Town of Watertown Connecticut
Zoning Board of Appeals
Watertown Municipal Center
61 Echo Lake Road
Watertown, CT 06795
Telephone: (860) 945-5266 Fax: (860) 945-4706
Website: www.watertownct.org

ZONING BOARD OF APPEALS
Town of Watertown, Connecticut

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

Application Number: 2054-1
Property Location: 31 Cottage Place, Oakville, CT

For Office Use Only

Application Fee ($310.00):
Date of Receipt by the Land Use Office: 1-5-2024
Date of Receipt by Zoning Board of Appeals: 1-29-2024
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 10 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 12.9 of the  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
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

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.
Signature of Appellant: [Signature] Date: 12/29/2023

Signature of Property Owner: [Signature] Date: 12/29/2023
Written comments/answers to the attached Section 59.4.3 a, b, c, and d:


Applicant’s Signature __________________ Date 14/01/2023
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 ☑
2. Copy of the Assessor’s Card ☑
3. Statement of hardship ☑
4. Floor plan of existing structure with dimensions ☑
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
7. A map of your property done to scale preferably an A-2 Survey √. All maps of property should indicate with dimensions of all existing and proposed structures on your property including driveway location, well and septic system location, public water and sewer, and public or private easement locations √.

8. Are there any wetlands or watercourse on the property √? If yes, the map of the property must show the location of the wetlands and watercourse.

9. A copy of the Town of Watertown Tax Map highlighting your property and identifying all abutting neighbors and across the street √.

10. Is the property serviced by onsite septic system and private well √? If yes, did Torrington Area Health District approved the proposal √/N.

11. Completed application form with application fee √

12. The name and addresses of all abutting property owners and properties directly across the street √.

13. Tax Map, Block, and Lot Number 134 1 8 4

14. Total Building Coverage (%) 12.8

15. Total Impervious Surface Coverage (%) 2.5

16. For Sign Applications:
   a. Existing Sign Type, Size, Location, and Drawings √/N
   b. Proposed Sign Type, Size, Location, and Drawings √/A

17. Please provide 12 copies of your application and all supporting documents plus the original for staff review and distribution. If you are unable to make copies please talk to a staff person in the Planning and Zoning Office.

REMARKS
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 Camera, 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) 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 25th day of December, 2023.

[Signature]

Commissioner of the Superior Court
Notary Public
My Commission Expires: 5-31-2023
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.


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.

[Signature]

Town Clerk of Watertown
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.

FEDERAL NATIONAL MORTGAGE ASSOCIATION

BY

Teresa M. Foley, Vice President

WITNESS: Stanley Parker

STATE OF TEXAS
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:
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.
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.

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

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<tr>
<th>Location</th>
<th>31 COTTAGE PL</th>
<th>Property Use:</th>
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<th>Primary Use:</th>
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Value Information

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<td>Detached Outbuildings</td>
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Lot Area - 6,534 Sq.Ft.
Zone - RG
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
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
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

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
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
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
Mary Ann Rosa, Chair
Watertown Town Council
# 2024 Land Use Commissions

**Meeting Dates**

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<tr>
<th></th>
<th>Planning and Zoning Commission</th>
<th>Conservation Commission/Inland/Wetland Agency</th>
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