



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

ZONING BOARD OF APPEALS
Town of Watertown, Connecticut

Application Fee \$310
This includes the \$60 State Fee

Application for: Zoning Variance or Appel of ZEO Decision

Application Number: 2BA 2025.0004

Property Location: 114 Block 173A Lot 7A

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: Erik Markiewicz
Home Address: 106 Colander Rd Watertown
Business Address: _____
Home Telephone #: _____ Mobile _____
Business Telephone #: 703 509 4537 Mobile _____
Email: Erik@TheCompleteCo

2. Name of Property Owner: Church
Home Address: _____
Business Address: _____
Home Telephone #: _____ Mobile _____
Business Telephone #: _____ Mobile _____
Email: _____

3. Property owner's consent to the activities proposed in this application:
See Attached Letter Date: _____

4. Applicant's interest in the property Purchase

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

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

FRONT YARD SET BACK PARKING 17 1/2' INSTEAD OF 35'
DRIVEWAY WIDTH FROM 20' TO 15'

So as to permit

ALLOW PARKING IN THE FRONT SET BACK
ALLOW DRIVEWAY TO BE 15' INSTEAD OF 20'

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

6. If Applicable Application for Zoning Permit # _____
Dated _____ was disapproved by the Zoning Enforcement Officer on _____

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

YES ()

NO (X) If YES, Date _____

8. Refer to the specific sections of the Zoning Regulations which are the subject of this application

Page 133 Section 6.2^{F.2} Setback & Driveway
6.9. Driveway
L.F.

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

Moving parking into set back area & making driveway 15' instead of 20'

Hardship is the top of its steep slope causing the driveway to be steep. by pushing the building up & parking up closer to road eliminates how steep the driveway will be & also gets us farther away from wetland area. making the driveway 15' instead of 20' TOWN'S Retention Pond is in the way.

10. Steps taken to minimize or avoid the proposed variances of the Zoning Regulations. Give specific examples of the steps taken.

Attempting to move the Retention Pond. Inland wetlands asked to move the house farther away from wetlands. We tried to reconfigure the building but due to wetlands & topography this is the only alternative.

11. Provide list of abutting property owners

A) From the town GIS

B) Assessors Office

Signature of Applicant: _____

Date: _____

11-14-25

Signature of Property Owner: _____

SEE ATTACHED LETTER

Date: _____

11-14-25