

Dear Planning and Zoning Committee,

We are writing in regards to the change in fencing material at 15 Cannon Rd, Bone and Bark Inn location.

We had originally planned on wooden privacy fencing, however as we quickly found out the price of the wooden fencing and the timeframe of getting it had changed significantly. We chose instead to go with white vinyl privacy fencing which was a price we could afford and would be shipped to us within our time frame.

The goal with both types of fencing was to block the dogs sight from visitors and outside distractions in hopes of cutting down on both noise from barking and traffic and we feel that the Vinyl has not at all taken away from the aesthetics, but has enhanced the look of the property and fulfilled the job it was originally intended to do.

Sincerely Yours,

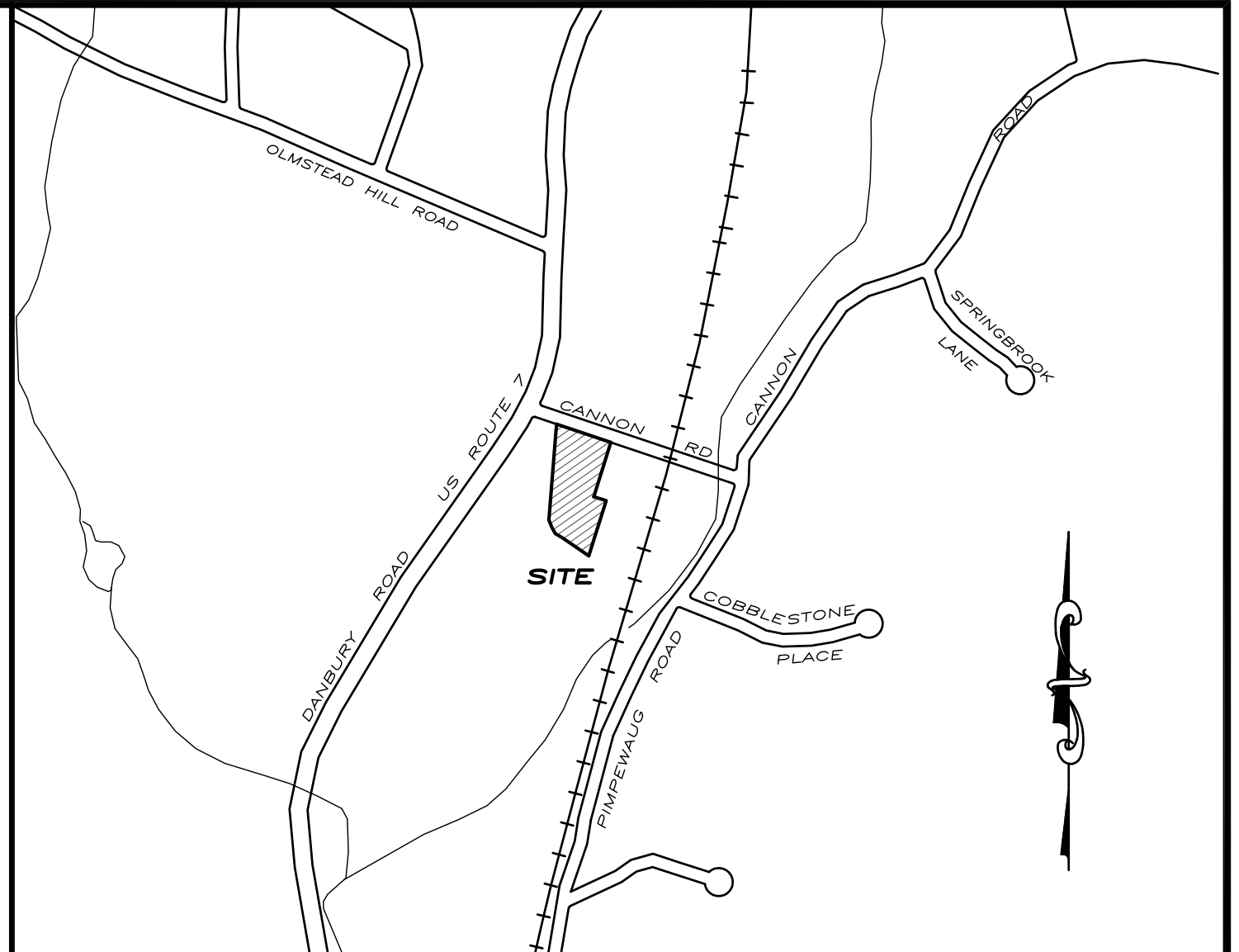
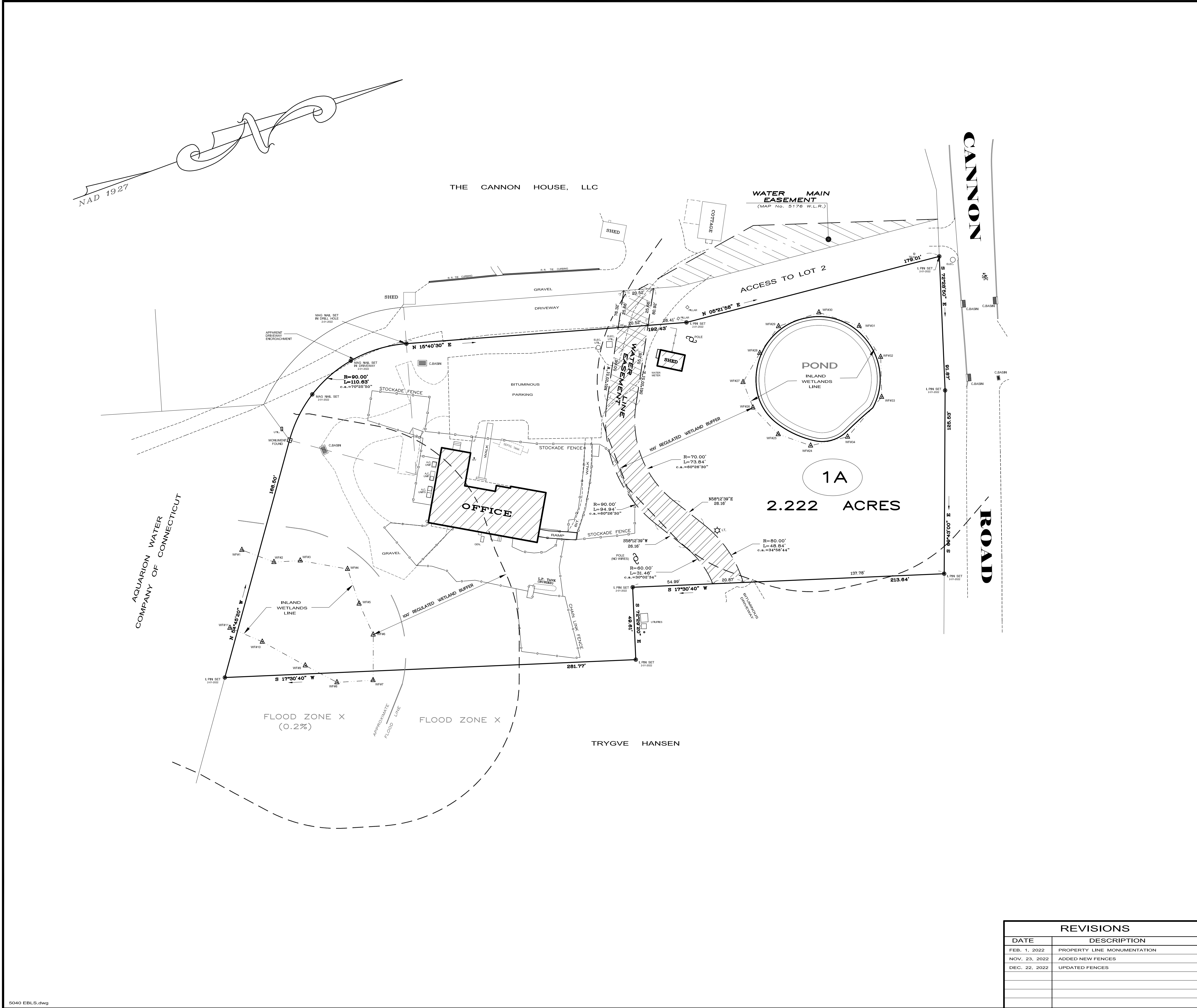
Raz and Maria Farinas











VICINITY MAP
SCALE 1" = 800'

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING
ZONE: R-2A RESIDENCE			
FRONT SETBACK:	50'	MIN.	273.0'
REAR:	50'	MIN.	103.5'
SIDE:	40'	MIN.	72.2' (OFFICE BUILDING) 16.8' (SHED)
LOT WIDTH:	200'	MIN.	202.2'
LOT AREA:	87,120 S.F.	MIN.	96,780 S.F.
BUILDING HEIGHT:	35'	MAX.	
No. STORIES:	2.5	MAX.	2.0
LOT COVERAGE- BUILDING:	7% = 6,774 S.F.	MAX.	3,190 S.F. = 3.3%
LOT COVERAGE- SITE:	12% = 11,613 S.F.	MAX.	10,395 S.F. = 10.7%

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as an Existing Building Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to depict the relationship of building improvements to property lines, setback requirements and deed restrictions.
- Area of parcel = 96,780 s.f. / 2.222 acres
- Property designated as Lot 1A, Map 5504 of the Wilton Land Records.
- Reference is made to Warranty Deed with easements, restrictions, reservations rights, covenants, variances and special permits recorded in V. 2527, Pg. 585 of the Wilton Land Records.
- Reference is made to Assessor's Parcel 1-5, Map. 47
- Property Located in R-2A Residence Zone.
- Property located in Flood Zones X (0.2%) and X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 381 F, dated June 18, 2010. Flood line depicted hereon transcribed using this mapping.
- Inland wetlands delineated by Soil & Wetland Science, LLC, Norwalk, CT.
- Septic tank location transcribed from "As-Built" Plan received March 9, 2007 in the offices of the Department of Health. Information with respect to septic gallery and/or septic field locations not found.

EXISTING BUILDING LOCATION SURVEY

DEPICTING

15 CANNON ROAD

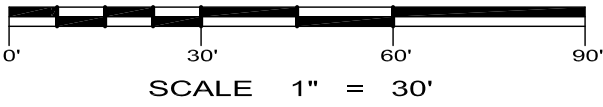
PREPARED FOR

BONE and BARK INN

WILTON, CONNECTICUT

JANUARY 25, 2022

REVISIONS	
DATE	DESCRIPTION
FEB. 1, 2022	PROPERTY LINE MONUMENTATION
NOV. 23, 2022	ADDED NEW FENCES
DEC. 22, 2022	UPDATED FENCES



To my knowledge and belief this map is substantially correct as noted hereon.

Lawrence W. Posson, Jr.
LAWRENCE W. POSSON, JR., CT. L.S. #18130
12/22/2022

DATE

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

57 DANBURY ROAD, SUITE 203
WILTON, CT 06897

PH. (203) 762-9492 ryanandfaulds.com