

WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION - ZBA#

Please consult the Zoning Regulations when applying for a variance, particularly Section 29-13.

Please TYPE or print clearly... (See last 2 pages for brief explanation.)

David L. Wecker	73 Pipers Hill Road, Wilton CT 06897
APPLICANT'S NAME	ADDRESS
David L. Wecker & Julie A. Rudnicki	73 Pipers Hill Road, Wilton CT 06897
OWNER'S NAME	ADDRESS
73 Pipers Hill Rd, Wilton CT 06897	R-2A
PROPERTY LOCATION	ZONING DISTRICT
2963      2074      167	63      24      1.846
WLR MAP#      VOLUME      PAGE	TAX MAP #      LOT #      ACREAGE

**VARIANCE DESCRIPTION:** In the space below, please state concisely the section(s) of the Zoning Regulations proposed to be varied and the specific variance requested (i.e: Request a variance of Section 29-\_\_ to allow \_\_\_\_ (an addition, a pool, average lot width, or whatever) with \_\_\_\_ in lieu of the required \_\_\_\_\_. For instance, a variance request for a building addition that encroaches into the required fifty foot rear setback area by 7 feet would read as follows: "Request a variance of Section 29-5.D to allow a building addition with a 43 foot rear yard setback in lieu of the required 50 feet." ATTACH SEPARATE SHEETS AS REQUIRED.

I respectfully request that I receive a variance of Section 29-5.D so as to permit the placement of four 100 gallon propane tanks (10'L;5'H;2.5'W), above ground with approximately a 19 foot side yard setback in lieu of the required 40 feet in the backyard on the north side of my property line. (The two existing propane tanks seen in the survey will be relocated and become two of the four tanks referenced above).

**HARDSHIP DESCRIPTION:** In the space below, state the specific conditions pertaining to the perceived "exceptional difficulty or unusual hardship" with respect to the parcel of land, not generally encountered within the zoning district, which would make development in full accordance with the existing Zoning Regulations extremely difficult. ATTACH SEPARATE SHEETS AS REQUIRED.

In order to accommodate a stand alone generator (for which a permit has not been submitted pending the response to this application), I ask for a variance to permit placement of an additional propane tank(s) in an area of the backyard of my property in which two tanks already stand. We have a pool in the backyard of the property. The perimeter of the backyard is surrounded by 6' fencing. The location for placement of the propane tanks is on the north side of the property behind tree line. There are wetlands on the south and west side (rear) of the property. Additionally the option to bury a tank on the north side is limited by ledge and trees. The visibility of the tanks would be obscured from neighboring properties by the 6' fencing.

THE FOLLOWING MATERIALS ARE REQUIRED:

\* Please see **SPECIAL INSTRUCTIONS 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**.

- APPLICATION FORM**
- A-2 SURVEY** of the subject property showing all existing building and site conditions.
- SITE DEVELOPMENT PLAN** showing all proposed additions, amendments and/or site improvements, including building elevations, septic systems, wells, and all measurements pertaining to the application, such as location and distance(s) of proposed structures and/or improvements from the subject property lines. *H/A*
- LOCATION MAP** - available here: [map.pdf \(wiltonct.org\)](#). Site location shall be identified on map.
- DIRECTIONS** to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).
- LIST OF PREVIOUS ZONING VARIANCES** <sup>NONE</sup> - available here: [History of Previous Variances | Wilton CT](#)
- PHOTOGRAPHS** of property showing building and site conditions from all geographic perspectives.
- ONE COPY OF DEED** (Available in Town Clerk's Office)
- LIST OF OWNERS WITHIN 500'** of any portion of the subject property as shown by Tax Map & Lot #.  
[See online GIS instructions at: [owner list 500 ft gis directions 0.pdf \(wiltonct.org\)](#)]
- ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.  
[See "Envelopes Instructions" at: [envelopes instructions.pdf \(wiltonct.org\)](#)]
- ELECTRONIC SUBMISSION** of all materials (Consolidated into 1-2 PDFs Maximum), emailed to [michael.wrinn@wiltonct.org](mailto:michael.wrinn@wiltonct.org) and [daphne.white@wiltonct.org](mailto:daphne.white@wiltonct.org)
- TWO #10 (4"x 9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)
- \$310 FILING FEE** payable to: Town of Wilton

IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE **MUNICIPAL BORDER**?  or  <sup>NO</sup>

IS THE SUBJECT PROPERTY LOCATED WITHIN THE **PUBLIC WATER SUPPLY WATERSHED BOUNDARY**?  
 YES  or NO  [If YES, see DPH Addendum Form here: [watercompanyanddphnotification.pdf \(wiltonct.org\)](#)]



IS THE SUBJECT PROPERTY LOCATED IN THE **FLOOD PLAIN**?  or

WHEN WAS THE SUBJECT PROPERTY **PURCHASED**? 08/14/2009

IN WHAT YEAR WAS THE MAIN STRUCTURE **CONSTRUCTED**? 1978

**SITE COVERAGE PROPOSED:** \_\_\_\_\_ **BUILDING COVERAGE PROPOSED:** \_\_\_\_\_  
 (AS PERCENTAGE OF SITE) (AS PERCENTAGE OF SITE)

THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Board have been submitted.  
 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.

	<u>7/14/23</u>	<u>dwecker@erols.com</u>	<u>914 645 8830</u>
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	<u>11</u>	<u>11</u>	<u>11</u>
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

ZONING BOARD OF APPEALS  
TOWN OF WILTON, CONNECTICUT  
Town Hall Annex, 238 Danbury Road, Wilton, CT 06897

---

HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

---

1. WHAT IS A VARIANCE? A VARIANCE is an exception granted by the Zoning Board of Appeals (ZBA) from the terms or standards of the Zoning Regulations for an individual property where, because of special conditions, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship. However, a variance MUST still be in harmony with the general intent of the Town's Plan of Conservation and Development and not contrary to public welfare.
2. The granting of a VARIANCE is a fine balance between attempting to maintain the Town's Plan of Conservation and Development of uniformly regulated districts, and the need to provide relief from the terms or standards in individual circumstances. VARIANCES are granted only for individual parcels and for particular purposes.
3. It is the applicant's obligation to present and establish hardship. Financial impacts or self-created conditions or an inability to use a property at its maximum potential or reasons that the proposed change would not adversely affect the neighborhood are not considered a hardship in this context. Hardship is generally seen as a physical or restrictive imposition beyond the reasonable control of the owner.
4. The ZBA may attach conditions to a granted VARIANCE in order to make them more in harmony with the purpose of the Zoning Regulations. Typical conditions that could be attached to a setback variance might include the installation of a screen or buffer.
5. Prior to submitting an application for a residential or commercial variance, please consult with the office staff and become familiar with the current Zoning Regulations which apply towards the property or project in question. The office staff can help answer questions and guide you in finding the information required for a complete application. Professional Land or Resource Planners and Land Use Attorneys may also be helpful.
6. Complete applications for either a RESIDENTIAL or COMMERCIAL PROPERTY VARIANCE are received in the ZBA Office, located within the Planning and Zoning (P&Z) Office in the Town Hall Annex, 238 Danbury Road, Wilton, CT, 06897. The office is open Monday through Friday, 8:00 A.M. to 4:00 P.M. Telephone: (203) 563-0185.
7. Please TYPE or print clearly all materials and application forms.
8. The deadline for receipt of a completed application is the **TWENTY FIFTH (25) of EACH MONTH**, for eligibility for a PUBLIC HEARING the following month. Only a complete application can be accepted.
9. The ZBA has scheduled meetings on the third Monday of each month, excluding August. If the third Monday is a holiday, the meeting is held on Tuesday. A copy of the official meeting schedule may be obtained online: [Application Forms / Materials | Wilton CT](#)
10. Much of the required information may be found by researching the land records online, per instructions provided. .

BRIEF EXPLANATION OF REQUIRED APPLICATION MATERIALS

---

**WLR MAP #** Wilton Land Record map number filed in the Town Clerk's Office.

**VOLUME and PAGE** Deed reference filed in the Town Clerk's Office. Also available here under **Book & Page:** [Vision Government Solutions \(vgsi.com\)](http://Vision Government Solutions (vgsi.com))

**TAX MAP #, LOT #** Refers to Assessor's records.  
Available here: [Vision Government Solutions \(vgsi.com\)](http://Vision Government Solutions (vgsi.com)).

**ACREAGE** Refers to the acreage of the subject parcel.

---

**LOCATION MAP** Available here: [map.pdf \(wiltonct.org\)](http://map.pdf (wiltonct.org))

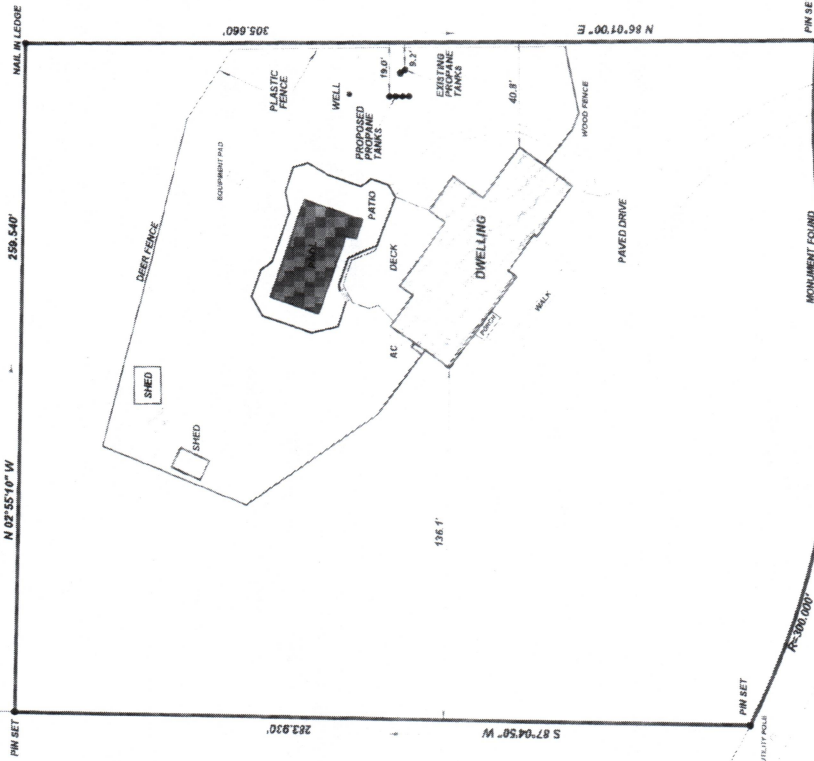
**CLASS A-2 SURVEY MAP** Prepared by a licensed Connecticut Land Surveyor. Consult Town Clerk's Office and/or Building Dept microfiche for filed surveys.

**SITE DEVELOPMENT PLAN** A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.

**LIST OF PREVIOUS ZONING VARIANCES** Recorded in the Town Clerk's Office and also available here: [History of Previous Variances | Wilton CT](http://History of Previous Variances | Wilton CT)

**LIST OF OWNERS WITHIN 500'** Name and mailing address of the owners of properties within 500 feet of any portion of the subject property, including public and semi-public parcels. Directions here: [owner\\_list\\_500\\_ft\\_gis\\_directions\\_0.pdf \(wiltonct.org\)](http://owner_list_500_ft_gis_directions_0.pdf (wiltonct.org))

---



**COVERAGE CALCULATIONS**  
 LOT SIZE ( LESS ACCESS EASEMENT ) =  
 BUILDING COVERAGE, MAXIMUM 7 % = 5,638 sq. ft.  
 DWELLING = 2,683 sq. ft.  
 PORCH = 49 sq. ft.  
 DECK = 881 sq. ft.  
 POOL = 821 sq. ft.  
 TOTAL = 4,444 sq. ft. = 5.53 %

**SITE COVERAGE, MAXIMUM 12 % = 9,648 sq. ft.**  
 BUILDING COVERAGE = 4,444 sq. ft.  
 STEPS / STOOP = 54 sq. ft.  
 1/2 PATIO = 1,033 sq. ft.  
 PAVED PORTION OF DRIVE = 2,198 sq. ft.  
 TOTAL = 7,729 sq. ft. = 9.91 %

**ZONING LOCATION SURVEY**  
 PREPARED FOR  
**DAVID WECKER &  
 JULIE RUDNICKI**  
 # 73 PIPERS HILL ROAD  
 WILTON, CONNECTICUT  
 AREA = 80,399 SQUARE FEET  
 = 1.846 ACRES

JUNE 21, 2023



TO THE BEST OF MY KNOWLEDGE AND BELIEF  
 THIS MAP AND SURVEY ARE SUBSTANTIALLY  
 CORRECT AS NOTED HEREON.

MICHAEL J. RORDAN  
 LICENSED LAND SURVEYOR, REG. # 14666  
**RORDAN LAND SURVEYING**  
 100 WILTON SUITE 217  
 SOUTHBRURY, CT. 06488  
 203-263-2727, FAX 203-4139

THIS SURVEY WAS PREPARED PURSUANT TO THE  
 REGULATIONS OF CONNECTICUT STATE AGENCIES SECTION  
 20-300b, THROUGH 20-300d-20 OF THE "STANDARDS FOR  
 SURVEYS" AND THE "STANDARDS FOR PRACTICE" ADOPTED BY  
 THE CONNECTICUT ASSOCIATION OF LAND  
 SURVEYORS, INC. ON SEPTEMBER 26, 1998.

TYPE OF SURVEY - "ZONING LOCATION SURVEY"  
 BOUNDARY DETERMINATION CATEGORY - "DEPENDENT RE SURVEY"  
 CLASS OF ACCURACY - "A-2" **LOT 3, TC MAP # 2963**

R-350.000'  
 A=15'42'42"  
 L=83.760'

PIPERS  
 HILL  
 ROAD

**WILTON**  
**CONNECTICUT**  
 HARRISON PUBLISHING CO., INC.  
 MAIL-A-MAP STREET MAPS  
 1953 15¢ PER COPY • ADDRESS: 200 N. 10TH ST., PHILADELPHIA, PA. 19107  
 ALL RIGHTS RESERVED. THIS MAP IS THE PROPERTY OF HARRISON PUBLISHING CO., INC. AND IS LOANED TO YOU BY THE PHILADELPHIA PUBLIC LIBRARY. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

**LEGEND**  
 Main Highway  
 State Highway  
 County Road  
 Private Road  
 Railroad  
 Waterway  
 Boundary  
 Contour  
 Elevation

ONE MILE





WILTON TOWN HALL, 238 Danbury Rd, Wilton, CT 06897 to 73 Pipers Hill Rd, Wilton, CT 06897

Drive 4.5 miles, 10 min

WILTON TOWN HALL

238 Danbury Rd, Wilton, CT 06897

Take Cricket Ln to US-7 N

- ↑ 1. Head southwest toward Cricket Ln  
----- 27 sec (318 ft)
- ↪ 2. Turn right toward Cricket Ln  
----- 121 ft
- ↵ 3. Turn left onto Cricket Ln  
----- 46 ft
- 151 ft
- ↪ 4. Turn right at the 1st cross street onto US-7 N  
----- 4 min (2.1 mi)

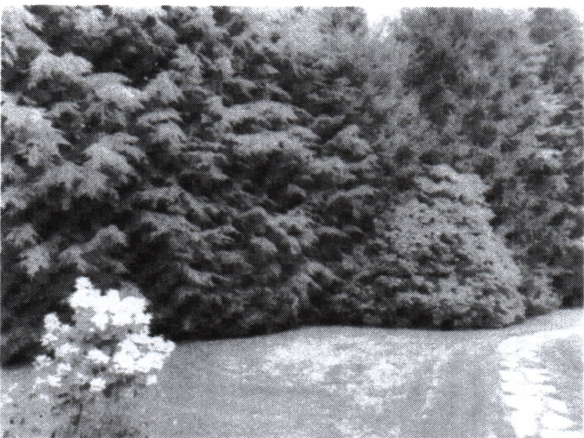
Take Hulda Hill Rd and Branch Brook Rd to Pipers Hill Rd

- ↵ 5. Turn left onto Olmstead Hill Rd  
----- 6 min (2.4 mi)
- 0.5 mi
- ↪ 6. Turn right onto Hulda Hill Rd  
----- 0.8 mi
- ↵ 7. Turn left onto Branch Brook Rd  
----- 0.8 mi
- ↪ 8. Turn right onto Pipers Hill Rd  
● Destination will be on the left  
----- 0.3 mi

73 Pipers Hill Rd  
Wilton, CT 06897



NORTH SIDE OF PROPERTY FACING WEST  
TANK(S) WOULD BE ONE THE RIGHT, BEHIND  
TREE LINE

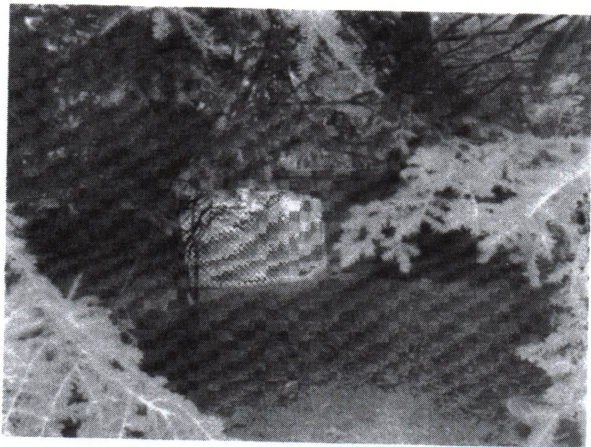


BACKYARD FACING NORTH.  
TANK(S) WOULD BE BEHIND TREES





BEHIND TREE LINE FACING EAST  
Proposed placement of TANK(S) WOULD  
BE TO THE RIGHT OF AREA WHERE  
EXISTING TANKS ARE PLACED



BEHIND TREE LINE FACING NORTH

00113681

VOL: 2074 PG: 167

Return to:  
Attorney Lawrence Rieberg  
9 Old Sugar Hollow Road  
Danbury, Connecticut 06810

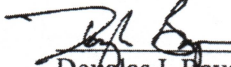
David Wecker  
Julie Rudnicki  
73 Pines Hill Rd.  
Wilton, CT

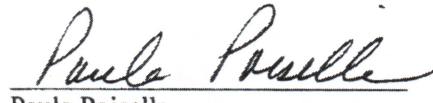
**WARRANTY DEED**  
(statutory form)

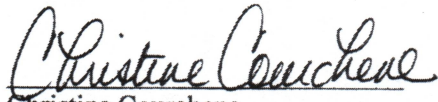
Paula Poisella for the consideration of One Million One Hundred Thousand and no/100 (\$1,100,000.00) Dollars, grants to David Wecker and Julie Rudnicki, AS JOINT TENANTS, all that certain property situated in the Town of Wilton, County of Fairfield and State of Connecticut, more particularly described in Schedule A attached hereto and made a part hereof, with WARRANTY COVENANTS.

Signed this 11<sup>th</sup> day of August, 2009.

Witnesses:

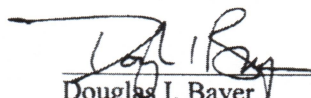
  
\_\_\_\_\_  
Douglas I. Bayer

  
\_\_\_\_\_  
Paula Poisella

  
\_\_\_\_\_  
Christine Courchene

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

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of ~~July~~ August 2009, by Paula Poisella.

  
\_\_\_\_\_  
Douglas I. Bayer  
Commissioner of the Superior Court

Conveyance Tax Received  
TOWN \$ 2750.00 STATE \$ 7000.00

Betty Joan Rosonetti  
Town Clerk of Wilton

00113681

VOL: 2074 PG: 168

## SCHEDULE A DESCRIPTION

All that certain piece, parcel or tract of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, containing 1.846 +/- acres, shown and designated as Lot No. 3 on that certain pa entitled, "Map of Subdivision Prepared for MYCO of Connecticut, Wilton, Conn.," Scale 1" = 100', dated May 12, 1970 certified "Substantially Correct" by Russell G. Faulds, Land Surveyor, which map is on file in the Office of the Town Clerk of the Town of Wilton as Map No. 2963, reference to which is hereby made and had for a more particular description of the premises and in accordance with which map. Said premises are bounded and described as follows:

NORTHERLY: 305.66 feet along Lot No. 2;  
EASTERLY: 270.34 feet along Split Road, now known as Pipers Hill Road;  
SOUTHERLY: 283.93 feet along Lot No. 1; and  
WESTERLY: 262.03 feet along Lot No. 2.

### SUBJECT TO:

1. Taxes to the Town of Wilton hereafter becoming due and payable;
2. Easement to the Connecticut Light and Power Company recorded in Volume 105 at Page 537 of the Wilton Land Records;
3. Easement to the Connecticut Light and Power Company recorded in Volume 154 at Page 95 of the Wilton Land Records;
4. Notes, conditions, easements and building setback lines as shown on Map No. 2963 of the Wilton Land Records.

Received For Record  
Aug 14, 2009 AT 02:52P  
ATTEST: Bettie J. Rosognetti  
Wilton Town Clerk

50-14 ROBISON POLLY KINDLE & 52 PIPERS HILL RD WILTON CT 06897	50-15 FARRELL JOSEPH D & SHINOBU 50 PIPERS HILL RD WILTON CT 06897	50-16 LOEBBERT EDITH 62 PIPERS HILL RD WILTON CT 06897
50-17 EDIBAM BENAFSHA 76 PIPERS HILL RD WILTON CT 06897	50-18 MODY LAUREEN 68 PIPERS HILL RD WILTON CT 06897	50-19 LEWIS THOMAS W IV & 66 PIPERS HILL RD WILTON CT 06897
50-20 CERRA GIOVANNI & CELI STEPHANIE 82 PIPERS HILL RD WILTON CT 06897	50-21 MCMAHON CHRISTOPHER O & 90 PIPERS HILL RD WILTON CT 06897	50-22 WRAMPE PETER & KATHLEEN L 98 PIPERS HILL RD WILTON CT 06897
50-28 HLAWATI TYLER & LIZ 95 PIPERS HILL RD WILTON CT 06897	63-6-1 FADNER KENNETH L & PAMELA J 145 PIPERS HILL RD WILTON CT 06897	63-6-2 FADNER KENNETH L & PAMELA J 145 PIPERS HILL RD WILTON CT 06897
63-7 SCHOENLEBER MATTHEW W 40 PIPERS HILL RD WILTON CT 06897	63-14 FADNER KENNETH L & PAMELA 145 PIPERS HILL RD WILTON CT 06897	63-14-1 HIRANANDANI HIRO R & ANITA 7 LAVILLA PL WILTON CT 06897
63-14-2 FADNER KENNETH & PAMELA J 145 PIPERS HILL RD WILTON CT 06897	63-17 WALSH MATTHEW M & 39 PIPERS HILL RD WILTON CT 06897	63-22 TESE MARY BETH HEALY & CHARLES A 63 PIPERS HILL RD WILTON CT 06897
63-23 IYER VENKATRAMAN & SEEMA 77 PIPERS HILL RD WILTON CT 06897	63-24 WECKER DAVID 73 PIPERS HILL RD WILTON CT 06897	63-26 WELLS THOMAS B & SARA D 83 PIPERS HILL RD WILTON CT 06897
63-27 MACDONALD JAMIE C & BENADETTE S 81 PIPERS HILL RD WILTON CT 06897	63-33 FLOOD JONATHAN P & ANGELA 79 PIPERS HILL RD WILTON CT 06897	63-34 PETROSKI DAVID & COURTNEY R 91 PIPERS HILL RD WILTON CT 06897
63-35 GOTTLIEB SCOTT E & HIROKO MURAKI 125 PIPERS HILL RD WILTON CT 06897		