

FRED KAOUD REAL ESTATE

27 DANBURY ROAD, WILTON, CT. 06897
203-762-0376 FAX 203-761-9767

August 1, 2023

By E-mail Only

Architectural Review Board
Town Hall Annex
238 Danbury Rd
Wilton, CT. 06897
Attn: Mr. Michael Wrinn

Re: Fred Kaoud Real Estate LLC- Application for Alternative Signage Program
Location: 27 Danbury Road, Wilton, Connecticut

Dear Mr. Director and Members of the Board:

We represent Fred Kaoud Real Estate, LLC, the owner-operator of the property located at 27 Danbury Road which includes two buildings. The following businesses currently occupy tenant space on the property including but not limited to Kaoud Oriental Rugs, The Center for Complete Dentistry, Wilton Footcare, Wilton Martial Arts, Wilton Jewelers and Studio Quality Upholstery. This letter, application and other documentation submitted are to request approval of a new comprehensive signage program at the property.

Our team is looking to increase visibility for current and future businesses located in both buildings at 27 Danbury Road. With this visibility comes a benefit to the wellbeing of citizens of the Wilton community both in Dentistry and Footcare. The signage will be well situated with little visual obstruction to the entrance and exit to Route 7. The signage will allow first-time visitors and infrequent visitors, especially patients of Dr. Michael Connor DPM and Dr. Walter Kostrzewski DMD to find the entrance itself.

Building 1 (smaller) at 27 Danbury Road consists of two businesses, including Wilton Jewelers which occupies 1125 square feet on the main level and Studio Quality Upholstery located on the upper-level occupying 1171 square feet. There is one lower-level vacancy consisting of 850 square feet currently.

Building 2 (larger) building at 27 Danbury Road consists of four businesses, including Kaoud Oriental Rugs occupying 7300 square feet, The Center for Complete Dentistry occupying 1452

square feet, Wilton Footcare occupying 1300 square feet, Wilton Martial Arts occupying 1400 square feet and one upper-level vacancy consisting of 1300 square feet.

We are requesting approval on the following signage program:

1. Existing free standing ground sign for the main tenant -Kaoud Oriental Rugs-34.4 square feet.
2. Proposed free standing monument sign – identifying the remaining businesses, highlighting the property address- 28 square feet.

The proposed monument sign will have a white background color and black lettering.

The dimensions of this sign would be 84" H x 48" W totaling 28 square feet.

The proposed monument sign will also include tenant logos for marketing and an easily identifiable street number for smooth entrance to the property. The building name will also provide an entrance identifier. The proposed monument sign will provide an adequate number of individual panels for all businesses in both buildings.

The existing free-standing sign identifies the main retail tenant at 27 Danbury Rd (Kaoud Oriental Rugs). Kaoud Oriental Rugs will not be included on the proposed monument sign. This sign has been located on the property since 1987 and has been specifically fabricated with brick to beautifully match the brick veneer of both buildings.

Please feel free to contact us should you have any questions.

Respectfully submitted,
Fred Kaoud Real Estate, LLC.

By: 
Fred Kaoud Jr. Managing Partner/Trustee

By: 
Joanne Kaoud Simpson Managing Partner/Trustee

Joanne Kaoud Simpson 27 Danbury Rd Wilton CT 068
APPLICANT'S NAME ADDRESS
Fred Kaoud Real Estate LLC 27 Danbury Rd, Wilton CT 068
OWNER'S NAME ADDRESS
27 Danbury Rd, Wilton DRB
PROPERTY LOCATION ZONING DISTRICT
2538 262 84 30 .91
WLR VOLUME PAGE TAX MAP # LOT # ACREAGE

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID at:

Application Forms / Materials | Wilton CT

* All submitted plans and documents shall bear an original signature, seal, and license number of the professional responsible for preparing each item. Maps should be folded, not rolled – 11" x 17" Plan Copies

ELECTRONIC SUBMISSION OF ALL APPLICATION MATERIALS (CONSOLIDATED INTO 1 OR 2 PDFs MAXIMUM), emailed to: michael.wrinn@wiltonct.org & daphne.white@wiltonct.org

- i. An application form;
- ii. A statement describing the proposed project (use page 2 or attach separate sheet);
- iii. The following plans, where applicable, based on the nature of the proposed project:

☐ 1. An A-2 survey for any proposal involving the physical enlargement of a building, structure, parking area and/or vehicle access aisle.

☐ 2. A site plan drawn at a scale of no greater than 1" = 60', incorporating an A-2 survey (where required), of the property sufficient to show the location of:

- a. wetlands, upland buffers, watercourse and flood zones, if any;
- b. existing and/or proposed buildings and appurtenances thereof;
- c. existing and/or proposed parking accommodations;
- d. existing and/or proposed lighting
- e. existing and proposed buffer strips and landscaping;
- f. access and egress details for pedestrian and vehicular traffic;
- g. existing and/or proposed signs, and
- h. adjacent roads, curb cuts, and width of rights-of-way and travel way.
- i. easements, regulatory setbacks, historic covenants or other historic assets.

☐ 3. Floor plans at each level showing the basic divisions of the building, all entrances, exits and loading and service areas.

☐ 4. A description of the architectural vernacular of proposed construction and its architectural relationship to other buildings within 500 feet.

☐ 5. Elevation drawings of all sides of the building, with dimensions, finish materials, fixtures, lighting, signage, landscape and colors indicated.

- ☐ 6. Samples of all finish materials to be used on the exterior of the building.
- ☐ 7. A roof plan showing all mechanical equipment, vents, hatches, skylights, solar arrays, wind turbines, green roofing etc., and the type and extent of screening to be provided.
- ☐ 8. A signage plan with a scaled drawing showing the design of any proposed signage, including dimensions (length, width, height), a drawing of sign design and content, colors of sign, materials for construction and illumination, together with a site plan showing location of proposed free-standing sign and/or building elevations showing location and proportions of wall signs.

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

APPLICANT'S SIGNATURE

DATE

TELEPHONE

7/14/23

2036058671

OWNER'S SIGNATURE

DATE

TELEPHONE

8/1/23

2032160428

PROJECT NARRATIVE:

"See attached"

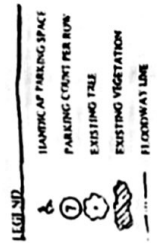


sign to be replaced

Existing
sign

Nothing being replaced -
need permit for existing
sign since 1985

proposed new monument sign
to replace current monument sign.



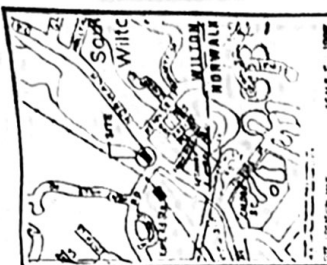
IN ADDITION TO A FIELD SURVEY PREPARED BY GSA, ALL EXISTING SURVEY DATA TAKEN FROM SURVEYS AT LAMARCA AND LOS COCHOS PLAYS AND A FIELD SURVEY OF THE LAMARCA PLAY WERE OBTAINED FROM THE BUREAU OF LAND MANAGEMENT. THE LAMARCA SURVEY WAS PREPARED BY ELEANOR L. LAMARCA, LAND SURVEYOR, BUREAU OF LAND MANAGEMENT, DENVER, COLORADO.

THE PLAN IS AVAILABLE, FOR REVIEW, AT 730 MAIN ST. SEASIDE, NEW YORK (CONVENT, 15TH FLOOR).

INTER TO MAP #101 AND #101-101 NEW YORK LAND BUREAU.

PROPERTY LOCATED IN BUREAU OF LAND MANAGEMENT ZONE.

PARKING COUNT	
REGULAR SPACES	37
HANDICAP SPACES	2
TOTAL SPACES	39



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FRED K. KAUD
RETAIL BUILDING

5	5
2	5
7	5
2	5

SITE/EXISTING CONDITIONS PLAN

1-25



NO.	DATE	DESCRIPTION
1	10/1/88	PRELIMINARY
2	10/1/88	REVISION
3	10/1/88	REVISION
4	10/1/88	REVISION
5	10/1/88	REVISION
6	10/1/88	REVISION
7	10/1/88	REVISION
8	10/1/88	REVISION
9	10/1/88	REVISION
10	10/1/88	REVISION



FRED K. KAOUH
RETAIL BUILDING
27 DANBURY ROAD
WILTON, CONNECTICUT
PHONE NUMBER 1-203-344-1145

DATE	BY	REVISION
10/1/88	AK	1
10/1/88	AK	2
10/1/88	AK	3
10/1/88	AK	4
10/1/88	AK	5
10/1/88	AK	6
10/1/88	AK	7
10/1/88	AK	8
10/1/88	AK	9
10/1/88	AK	10

SITE/EXISTING
CONDITIONS
PLAN

SP-1

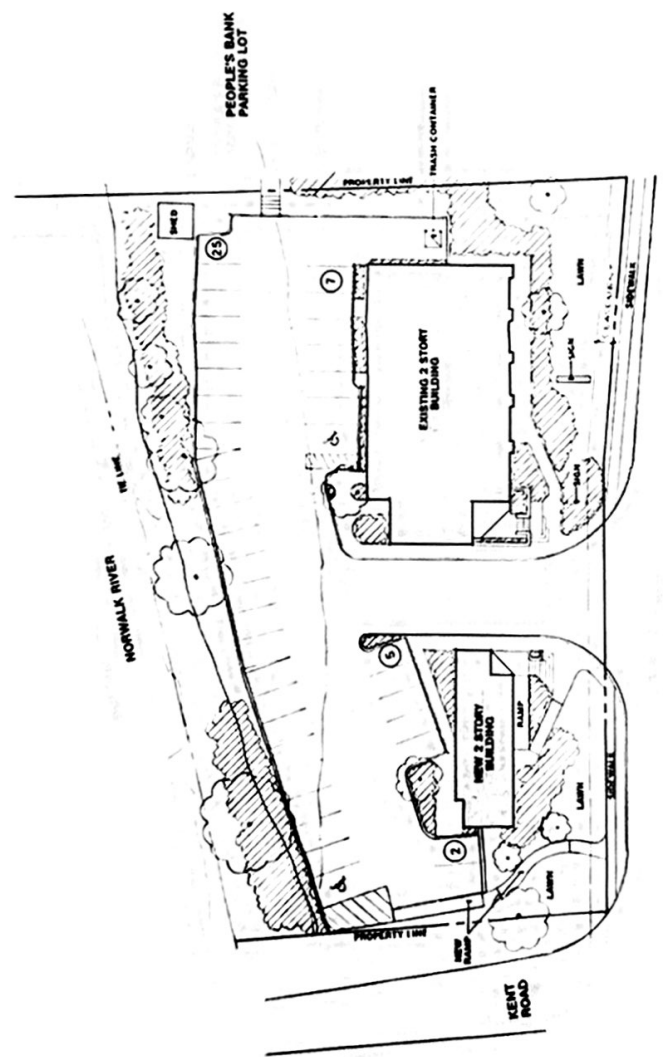
- LEGEND**
- HANDICAP PARKING SPACE
 - PARKING COUNT PER ROW
 - EXISTING TREE
 - EXISTING VEGETATION
 - LOOKWAY LINE

NOTES

- IN ADDITION TO A FIELD SURVEY PREPARED BY FKA, ALL EXISTING UTILITIES HAVE BEEN LOCATED AND SHOWN ON THIS PLAN. A LANDSCAPE PLAN WAS PREPARED BY JAMES CHRISTENSEN ARCHITECT, DATED 8-2-88, REVISED 8-11-88, AND TOPOGRAPHIC MAP CLASS A-2 SURVEY AS PREPARED BY RYAN AND FALLON, L.L.C. LAND SURVEYORS, DATED 7-4-87.
- THIS PLAN REPRESENTS CONDITIONS AT 77 DANBURY ROAD, WILTON, CONNECTICUT, AT THIS DATE.
- REFER TO MAP #112 AND #111 WILTON LAND RECORDS.
- PROPERTY LOCATED IN DANBURY RETAIL BUSINESS ZONE.

PARKING COUNT






REGULAR SPACES	37
HANDICAP SPACES	2
TOTAL SPACES	39





Retail (\$1,611 sq. ft./2000):
Office (\$5,471 sq. ft./900):
Storage (4,000 sq. ft./1000):
Shed
Parking Spaces Required
 Less: water granted by Planning Commission (52 = 18%)
Net Parking Spaces Required

LEGEND

	HANDICAP PARKING SPACE
	PARKING COUNT PER ROW
	EXISTING TREE
	EXISTING VEGETATION
	FLOODWAY LINE

NOTES

1. IN ADDITION TO THE LISTED LIBRARY, PREPARED BY THE ALA. LISTING OFFICE, DATA FROM THE NATIONAL LANDSCAPE AND LITERATURE PLAN AND A GRADING PLAN AS PREPARED BY JAMES WHITTING ARCHITECTS, DATED 4-25-81, REVEALS 2-31 AC. AND TOPOGRAPHIC MAP CLASS A 2 SUBMIT AS PREPARED BY EVAN AND JACOB, LLC, LAND SURVEYORS, DATED 7-2-87.
2. THIS PLAN REPRESENTS CONDITIONS AT LANDMARK ROAD, WILTON, CONNECTICUT, AT THEY LAST.
3. REFER TO MAP #1128 AND #4133 ON TOWN LAND RECORDS.
4. PROPERTY LOCATED IN BUSHES BETWEEN WILMOUTH FORD

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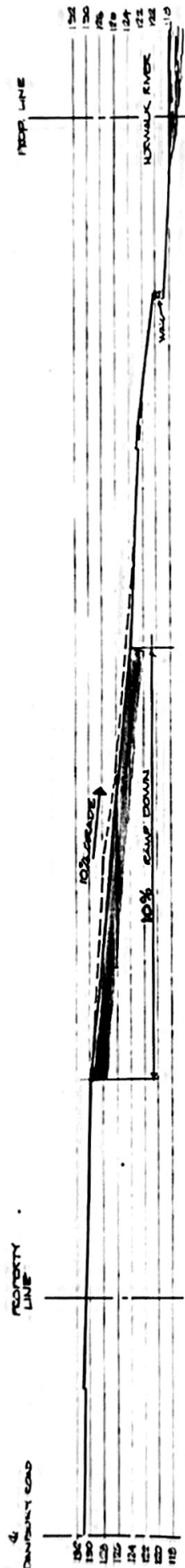
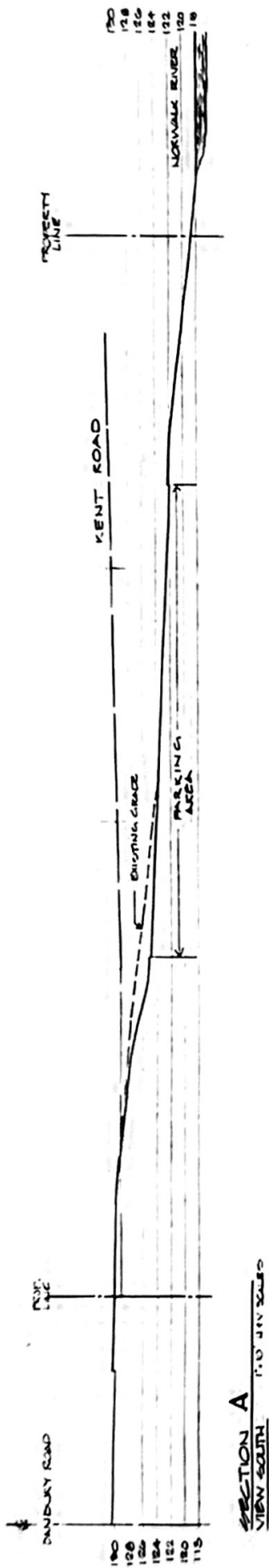


FRED K. KAUD
RETAIL BUILDING
27 DANBURY ROAD
WILTON, CONNECTICUT
SECOND FLOOR • 1261-1436 2155

[illegible]

**PROPOSED
PARKING
REVISIONS**

100-7840	SP-1
100-7840	SP-1

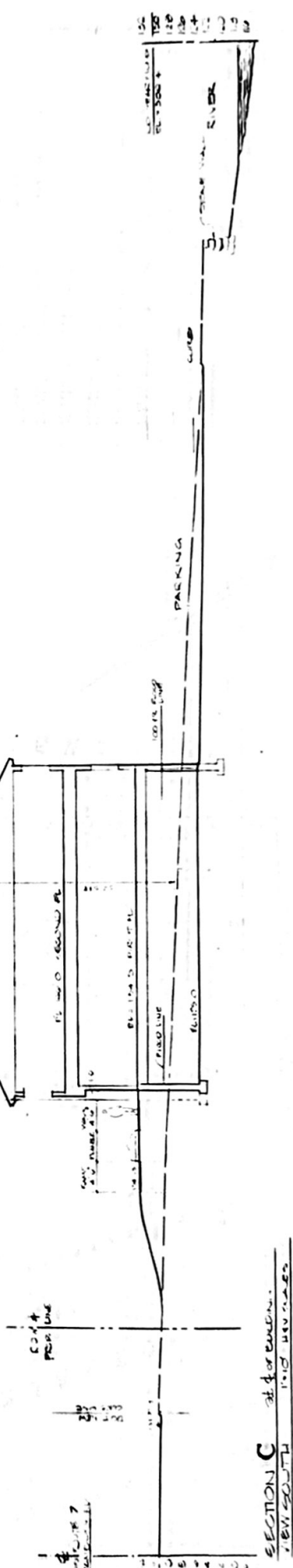
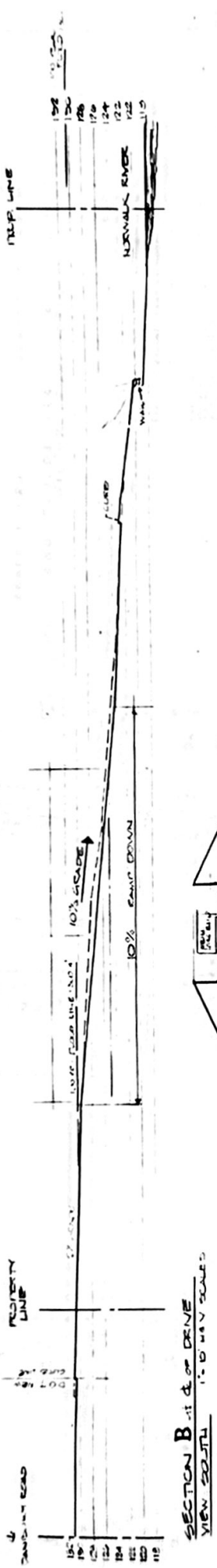
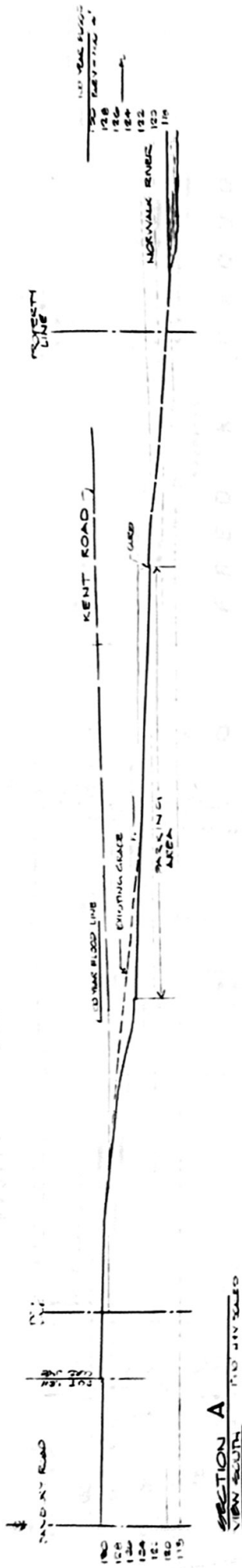


SITE SECTION 54 PROFILED
BUILDING FOR FRED KNOX JR
27 DANFORTH ROAD WILTON, CT 06397

DATE: 11-14-80
DESIGNED BY: J. H. G.
BY: J. H. G.

SD2

LOWE'S CORP. ARCHITECT 657 DANFORTH ROAD WILTON, CT 06397
BASE - RECORD COPY - USED AT JAN 14, 85 ZBA HSA

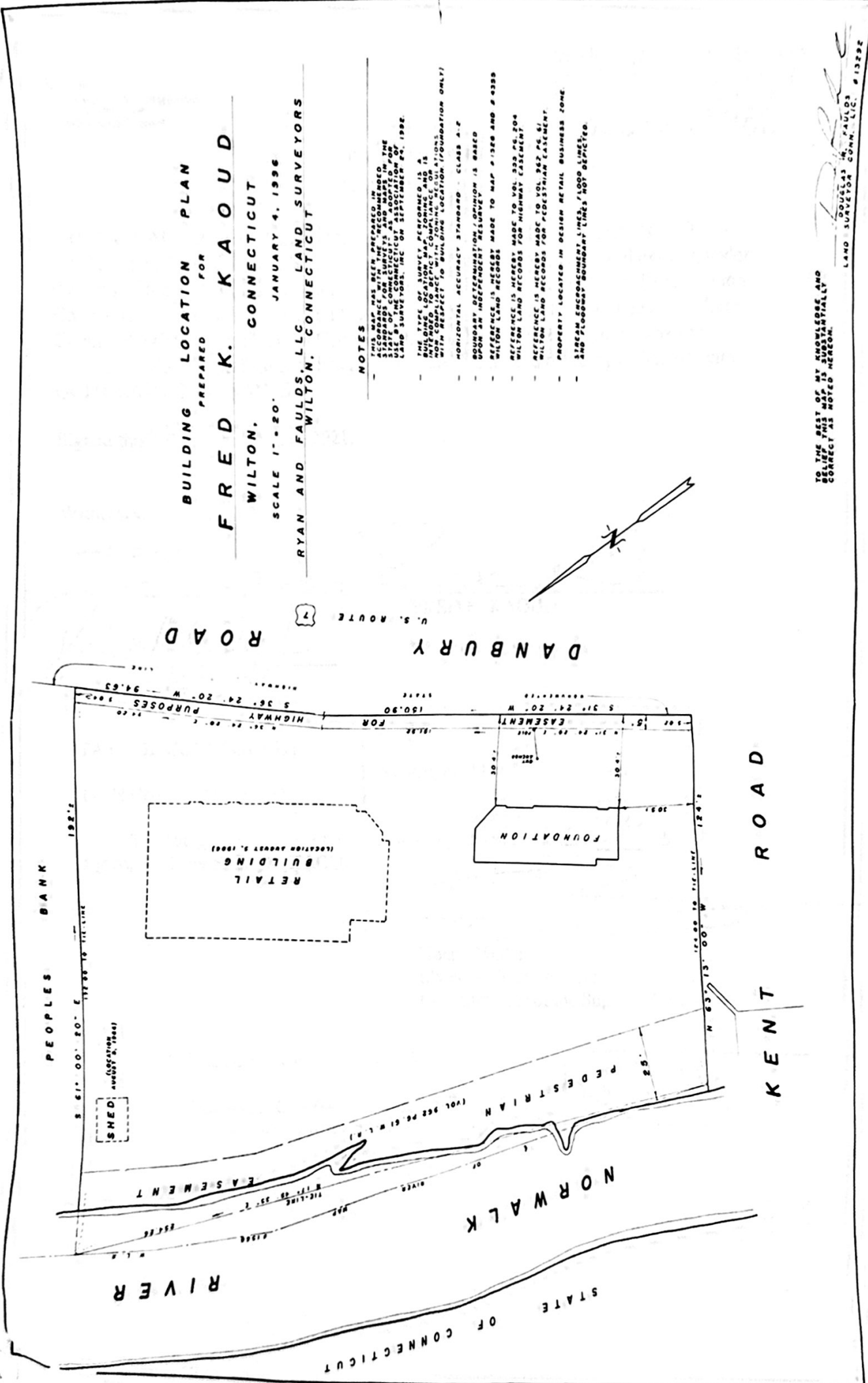


SLOPED
 PROPOSED NEW GRADE PROFILE
 APPROVED NEW ROAD LINE

SD2

SITE SECTIONS PROPOSED
 BUILDING FOR NEW ROAD
 27 DOWNSIDE ROAD, WILSON, CT 06097

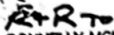
DATE: 2-11-85
 DRAWN BY: J. J. J.



BUILDING LOCATION PLAN
 PREPARED FOR
FRED K. KAUD
 WILTON, CONNECTICUT
 SCALE 1" = 20'
 JANUARY 4, 1996
 RYAN AND FAULDS, LLC LAND SURVEYORS
 WILTON, CONNECTICUT

- NOTES**
- THIS MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE PROFESSION OF LAND SURVEYING IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE BOARD OF LAND SURVEYORS, INC. ON SEPTEMBER 24, 1992.
 - THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP, ZONING AND IS NOT A COMPLETE SURVEY OF THE PROPERTY WITH RESPECT TO BUILDING LOCATION (FOUNDATION ONLY).
 - HORIZONTAL ACCURACY STANDARD - CLASS A-2
 - BOUNDARY INFORMATION, WILTON IS BASED ON THE RECORD MAP OF WILTON, CONNECTICUT, MAP NO. 1328 AND #4389.
 - REFERENCE IS HEREBY MADE TO MAP NO. 1328 AND #4389.
 - REFERENCE IS HEREBY MADE TO VOL. 122 PG. 204 WILTON LAND RECORDS FOR HIGHWAY EASEMENT.
 - REFERENCE IS HEREBY MADE TO VOL. 942 PG. 61 WILTON LAND RECORDS FOR PEDESTRIAN EASEMENT.
 - PROPERTY LOCATED IN DESIGN RETAIL BUSINESS ZONE.
 - SPECIAL ENCUMBRANCES, LINES, LOGS, ETC., AND ADJACENT SUBMITTAL LINES NOT SHOWN.

TO THE BEST OF MY KNOWLEDGE AND
 BELIEF, THIS MAP IS SUBSTANTIALLY
 CORRECT AS NOTED HEREON.
 RYAN AND FAULDS, LLC
 LAND SURVEYORS, WILTON, CT 06094
 LICENSE #13292


 DONNELLY, MCNAMARA & GUSTAFSON
 P.O. BOX 2008
 RIDGEFIELD, CT 06877



Doc ID: 002992190002 Type: LAN

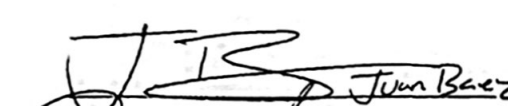
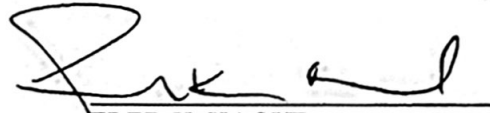
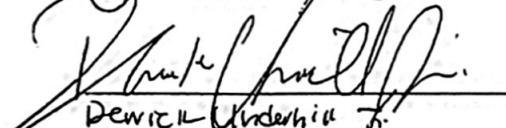
BK 2538 PG 262-263

QUITCLAIM DEED
 (statutory form)

FRED K. KAOUD, of Wilton, Connecticut, for no consideration paid, grants to FRED KAOUD REAL ESTATE LLC, a limited liability company organized and existing under the laws of the State of Connecticut with its principal office at 27 Danbury Road, Wilton, Connecticut 06897 GRANTEE, all that certain property situated in the Town of Wilton, County of Fairfield and State of Connecticut, being known as 27 Danbury Road and more particularly described in Schedule A attached hereto and made a part hereof, with QUITCLAIM COVENANTS.

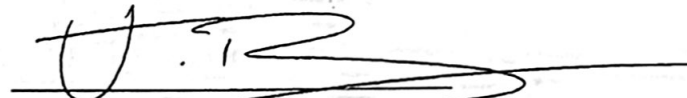
Signed this 4th day of August, 2021.

Witnesses:


 Juan Baez

 FRED K. KAOUD

 Derrick Underhill

STATE OF CONNECTICUT }
 COUNTY OF FAIRFIELD } ss. Ridgefield

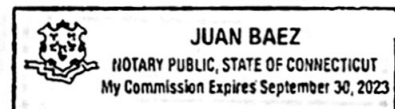
The foregoing instrument was acknowledged before me this 4th day of August, 2021, by FRED K. KAOUD.



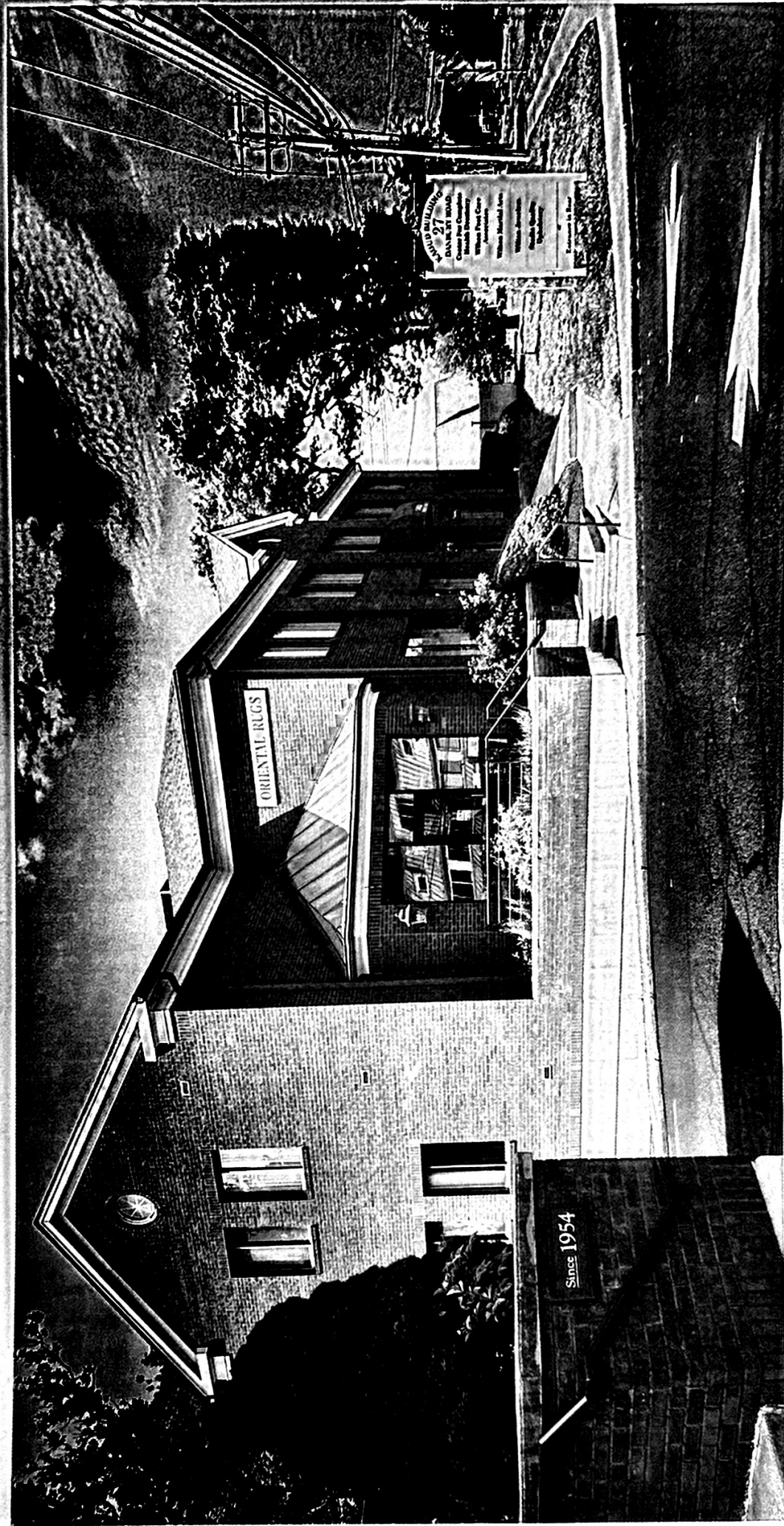
Notary Public
 My commission expires:
 Commissioner of the Superior Court

NO CONVEYANCE TAX COLLECTED


 WILTON, CT TOWN CLERK



000000000000
 000000000000
 000000000000



Existing
Free Standing Sign



KAQUD Oriental Rugs
27
43'

9'6"

Proposed
Monument
Sign

KAUD BUILDING
27
DANBURY ROAD



THE CENTER FOR
COMPLETE HEALTH
DENTISTRY
WILTON, CONNECTICUT

WILTON FOOT CARE ASSOCIATES



MICHAEL CONNOR, DPM

PODIATRIST



Wilton Martial Arts

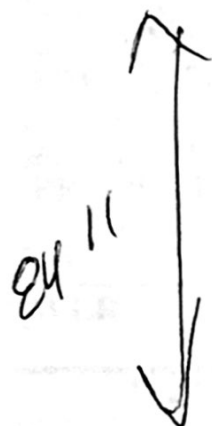
WiltonMartialArts.com



Wilton Jewelers

**Studio Quality
Upholstery**

Entrance in Rear



**WILTON PLANNING AND
ZONING COMMISSION****SITE DEVELOPMENT
PLAN****SDP#**

SITE DEVELOPMENT PLAN: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.
Section 29 -

<u>Joanne Kaoud Simpson</u>		<u>27 Danbury Rd Wilton CT 06897</u>		
APPLICANT'S NAME		ADDRESS		
<u>Fred Kaoud Renl Estate LLC</u>		<u>27 Danbury Rd Wilton CT 06897</u>		
OWNER'S NAME		ADDRESS		
<u>27 Danbury Rd</u>		<u>Wilton CT 06897</u>	<u>DRB</u>	
PROPERTY LOCATION		ZONING DISTRICT		
<u>2538</u>	<u>262</u>	<u>84</u>	<u>30</u>	<u>.91</u>
WLR	VOLUME	PAGE	TAX MAP #	LOT #
				ACREAGE

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see SPECIAL INSTRUCTIONS FOR SUBMISSION DURING COVID at:

Application Forms / Materials | Wilton CT


* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled**.

- ☐ **VICINITY SKETCH** at a scale of 1"=100' or 1"=200'. Said map shall show all existing zone boundaries, existing buildings and parcels, labeled by their corresponding Tax Map and Lot Number, within 500' of the subject property.
- ☐ **CLASS A-2 SURVEY MAP** of the subject property.
- ☐ **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations.
- ☐ **FORM B - ZONING DATA.**
- ☐ **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone.
- ☐ **LETTER OF TITLE** certifying owner of record as of date of the application.
- ☐ **PROOF OF APPLICANT'S LEGAL INTEREST** in property.
- ☐ **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations.
- ☐ **ELECTRONIC SUBMISSION** of all materials, consolidated into 1 or 2 PDFs maximum, **emailed to** michael.wrinn@wiltonct.org and daphne.white@wiltonct.org
- ☐ **\$360 FILING FEE + \$50/Unit or \$50/2000 sq. ft.** payable to: **Town of Wilton.**

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Commission have been submitted and is responsible for the payment of all legal notices incurred.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

Joanne Kaoud Simpson 7/14/23 JoanneKaoud@gmail.com

APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	8/1/23	Fred@Kaouds.com	2036058671
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
			2032160428

For Planning and Zoning Department Use Only:

Mandatory Referrals - Jurisdiction/Agency		
	Yes	No
Village District Design Advisory Committee (VDDAC):	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Review Board (ARB):	<input type="checkbox"/>	<input type="checkbox"/>
Western Connecticut Council of Governments (WestCOG):	<input type="checkbox"/>	<input type="checkbox"/>
South Norwalk Electric and Water Company (SNEW) Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
First Taxing District Water Department Designated Public Watershed:	<input type="checkbox"/>	<input type="checkbox"/>
State-Designated Aquifer Protection Area:	<input type="checkbox"/>	<input type="checkbox"/>
Adjoining Community Notification:	<input type="checkbox"/>	<input type="checkbox"/>