

**WILTON PLANNING AND
ZONING COMMISSION****SPECIAL PERMIT
APPLICATION****SP#**

SPECIAL PERMIT DESCRIPTION: Cite specific section(s) of the Zoning Regulations and provide a detailed description of the proposed development. Attach additional sheets as required.

Section 29- 4.D For the construction of an accessory dwelling unit.

Peter & Kimberly Luppino

18 Surrey Glen, Wilton, CT

APPLICANT'S NAME**ADDRESS**

Same

Same

OWNER'S NAME**ADDRESS**

18 Surrey Glen, Wilton, CT

R-2A

PROPERTY LOCATION**ZONING DISTRICT**

2402

0335

61

18

1.80

WLR**VOLUME****PAGE****TAX MAP #****LOT #****ACREAGE****THE FOLLOWING MATERIALS SHALL BE ATTACHED:**

- * Fifteen (15) complete **COLLATED/FOLDED** sets are required.
- * All plans shall be equal in sheet size, collated into sets (either stapled or clipped), with **maps folded**, not rolled.
- * All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item.

x **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.

x **CLASS A-2 SURVEY MAP** of the subject property

x **SITE DEVELOPMENT PLAN** pursuant to Section 29-11 of the Zoning Regulations

x **FORM B – ZONING DATA**

x **LIST OF PROJECT PROFESSIONALS** including name, firm, address and telephone

x **LETTER OF TITLE** certifying owner of record as of date of the application

x **PROOF OF APPLICANT'S LEGAL INTEREST** in property

x **LIST OF OWNERS WITHIN 500'** of the subject property sorted by Tax Map and Lot #

x **ONE #10 TOWN OF WILTON ENVELOPE**, provided by the Town at time of application submission, addressed to each owner of real property within 500' (see attached instructions)

x **TWO #10 (4"x9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)

x **ANY OTHER PLAN OR DOCUMENT** as required by Zoning Regulations

x **ONE COPY OF THE DEED**

x **ELECTRONIC SUBMISSION** of all application materials (e.g. Flash drive, PDF email)

x **\$460 FILING FEE + \$50/Unit or \$50/2000 sq. ft. (Accessory Apartment - \$260)** payable to: Town of Wilton

x **IS THE SUBJECT PROPERTY LOCATED WITHIN THE WATERSHED BOUNDARY?** YES **(NO)**

x **IS THE SUBJECT PROPERTY WITHIN THE FLOOD ZONE?** YES **(NO)**

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.

Kim Nowak 2/3/20 Kimnowak3@gmail.com 203-526-8062
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

Kim Nowak 2/3/20 Kimnowak3@gmail.com 203-526-8062
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

For Planning and Zoning Department Use Only:

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

D. PETERS DESIGNS, LLC
RESIDENTIAL PLANNING SERVICES

January 22, 2020

To: Planning and Zoning Commission
Town Hall Annex
238 Danbury Road
Wilton, CT 06897

RE: Application for Special Permit
Peter & Kimberly Luppino
18 Surrey Glen
Wilton, CT 06897

Dear members of the Commission,

On behalf of the Peter & Kimberly Luppino, my office has prepared the application materials for a Special Permit request at the above referenced property

The Luppino's purchased the property in 2014. The property is a 1.800 acre parcel in the R2-A Residence Zone as shown on the survey prepared by Ryan & Faulds Land Surveyors, dated March 19, 2019. A pool exists in the north-western corner of the property. The goal of the project is to construct a cabana in the area north-east of the pool. A variance was granted on October 21, 2019 (attached) from the Zoning Board of Appeals to allow the cabana location within the building setback on the north side of the property. The plans for the proposed cabana include a full bath, a small section of cabinets for a sink and refrigerator, and an indoor sitting space. Per Section 29-4.D of the Zoning Regulations the presence of the full bath will define the structure as an accessory dwelling unit, which creates the necessity of this application to the Commission

We look forward to presenting and discussing this application with the Board and to answer any questions at the next scheduled meeting.

Respectfully Submitted,



Dennis Peters

LAND RECORD INFORMATION FORM

(Mandated by Public Act No. 75-317)

1) GRANTING COMMISSION

Planning & Zoning
xx Zoning Board of Appeals

2) TYPE OF APPLICATION

Special Permit
xx Variance

3) COPY OF THE GRANTING MOTION

4) DATE: October 21, 2019

19-10-10 LUPPINO

18 SURREY GLEN

GRANTED a variance of Section 29-5.D to allow a side yard setback of 4.5 feet in lieu of the required 40 feet for a proposed detached accessory dwelling unit (cabana); as per Zoning Location Survey, Proposed, dated March 19, 2019, prepared by Ryan and Faulds, and Feasibility Plans for Proposed Pool Cabana (A-1, A-3, A-4) dated May 16, 2019 prepared by D. Peters Designs, LLC. Said property is owned by Kim Luppino and consists of 1.8+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #61, Lot #18.

5) NAMES AND ADDRESSES OF ALL OWNERS OF RECORD

Kim Luppino
18 Surrey Glen
Wilton, CT 06897

6) DESCRIPTION OF THE PROPERTY, WILTON LAND RECORD MAP #2690

Refer to Wilton Land Records for 18 Surrey Glen, Wilton, CT 06897.

7) VOLUME AND PAGE OF DEED, QUIT CLAIM, WARRANTY, ETC.

Volume 2402, Page 335


TODD BLAWIE
COMMISSION CERTIFICATION (TITLE)

Include the following data on the required Site Development Plan, as well.

18 Surrey Glen

1.800

PROPERTY ADDRESS

LOT ACREAGE

R-2A

340.41'

ZONING DISTRICT

LOT FRONTAGE

	PER ZONING REGS (MAX OR MIN ALLOWED)	EXISTING	PROPOSED	TOTAL
GROSS FLOOR AREA [SF]	N/A	5723 sf	500 sf	6223 sf
BUILDING FOOTPRINT [SF]	N/A	3505 sf	600 sf	4105 sf
BUILDING COVERAGE [SF/%] (round up)	7% (5490 sf)	4.5% (3505)	0.5% / 600 sf	5.0% / 4105 sf
BUILDING HEIGHT [FT - Story]			16'-9" (cabana)	
FLOOR AREA RATIO (F.A.R.)	N/A	.07	.01	.08
PARKING SPACES (round up)	N/A	per survey	per survey	
LOADING SPACES	N/A	N/A	N/A	N/A
SITE COVERAGE [SF/%]	9412 sf / 12%	9640 sf / 12.3%	(-) 250 sf *	9390 sf / 12.0%

* a portion of the existing paved driveway is to be removed resulting in a proposed site coverage of 12%

OFF-STREET PARKING AND LOADING CALCULATIONS

Please provide the specific calculation used to determine the minimum required off-street parking and loading spaces pursuant to the Zoning Regulations.

PARKING CALCULATION (Use separate page, if necessary)

LOADING CALCULATION (Use separate page, if necessary)

PLAN OF CONSERVATION AND DEVELOPMENT

Please indicate on separate page how this proposal complies with the Plan of Conservation and Development.

THE UNDERSIGNED WARRANTS the truth of all statements contained herein:


APPLICANT'S SIGNATURE

2/3/20
DATE