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 -

Joanne Kaoud Simpson 27 Danbury Rd Wilton CT 06897
APPLICANT'S NAME **ADDRESS**

Fred Kaoud Real Estate LLC 27 Danbury Rd Wilton CT 06897
OWNER'S NAME **ADDRESS**

27 Danbury Rd Wilton CT 06897 DRB
PROPERTY LOCATION **ZONING DISTRICT**

WLR	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
	2538	262	84	30	.91

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.

APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
Joanne Kaoud Simpson	7/14/23	Joannekaoud@gmail.com	2036058671
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	8/1/23	Fred@Kaouds.com	2032160428

For Planning and Zoning Department Use Only:

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

FRED KAOUD REAL ESTATE

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

December 22, 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 from the property 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 easily find the entrance.

Building 1 (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.

Building 2 (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.

We are requesting approval on the following signage program:

Building 1

- Proposed free standing directory sign – identifying businesses, highlighting the property address- 68 sf both sides. This will replace the existing directory sign.
  The proposed signage will be dimensioned as follows:
  Double Sided Backer Board, 1" Thick White Intecel (PVC), 102" x 48"....68 sf for both sides. Slats-Full color on white aluminum composite (Dibond).
  (14) Slats 11" x 46" each slat....3.514 sf each 49.196 sf total.
  Graphics Are Black Text on White Background.
  Treated 4" x 4" Posts with White PVC sleeves and caps.
- Proposed building sign 2' x 10' front center above awning for Wilton Dentist.
- Proposed rear directory building sign 2' x 4 '.
- Proposed window letter decals, white color-Dentist (letters TBD)

- The existing free standing ground sign for the main tenant -Kaoud Oriental Rugs.
- The existing building sign 16" x 96" above copper roof at main entrance of Kaouds.
- The existing window lettering decals, white color-Kaoud windows.
- The existing building warehouse and deliveries signs with arrows.
- The existing rear door glass window sign decals-Martial Arts.
- The existing rear glass door window sign decal-rear entrance for all tenants.
- The existing rear side window sign decals-Martial Arts.

Building 2

- The existing stair sign.
- The existing building plaque-Wilton Jewelers.
- The existing front door glass window sign decals-Wilton Jewelers.
- The existing main glass window sign decals-Wilton Jewelers.
- The existing main glass window sign decals-Studio Quality Upholstery.

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 current and future tenants 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 is an all-wood sign and has been located on the property since 1987 and has been specifically fabricated with brick columns, brick color, gold lettering and iron scroll to beautifully match the brick veneer of both buildings.

Thank you for your consideration. Please feel free to contact us at (203) 762-0376 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

RETURN TO:
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

Derrick Underhill Jr.

FRED K. KAOUD

STATE OF CONNECTICUT }
} ss. Ridgefield
COUNTY OF FAIRFIELD }

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

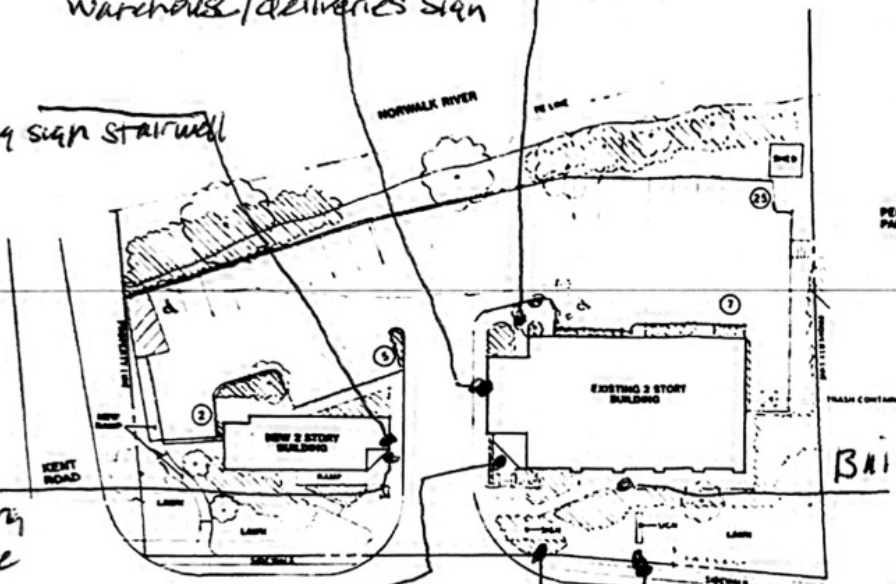
Clerk
WILTON, CT TOWN CLERK

JUAN BAEZ
NOTARY PUBLIC, STATE OF CONNECTICUT
My Commission Expires September 30, 2023

Building 1
Existing building
warehouse/deliveries sign

Building 1
Proposed Rear directory building sign

Building 2
Existing building sign stairwell



Building 2
Existing building
business plaque

Building 1
Proposed building sign - Dentist

Building 1
Existing free standing ground sign Kaoud

Building 1
Proposed free standing directory sign (replace existing)

Existing building sign Kaoud
Building 1

LEGEND

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

NOTES

1. IN ADDITION TO A FIELD SURVEY PREPARED BY ERA, ALL EXISTING SITE DAT. TAKEN FROM DRAWING A-1 LANDSCAPING AND LIGHTING PLAN AND A-1 GRADING PLAN AS PREPARED BY JAMES WHITTING ARCHITECTS, DATED 6-15-99 REVISED 8-11-99 AND THORGRAPHIC MAP LAND A-2 SURVEY AS PREPARED BY RYAN AND FALLON, LLC LAND SURVEYORS, DATED 7-6-99
2. THIS PLAN REPRESENTS CONDITIONS AT 77 DANBURY ROAD WILTON, CONNECTICUT AS THEY EXIST
3. REFER TO MAP FILES AND ATTACHED TO LAND RECORDS
4. PROPERTY LOCATED IN DESIGN RETAIL BUSINESS ZONE

PARKING COUNT

REGULAR SPACES
HANDICAP SPACES
TOTAL SPACES

FRED K. KAOUD
RETAIL BUILDING

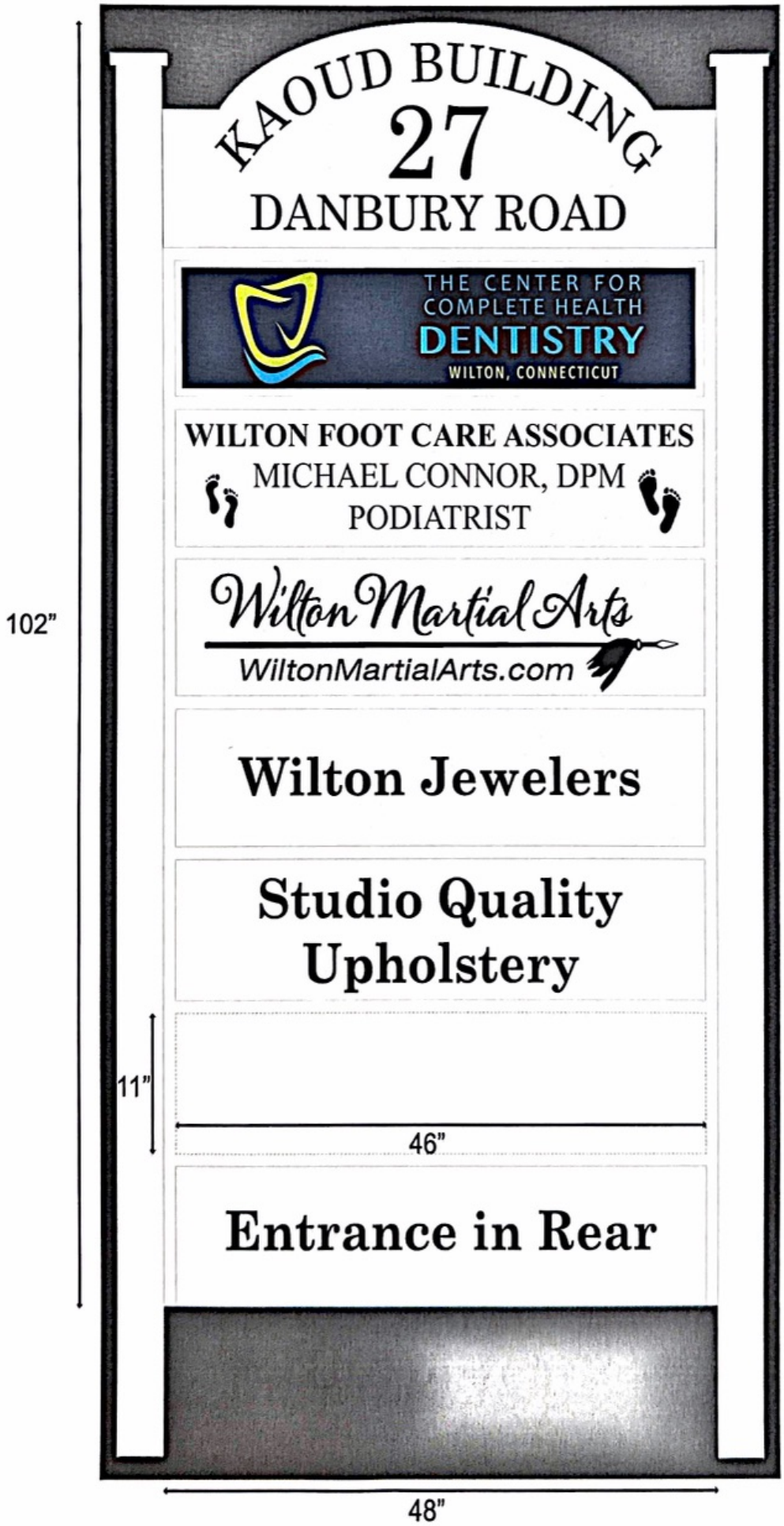
SITE/EXISTING
CONDITIONS
PLAN

ORIENTAL RUGS
WILTON MARTIAL ARTS
HITKICK FITNESS
KNOLL BUILDING
27
DANBURY ROAD
DENTISTRY
Wilton Jewelers
Studio Quality
Upholstery
Entrance in Rear
KNOLL

BACKER BOARD:
1" Thick White Intecel (PVC)
102" x 48"
68sf for both sides

SLATS:
Full Color on White Aluminum Composite (Dibond)
11" x 46" each slat
(14) Slats, 3.514sf each
49.194sf total

POSTS:
4" x 4" treated posts
with White PVC sleeves and caps

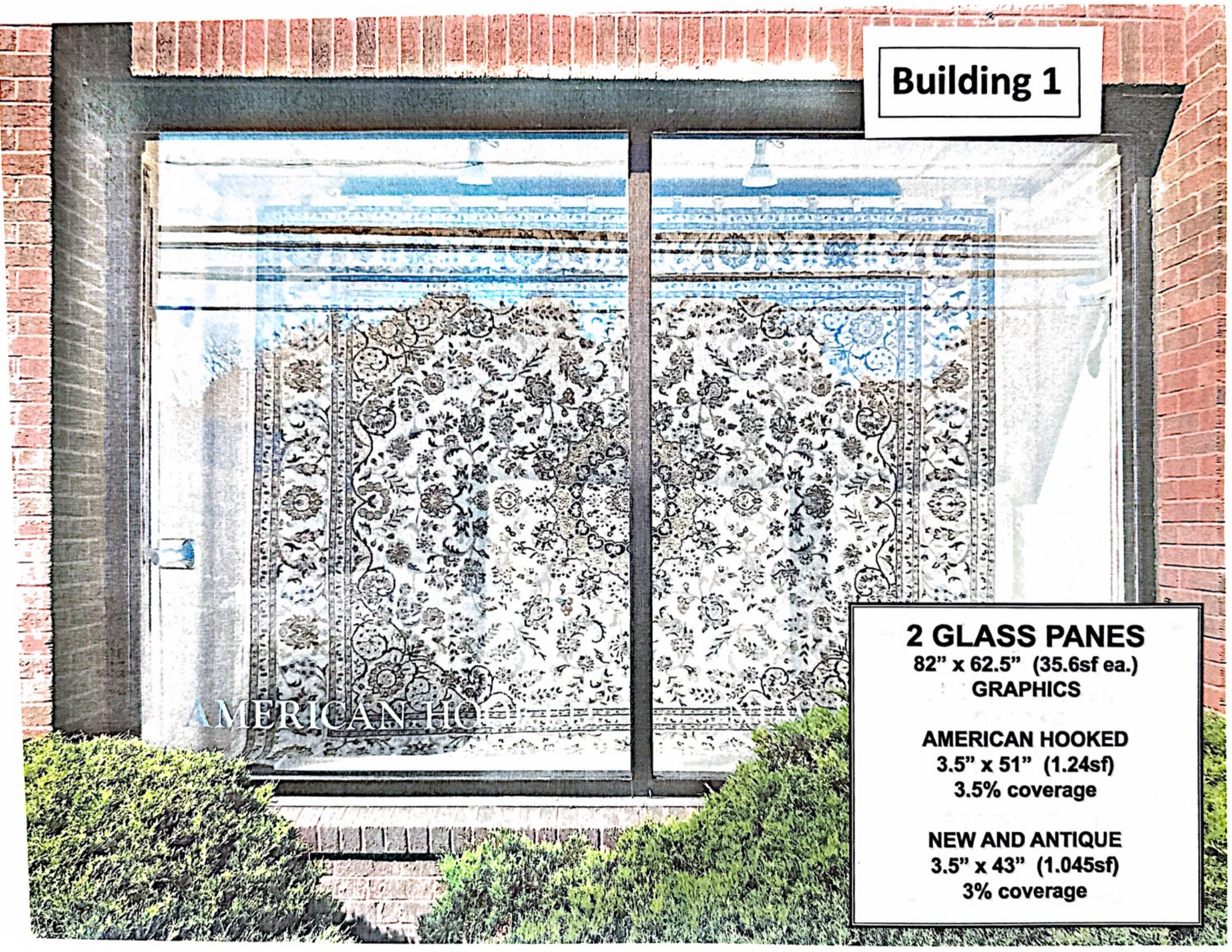


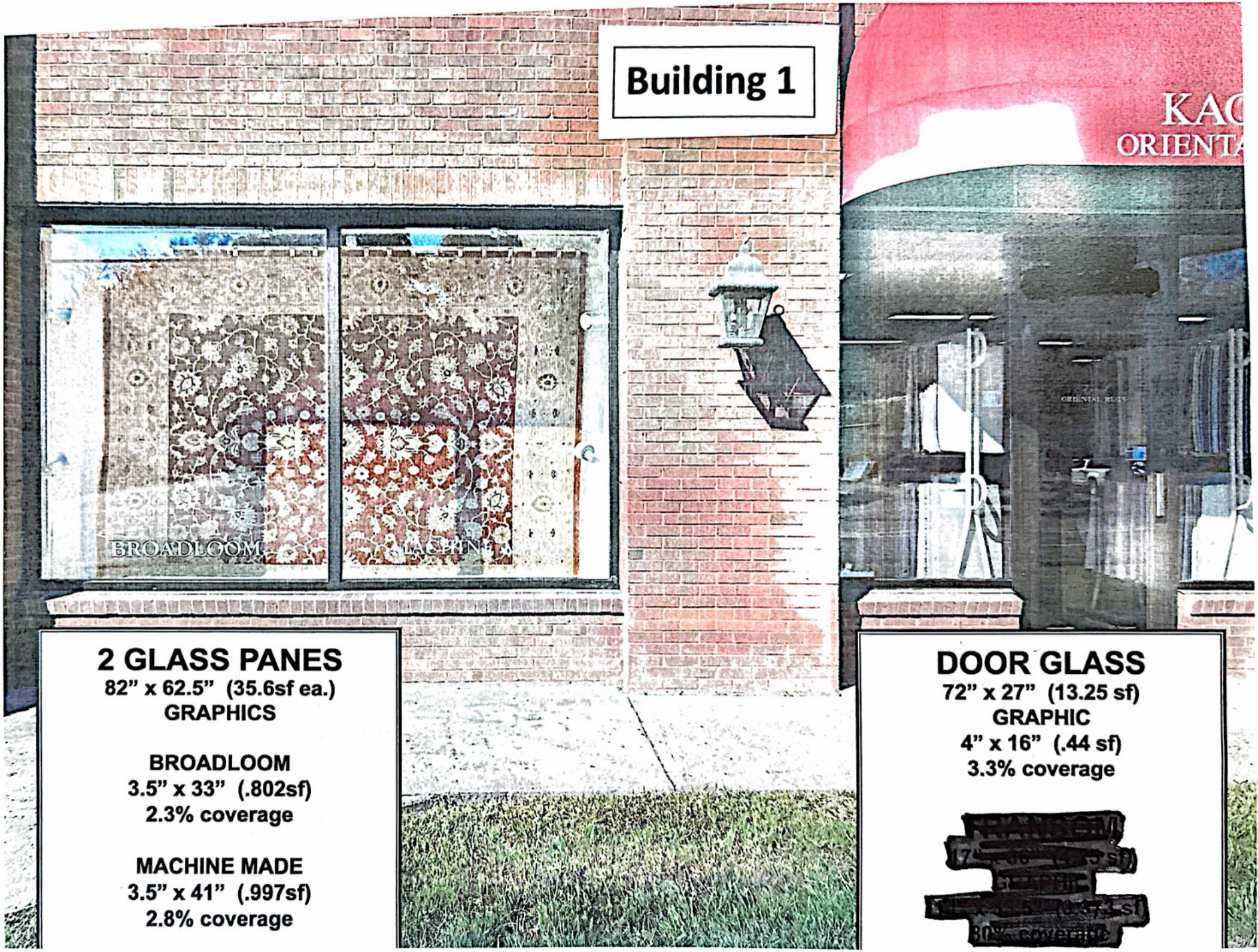
BUILDING SIGN
16" x 96" (10.67sf)
Building 1
ORIENTAL RUGS
OPEN

FRONT DOOR
72" x 27" (13.5sf)
Graphics (.44sf)
3.3% coverage

DIRECTORY BEING REMOVED
34.25" x 55" (26.16sf) TOTAL
FOR BOTH SIDES

SLATS
10 slats 6" x 52.5" (2.19sf ea.)


Building 1
AMERICAN HO
2 GLASS PANES
82" x 62.5" (35.6sf ea.)
GRAPHICS
AMERICAN HOOKED
3.5" x 51" (1.24sf)
3.5% coverage
NEW AND ANTIQUE
3.5" x 43" (1.045sf)
3% coverage



2 GLASS PANES
82" x 62.5" (35.6sf ea.)
GRAPHICS

BROADLOOM
3.5" x 33" (.802sf)
2.3% coverage

MACHINE MADE
3.5" x 41" (.997sf)
2.8% coverage

DOOR GLASS
72" x 27" (13.25 sf)
GRAPHIC
4" x 16" (.44 sf)
3.3% coverage

4 GLASS PANES

82" x 62.5" (35.6sf ea.)
GRAPHICS

CUSTOM TIBETAN
3.5" x 45" (1.094 sf)
3.1% coverage

NATURAL GREEN RUGS
3.5" x 57" (1.39 sf)
4% coverage

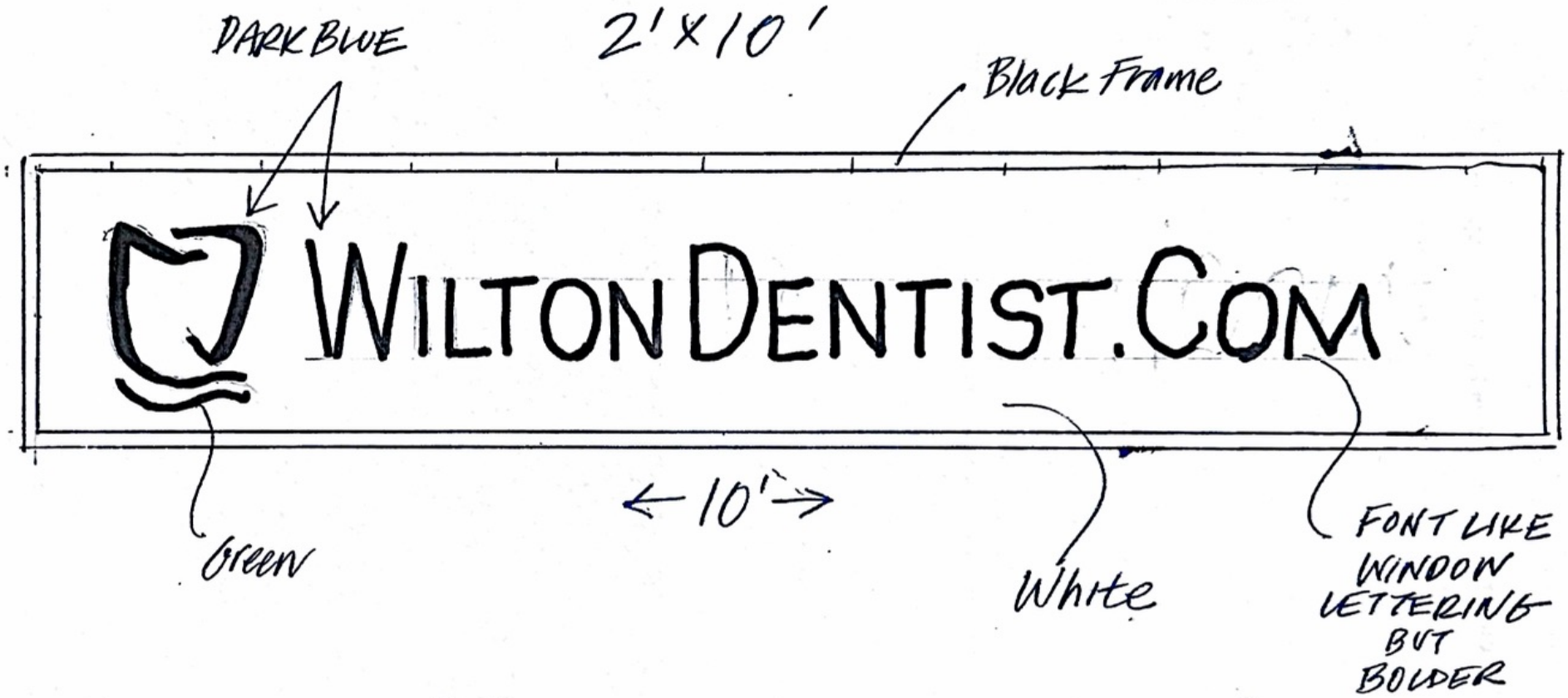
CLEAN & REPAIR
3.5" x 43" (1.045 sf)
3% coverage

KIDS RUGS
3.5" x 28" (.681 sf)
2% coverage

Building 1
27
KAOUD
Oriental Rugs
BUILDING MONUMENT
72" x 32" (32sf)
TOTAL FOR BOTH SIDES
WILL BE SANDED
& PAINTED WITH
SAME COLORS

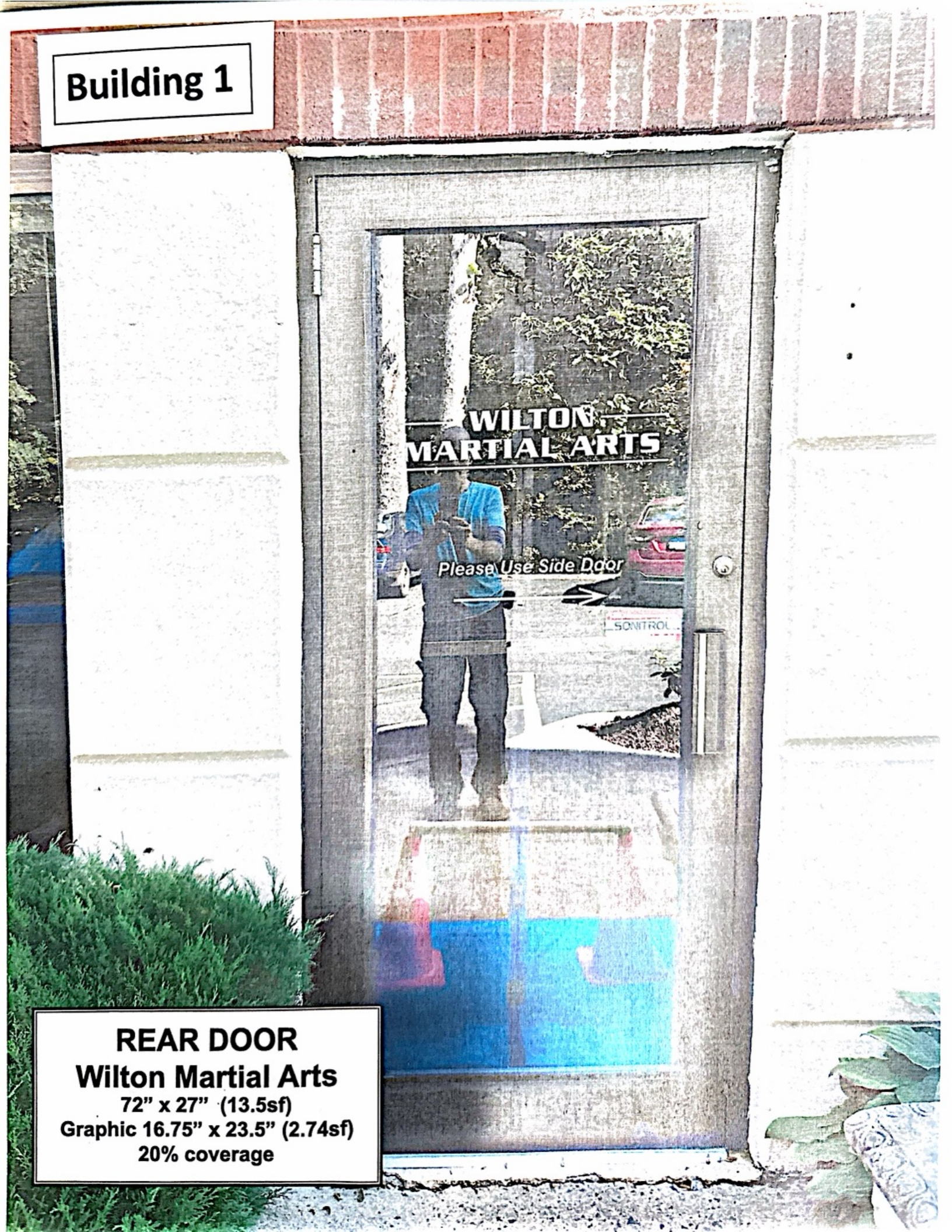
WILTONDENTIST.COM

Building 1



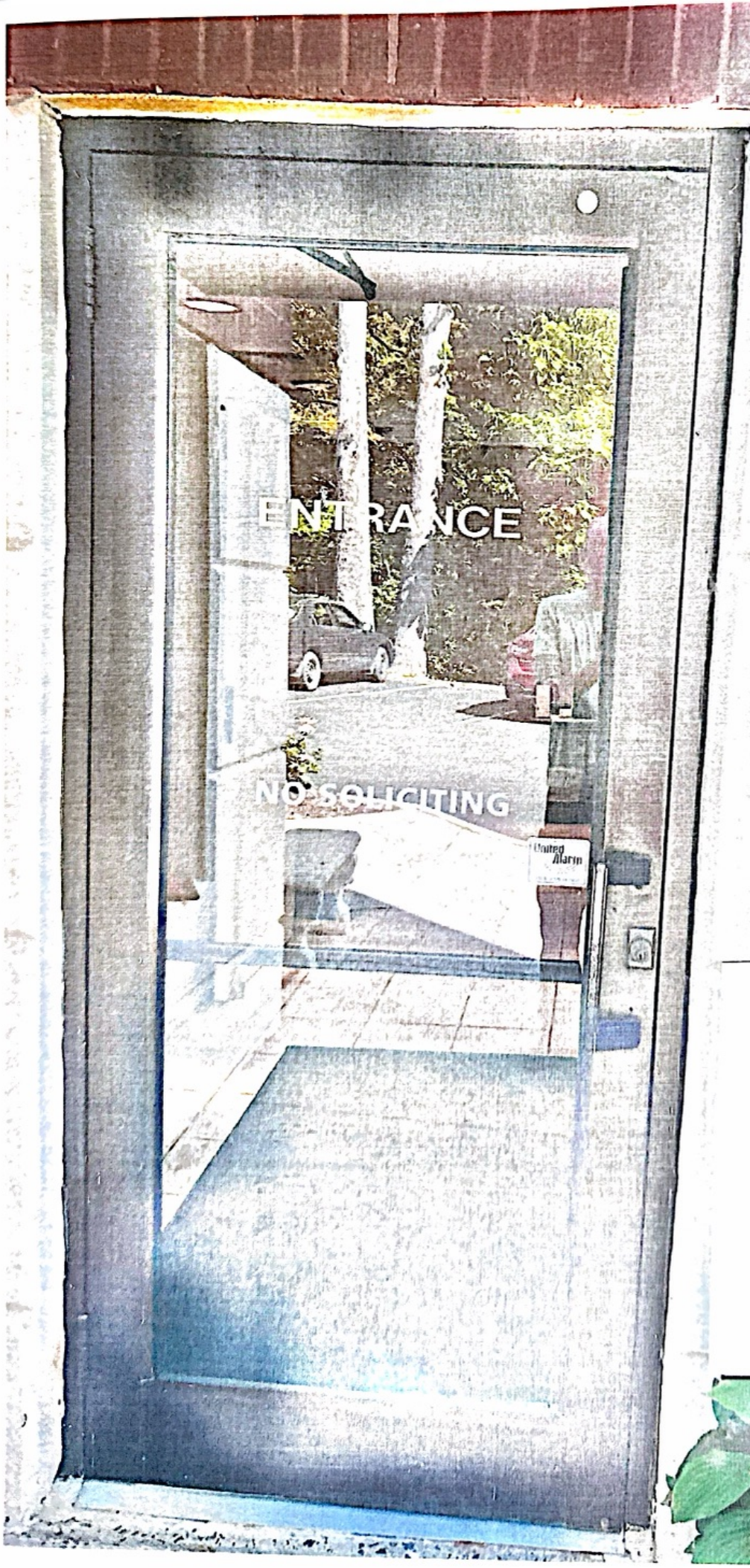
"SIGN ABOVE CENTER WINDOWS"

SIGNS
SIDE OF BUILDING
7" x 36.5" (1.774sf ea.)

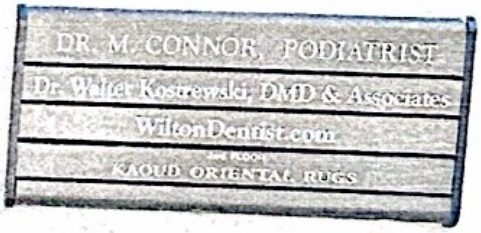


REAR DOOR
Wilton Martial Arts
72" x 27" (13.5sf)
Graphic 16.75" x 23.5" (2.74sf)
20% coverage

Building 1



Removing ↓



Paint and Patch to match

REAR DOOR

72" x 27" (13.5sf)
Graphics .361 sf combined.
2.7% coverage submitted.

Removing

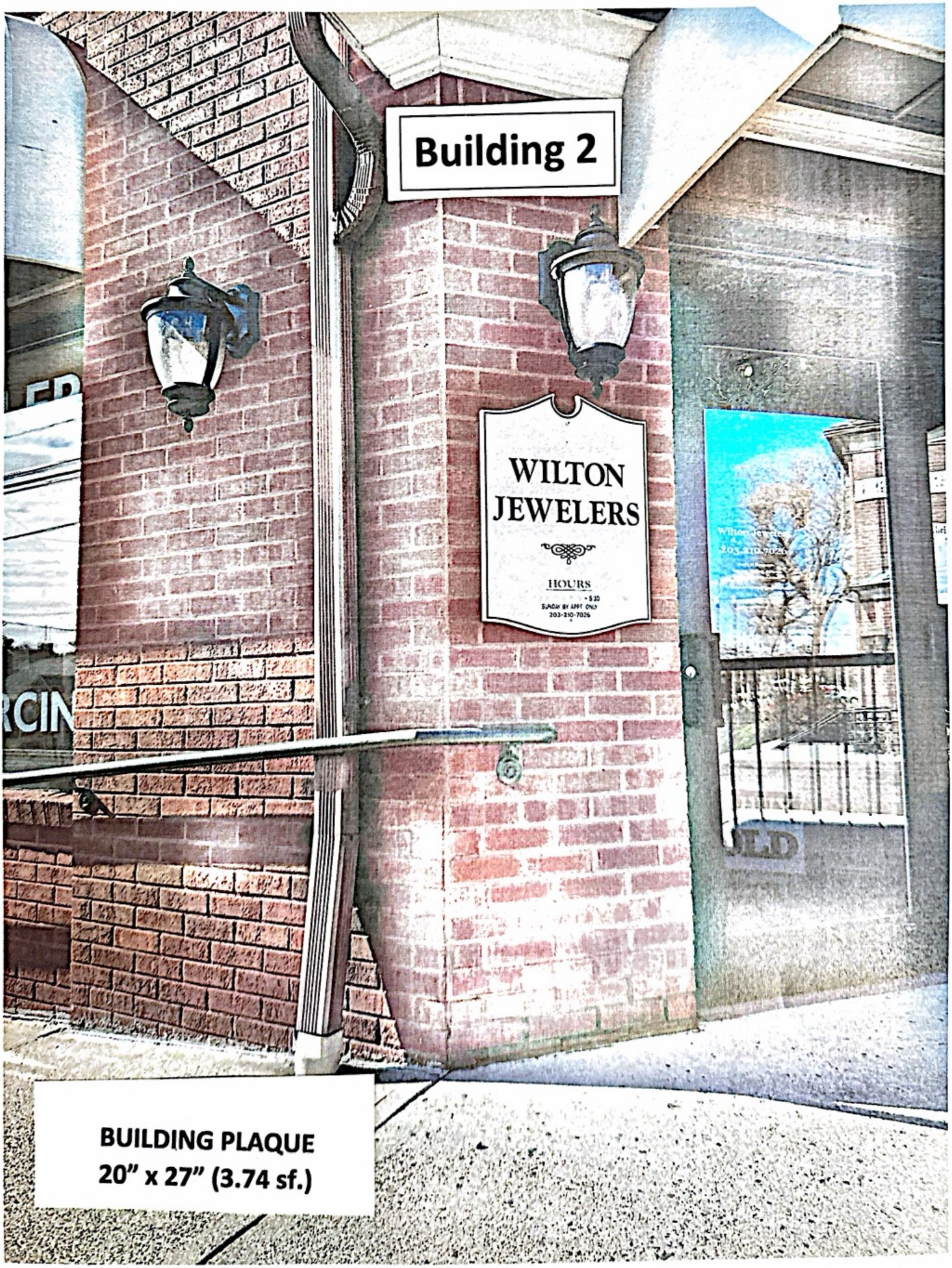
Rear Directory Sign
White Tube Sign with black lettering Outlined in Black Frame

24" x 48" (7.99 sf)

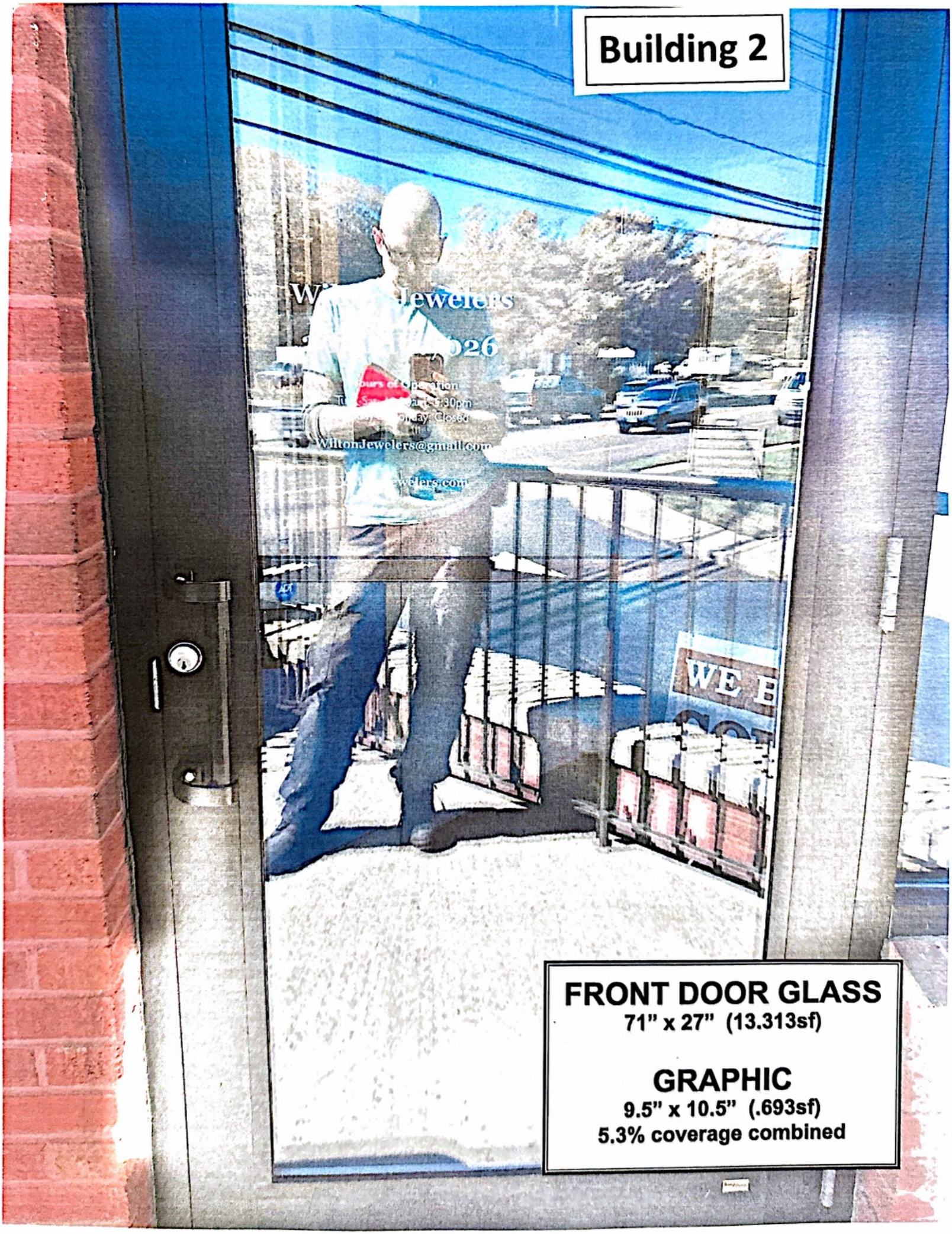
SIDE WINDOW
Wilton Martial Arts
Glass 58.25" x 32" (12.94sf)
Graphic 22.5" x 24" (3.75sf)
29% coverage

Building 1

Building 2
Since 1954
STAIRWELL SIGN
7" x 19" (.924sf)



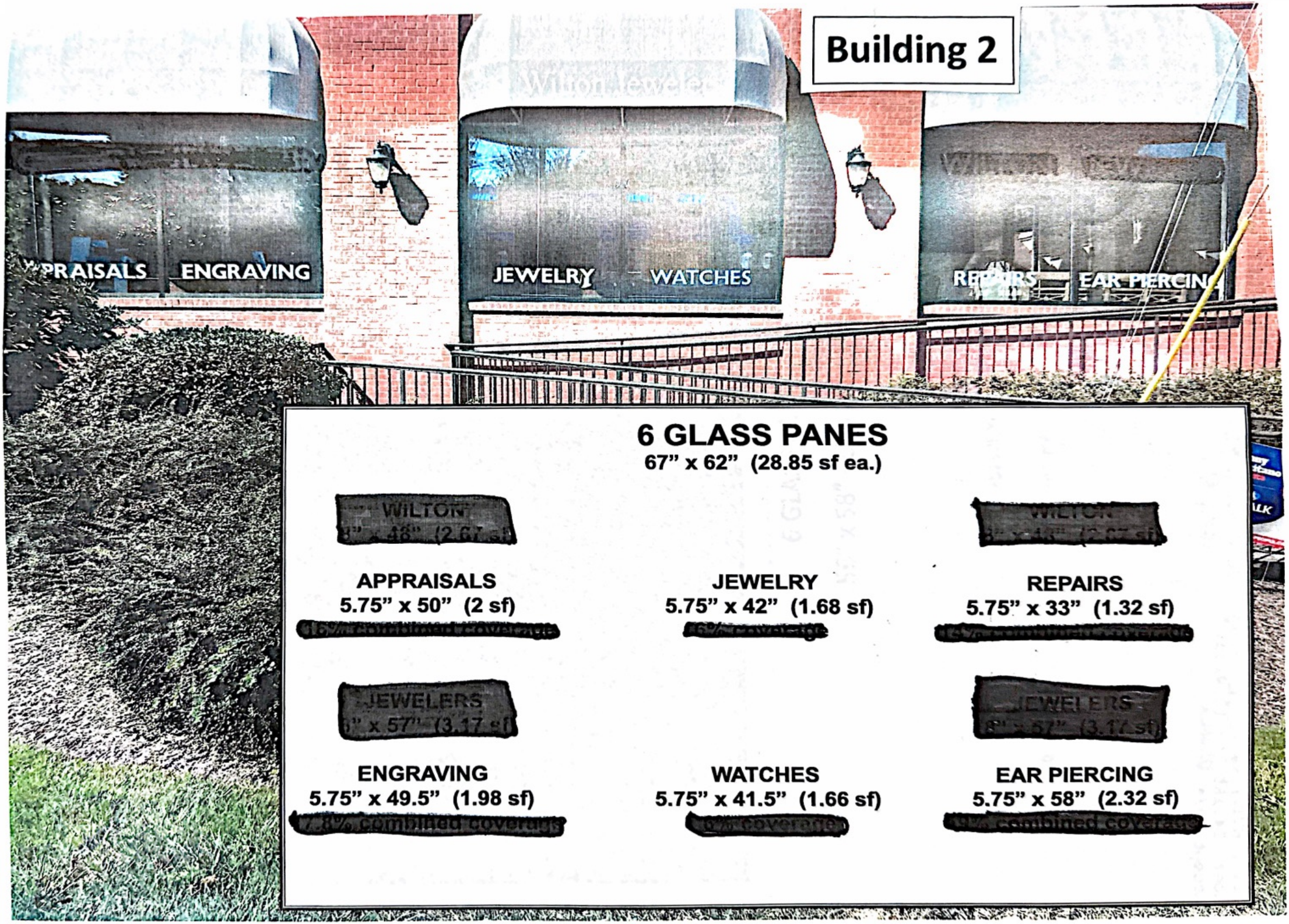
BUILDING PLAQUE
20" x 27" (3.74 sf.)



FRONT DOOR GLASS
71" x 27" (13.313sf)

GRAPHIC
9.5" x 10.5" (.693sf)
5.3% coverage combined

Building 2



6 GLASS PANES

67" x 62" (28.85 sf ea.)

[redacted]

[redacted]

APPRAISALS
5.75" x 50" (2 sf)
[redacted]

JEWELRY
5.75" x 42" (1.68 sf)
[redacted]

REPAIRS
5.75" x 33" (1.32 sf)
[redacted]

[redacted]

[redacted]

ENGRAVING
5.75" x 49.5" (1.98 sf)
[redacted]

WATCHES
5.75" x 41.5" (1.66 sf)
[redacted]

EAR PIERCING
5.75" x 58" (2.32 sf)
[redacted]

Building 2

6 GLASS PANES

56" x 58" (22.54 sf ea.)

STUDIO

10.88" x 52.73" (3.98 sf)

UPHOLSTERY

10.88" x 52.73" (3.98 sf)

CHAIR & SOFAS

10.88" x 52.73" (3.98 sf)

QUALITY

10.88" x 52.73" (3.98 sf)

2039651824

10.88" x 52.73" (3.98 sf)

BOATS & YACHTS

10.88" x 52.73" (3.98 sf)