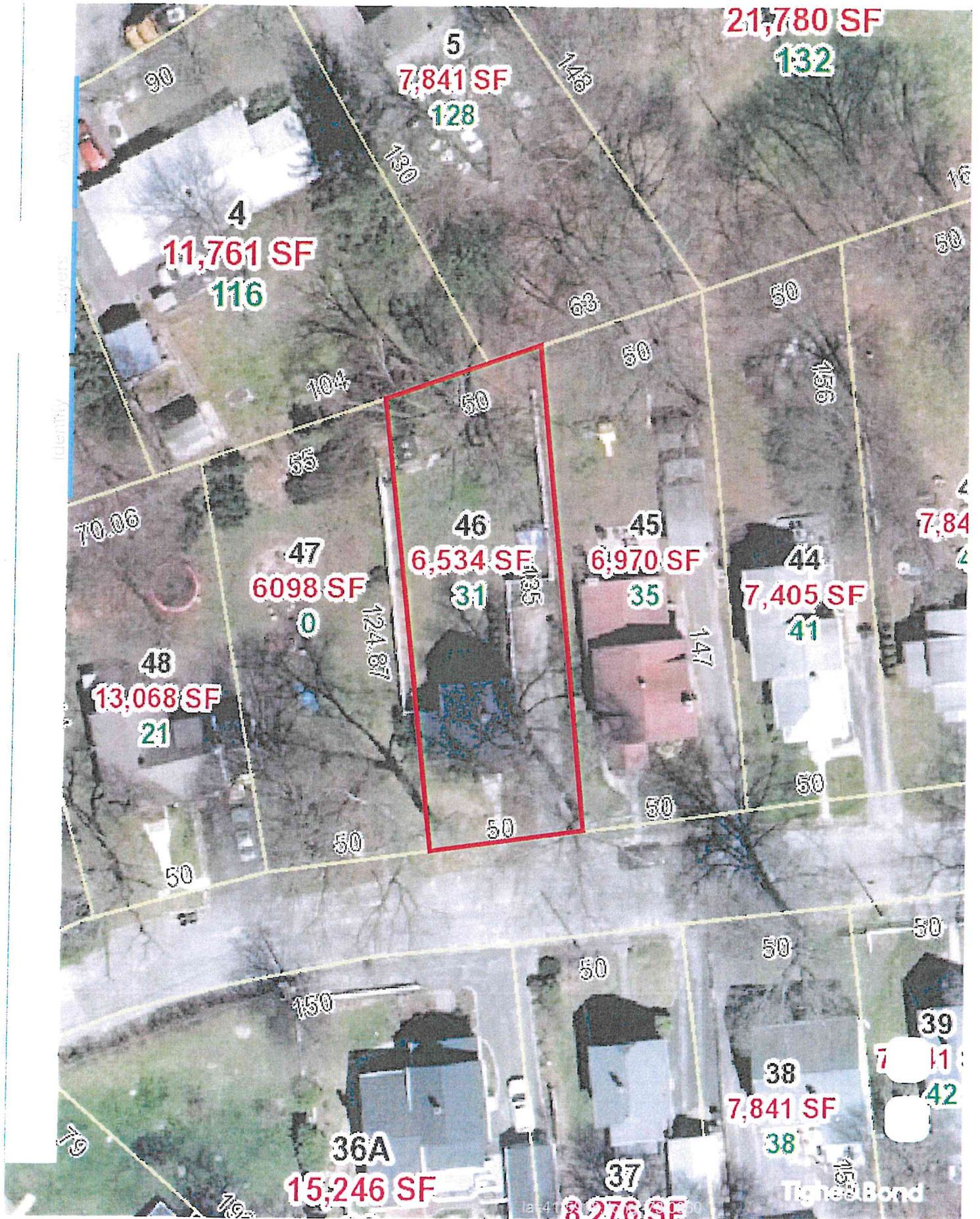
Parcel Data And Values Building ▾ Sales Permits

Parcel Information

Location:	31 COTTAGE PL	Property Use:	Residential	Primary Use:	Residential
Unique ID:	002757	Map Block	124 181 46	Acres:	0.1500
		Lot:			
490 Acres:	0.00	Zone:	RG	Volume /	0386/0074
				Page:	
Developers		Census:	3604		
Map / Lot:					

Value Information

	Appraised Value	Assessed Value
Land	57,000	39,900
Buildings	56,800	39,800
Detached Outbuildings	0	0



21,780 SF
132

5
7,841 SF
128

4
11,761 SF
116

47
6,098 SF
0

46
6,534 SF
31

45
6,970 SF
35

44
7,405 SF
41

48
13,068 SF
21

36A
15,246 SF

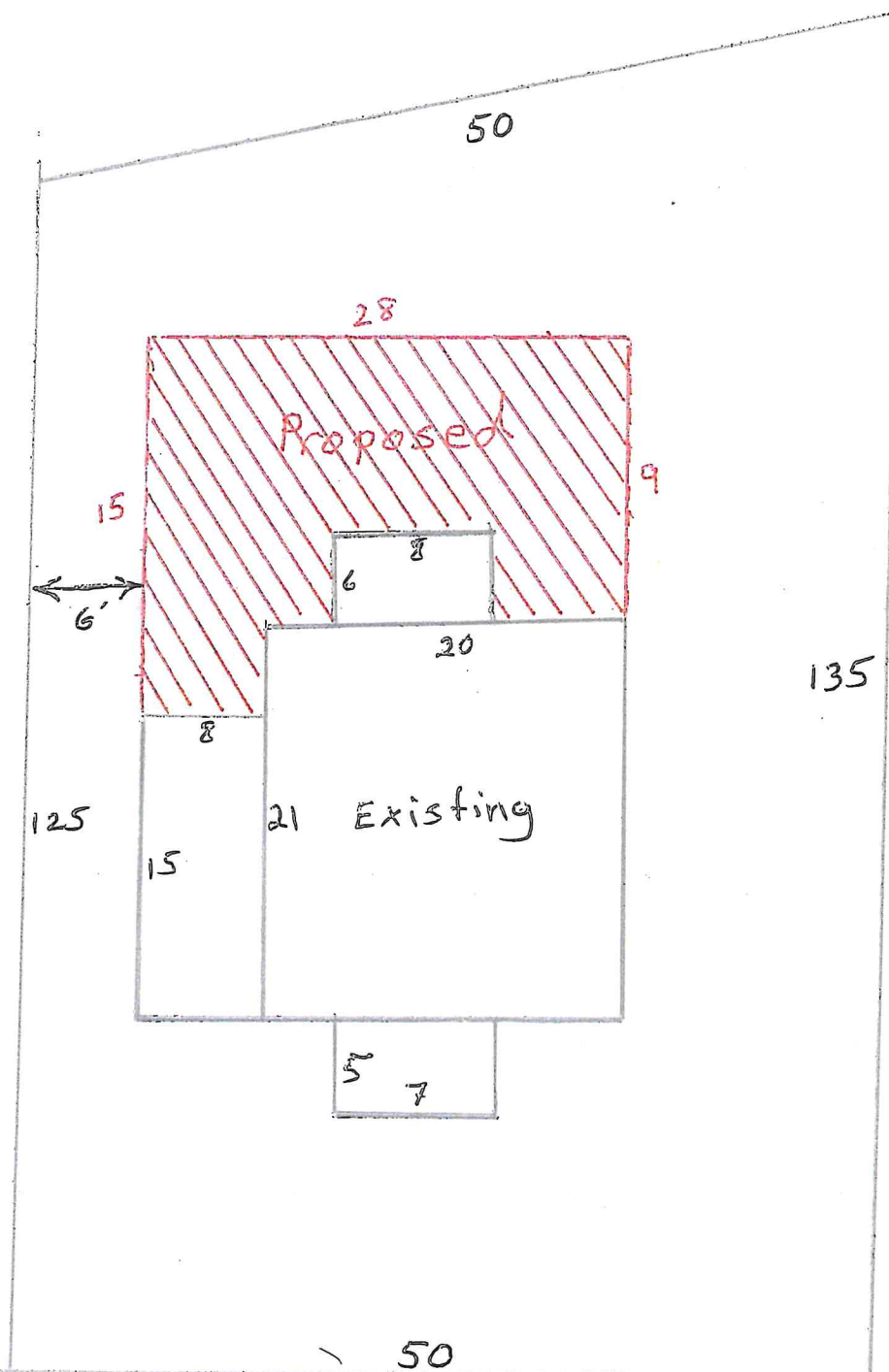
37
8,276 SF

38
7,841 SF
38

39
11,142 SF

COTTAGE PI

31 COTTAGE PL		124 181 46	
General Description		Area/City	
Use	Single Family	805	
Condition	Good	420	
Style	Conventional	1	
Foundation	Wood Frame		
Complete	100		
Area	805		
Foundation			
Basement	0		
Days	0		
Entry	No		
Imp	Yes		
HVAC			
Type	Hot Water		
Type	Natural Gas		
Type	None		
Type	Hardwood		
Type	Hardwood/Hardwood		
Type	No		
Type	Plaster		
Type	Hardwood		
Type	Wood Shingles		
Type	Asphalt		
Type	Cable		
Type	Electric		
County/Area			
Total Building Value: 100,000			
Type		Year	Condition
Area/City		Year	Condition
Area/City		Year	Condition



Cottage Place

Lot Area - 6534 Sq Ft.

Zone - R G

CONRAD H. SANSOUCIE
116 BALL FARM RD.
OAKVILLE, CT. 06779

January 16, 2024

Katherine Camara
31 Cottage Place
Oakville, Ct. 06779

Received your certified mail letter from the Town of Watertown Board of Appeals re your application for a variance of 4 feet to a side property line set back to construct a 15 feet x 28 feet addition to your house.

As I picture your addition, it will be extending from the existing Westerly extention of your house, which is already a side property line set back from the #21 property line, and will be added Northerly by 15 feet, then Easterly by 28 feet to the existing side of your house. I believe this will be an excellent improvement to the building. Incorporating this house extention to accommodate a bath room and a washer and dryer system on the first floor as an elderly benefit will generate increase in property value in the existing area. I have no objection to this proposal. Good Luck!

Sincerely

Conrad H. Sansoucie
Conrad H, Sansoucie



Watertown Town Council
61 Echo Lake Road
Watertown, CT 06795

AGENDA <u>6-A</u>
DATE <u>1-24-2024</u>

Mary Ann Rosa, Chair

Ken Demirs, Vice Chair

December 5, 2023

Jeff Franson
410 Plungis Rd.
Watertown, CT 06795

Dear Mr. Franson:

At the Town Council meeting held on December 4, 2023, you were reappointed as an alternate member of the Zoning Board of Appeals for a term to expire January, 2028.

Please go to the Town Clerk's office to be sworn in at your earliest convenience.

Congratulations on your reappointment.

Sincerely yours,

Mary Ann Rosa, Chair
Watertown Town Council

cc: Lisa Dalton, Town Clerk
Jeffrey Desmarais, Chairman, Democratic Town Committee
Daniel DiVito, Chairman, Republican Town Committee
Richard Wick, Independent Party



Watertown Town Council
61 Echo Lake Road
Watertown, CT 06795

Mary Ann Rosa, Chair

Ken Demirs, Vice Chair

Mr. Jeff Franson, 410 Plungis Rd., Watertown, CT, is hereby reappointed as an alternate member of the Zoning Board of Appeals for a term to expire January, 2028.

Dated this 5th day of December 2023.

Mary Ann Rosa, Chair
Watertown Town Council



Watertown Town Council
61 Echo Lake Road
Watertown, CT 06795

AGENDA 6-B

DATE 1-24-2024

Mary Ann Rosa, Chair

Ken Demirs, Vice Chair

December 5, 2023

James Proe
656 Linkfield Rd.
Watertown, CT 06795

Dear Mr. Proe:

At the Town Council meeting held on December 4, 2023, you were reappointed as an alternate member of the Zoning Board of Appeals for a term to expire January, 2028.

Please go to the Town Clerk's office to be sworn in at your earliest convenience.

Congratulations on your reappointment.

Sincerely yours,

Mary Ann Rosa, Chair
Watertown Town Council

cc: Lisa Dalton, Town Clerk
Jeffrey Desmarais, Chairman, Democratic Town Committee
Daniel DiVito, Chairman, Republican Town Committee
Richard Wick, Independent Party



Watertown Town Council
61 Echo Lake Road
Watertown, CT 06795

Mary Ann Rosa, Chair

Ken Demirs, Vice Chair

Mr. James Proe, 656 Linkfield Rd., Watertown, CT, is hereby reappointed as an alternate member of the Zoning Board of Appeals for a term to expire January, 2028.

Dated this 5th day of December 2023.

Mary Ann Rosa, Chair
Watertown Town Council

AGENDA 6-C
DATE 1-24-2024

2024 Land Use Commissions Meeting Dates

	Planning and Zoning Commission	Conservation Commission/ Inland/Wetland Agency	Zoning Board of Appeals
January	3	11	24
February	7	8	28
March	6	14	27
April	3	11	24
May	1	9	22
June	5	13	26
July	NO MEETING	11	24
August	7	8	28
September	4	12	25
October	2	10	23
November	6	14	20
December	4	12	NO MEETING