



Town of Watertown Connecticut  
Conservation Commission/ Inland Wetland Agency  
Watertown Municipal Center  
61 Echo Lake Road  
Watertown, CT 06795  
(860) 945-5266  
www.watertownct.org

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**ZONING BOARD OF APPEALS**  
**Town of Watertown, Connecticut**

Application for:  Zoning Variance    or     Appel of ZEO Decision

Application Number: 2026-0001

Property Location: 292 Kimberly Lane, Watertown CT 06795

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**For Office Use Only**

Application Fee (\$310)

Paid (    )

Not Paid (    )

**NOTE:** The Zoning Board of Appeals will hold a public hearing on this application. The applicant, or authorized agent, must be present at the public hearing. If a variance from the Zoning Regulations is requested, the applicant 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 a district, 3) how the relief sought is only that which is necessary to relieve any exceptional difficulty or hardship, 4) how the granting of a 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 deems necessary to preserve the purpose and intent of the Zoning Regulations.

1. **Name of Applicant:** Raymond & Pauline Lagasse  
Home Address: 292 Kimberly Lane, Watertown CT 06795  
Business Address: \_\_\_\_\_  
Home Telephone #: 321-412-1963 Mobile 321-412-1963  
Business Telephone #: \_\_\_\_\_ Mobile \_\_\_\_\_  
Email: rblagasse@gmail.com

2. **Name of Property Owner:** Raymond & Pauline Lagasse  
Home Address: 292 Kimberly Lane, Watertown CT 06795  
Business Address: \_\_\_\_\_  
Home Telephone #: 321-412-1963 Mobile 321-412-1963  
Business Telephone #: \_\_\_\_\_ Mobile \_\_\_\_\_  
Email: rblagasse@gmail.com

3. **Property owner's consent to the activities proposed in this application:**  
Yes, we consent \_\_\_\_\_ Date: \_\_\_\_\_

4. **Applicant's interest in the property** Owners of the home and property

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

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

The location of the proposed detached two car garage requires variances from both the south (side) and west (rear) of my property.

As you are facing our home, to the left of our driveway, a side yard variance of 6 feet will be required. On the backside of our property, two variances will be required, 2 feet off the back left corner and 15 feet off the back right corner. The Town of Watertown owns the land to the left of the driveway and to the rear of the property where the variances are required.

So as to permit

the building of a 28-foot wide by 30-foot deep detached single story two car garage. The garage would have two 7x9 garage doors on the front facing Kimberly Lane. There would be 2 double hung windows and one personnel door on the north side of the garage.

The proposed garage will have vinyl siding and asphalt shingles that will match the house.

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8. Specify the relief sought from the Zoning Board of Appeals under this application, along with any exceptional difficulty or unusual hardship.**

The relief that is sought from the Zoning Board of Appeals under this application is the approval of the requested variances to construct a single story two car garage. The variances that we are requesting approval for the proposed garage are: a side yard variance of 6 feet off the front left corner to meet the 20 feet side yard setback and to meet the 50 feet rear yard setback a 2 feet variance off the back left corner and 15 feet variance off the back right corner.

The hardship arises due to a substantial natural ledge formation on the property that significantly limits usable and buildable land. This hardship is not self-created; when the existing dwelling was constructed in 2001, its location was already shifted from the originally planned location in order to avoid disturbing the ledge, demonstrating that the property's natural topography has impacted development.

The ledge occupies a large portion of the rear and side yard areas, leaving only a narrow section of the lot suitable for construction.

Because of this natural condition, the property cannot reasonably conform to the setback requirements otherwise applicable in the zoning code.

The location proposed for the garage represents the only feasible area where it can be safely and practically built without requiring blasting, excavation, or environmental disturbance of the ledge. The requested variance would allow the structure to be placed in a manner consistent with the existing topography, minimizing environmental impact and preserving the natural features of the site. Granting this variance would not adversely affect surrounding properties, nor would it alter the essential character of the area.

**9. Steps taken to avoid the proposed variance of the Zoning Regulation**

We hired a surveyor to determine our property boundaries and had him place the proposed garage on the property where it would not require a variance. The only location is 18 feet from our home. This placement will not work because there is a large ledge formation in our backyard that would require drilling or blasting which would drive up our building costs drastically and if a car was parked in front of the existing attached garage, you could not pull into the proposed garage.

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

Other locations were considered; however, extensive ledge makes them impossible without significant alteration of the natural landscape. We reduced the size of the building from our original plan and are now proposing the smallest structure that will reasonably accommodate our vehicles. This design and placement avoid major disturbance of existing ledge while providing the minimum setback reductions for reasonable use of the property

**11. Provide list of abutting property owners**

A) From the town GIS

B) Assessors Office

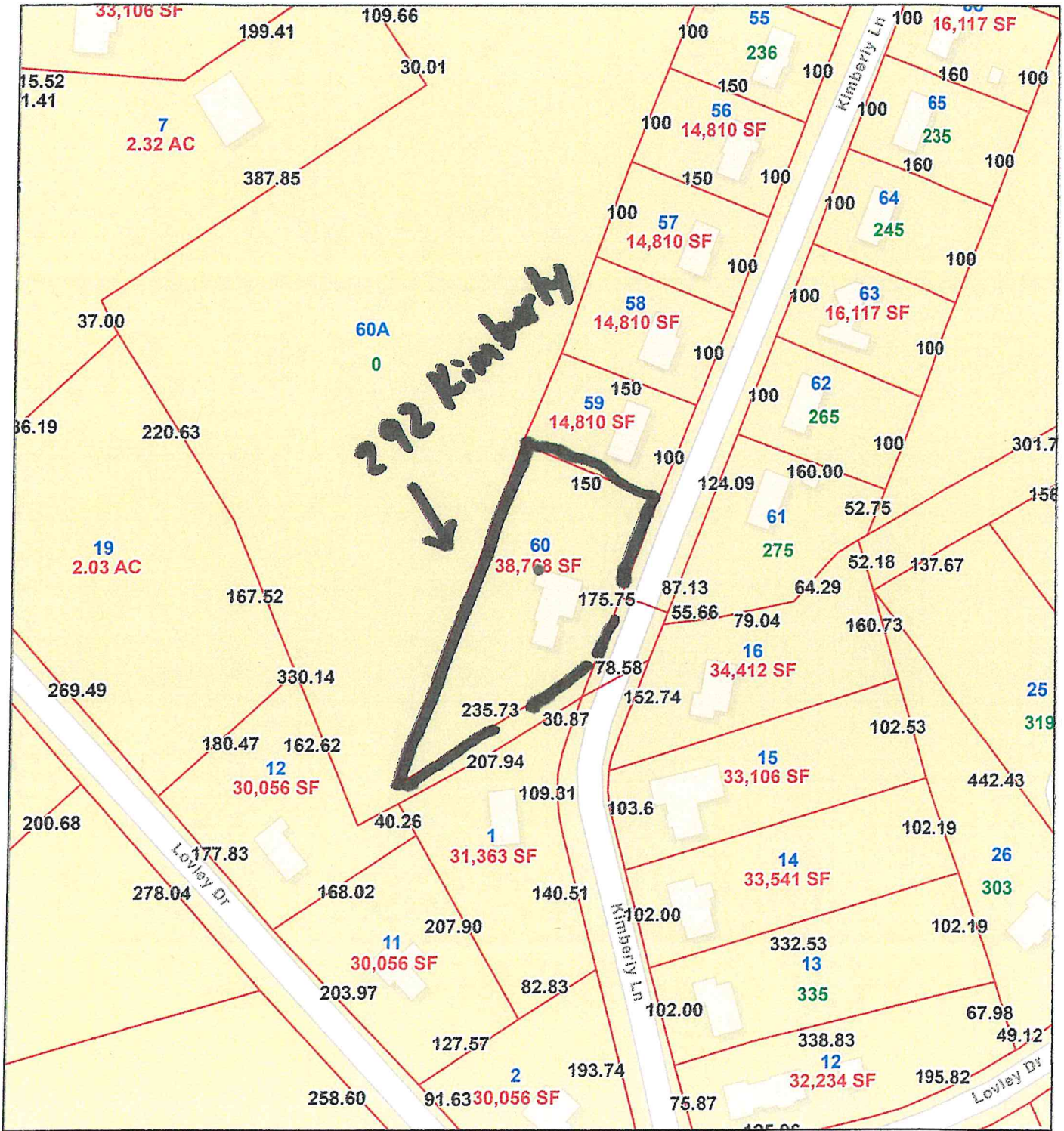
- Town of Watertown and 274 Kimberly Lane  
Ian + Gail Babington

Signature of Applicant: Raymond B. Payne Date: 2/10/2026

Signature of Property Owner: Raymond B. Payne Date: 2/10/2026

Pauline Lagasse

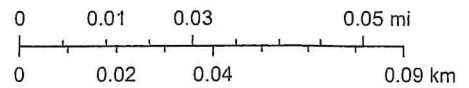
# Watertown CT, Web Map



1/10/2026, 3:25:05 PM

 Parcel Polygons

1:2,257



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Click e  
In sort  
image



292 Kimberly Ln





IRON PIN (SET)

354.99'

150.00'

S 69°47'30" E

IRON PIN (SET)

ELECTRIC-TELEPHONE & CABLE

173.15'

M.H. ○  
LANE ○

SETBACK  
YARD  
SIDE  
YARD  
SETBACK

LOT #60  
AREA=39,611 S.F.  
0.91 ACRES

STONE  
FIREPLACE

YARD

REAR

DECK

HOUSE #292

COVERED PORCH

FRONT

ELECTRIC-TELEPHONE & CABLE

S 20°12'30" W

MAG MAIL (SET)

KIMBERLY

GATE ○  
BRANCH ○

50'

35.0'

48.0'

28.00'

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TOWN OF WATERTOWN  
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PAVED  
DRIVEWAY

235.72'

EXISTING

YARD

SETBACK

35°

M 39° 00'

N 20°12'30" E