

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.)

Steven & Meredith Lorig	192 Sturges Ridge Road
APPLICANT'S NAME	ADDRESS
Steven & Meredith Lorig	Wilton, CT 06897
OWNER'S NAME	ADDRESS
192 Sturges Ridge Road	R-2
PROPERTY LOCATION	ZONING DISTRICT
2616B 2524 0965 5	47 2.04
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.

The final As Built states that my coverage is 7.6%, when I believe that the zoning regulations call for 7.0%. This unfortunate error is due to my ignorance regarding what constitutes a permeable or impervious patio as advised by my licensed contractor. The confusion came from Section 29-2.B.164 - the definition of a patio along with Appendix A, Figure A-2 which provides the coverage for an impervious patio at 50%. The expectation was that per these sections, we would qualify for 50% coverage on the installed patio and therefore all features (pool, patio, stairs) would fit within the town's required coverage limits. However, we have been made aware after installing these features that this is not the case.

We sited and installed a pool which makes up the vast majority of my overage. Other than being granted a variance, my only other remedy is to fill in the pool. It is my hope that the town allows this variance, so I do not have to take this measure. The roof covering our patio is anchored into our house and cannot be removed without significant damage to the home and great cost.

The good news is I can submit letters from my immediately adjacent neighbors in support of this variance, as it doesn't in any way interfere with or denigrate the value of their property.

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.

With the current size of the home and covered patios that we have built, we do not have the remaining coverage required to keep the installed pool or the steps from the office and still remain compliant with building coverage requirements, based on our lot size.

The roof covering our patio is anchored into our house and cannot be removed without significant damage to the home and great cost.

We also do not have adjacent neighbors with enough land for us to purchase to recover from this issue.

Without the variance, I cannot get my CO and therefore I cannot convert my construction loan to a conventional mortgage, which may lead to foreclosure.

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.
- 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** – 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 and 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

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? December 2020

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1989

SITE COVERAGE PROPOSED: 9.9% BUILDING COVERAGE PROPOSED: 7.6%
(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.

APPLICANT’S SIGNATURE	4/24/2024	slorig@csa.canon.com	959-333-9551
	DATE	EMAIL ADDRESS	TELEPHONE
OWNER’S SIGNATURE	4/24/2024	meredith.rogow@gmail.com	908-812-8777
	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

<u>WLR MAP #</u>	Wilton Land Record map number filed in the Town Clerk's Office.
<u>VOLUME and PAGE</u>	Deed reference filed in the Town Clerk's Office. Also available here under Book & Page: Vision Government Solutions (vgsi.com)
<u>TAX MAP #, LOT #</u>	Refers to Assessor's records. Available here: Vision Government Solutions (vgsi.com) .
<u>ACREAGE</u>	Refers to the acreage of the subject parcel.

<u>LOCATION MAP</u>	Available here: map.pdf (wiltonct.org)
<u>CLASS A-2 SURVEY MAP</u>	Prepared by a licensed Connecticut Land Surveyor. Consult Town Clerk's Office and/or Building Dept microfiche for filed surveys.
<u>SITE DEVELOPMENT PLAN</u>	A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.
<u>LIST OF PREVIOUS ZONING VARIANCES</u>	Recorded in the Town Clerk's Office and also available here: History of Previous Variances Wilton CT
<u>LIST OF OWNERS WITHIN 500'</u>	Name and <u>mailing</u> 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)

STANDARD	MINIMUM REQUIRED / MAXIMUM ALLOWED	EXISTING CONDITIONS	PROPOSED	AS-BUILT
Minimum Lot Area	2 Acres	2.040 Acres	2.040 Acres	2.040 Acres
Minimum Frontage	25	207.8	207.8	207.8
Minimum Square on Lot	200 SF	200 SF	200 SF	200 SF
Minimum Setback From Street Line	50	84.5	84.5	84.5
Minimum Setback From Side Line	40	58.8	58.8	58.8
Minimum Setback From Rear Line	50	212.7	212.7	212.7
Maximum Height & Number of Stories	35' & 2 1/2	25.2' & 2	25.2' & 2	25.2' & 2
Maximum Building Coverage	7%	4.7%	7.0%	7.0%
Maximum Site Coverage	12%	10.6%	7.0%	9.9%

BUILDING ZONE: R-2

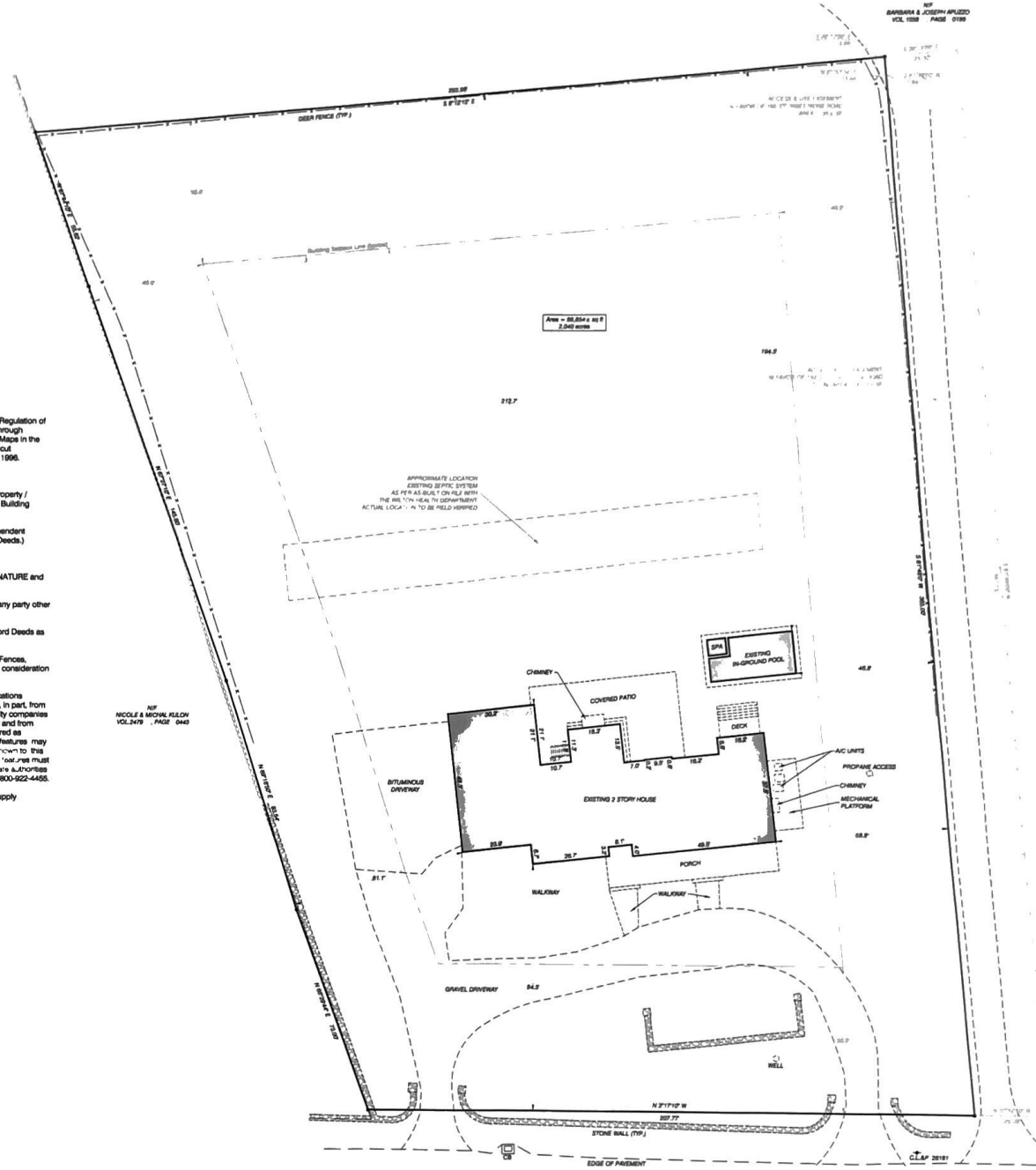


GENERAL NOTES:

- This Map has been prepared pursuant to the Regulation of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. on Sept. 28, 1996.
- This Survey conforms to Class A-2.
- The Type of survey performed is a Limited Property / Boundary Survey, and is intended to be Existing Building Location Survey.
- Boundary determination is based upon a Dependent Resurvey (see MAP REFERENCES and Record Deeds.)
- North Arrow is based on Map Reference # 1.
- This map is NOT VALID without a LIVE SIGNATURE and EMBOSSED SEAL.
- This map is NOT VALID if altered or used by any party other than the one depicted in title block of this map.
- Property Lines Established According to Record Deeds as exist.
- Physical Features Such as Stone Walls, Wire Fences, Monuments, Iron Pins or Pipes, Etc. taken under consideration to establish current deed lines.
- Underground Utility, Structure and facility Locations depicted and noted hereon have been compiled, in part, from record mapping supplied by the respective utility companies or government agencies, from parole testimony and from other sources. These Locations must be considered as approximate in nature. Additionally, other such features may exist on the site, the existence of which are unknown to this firm. The size, Location and existence of all such features must be field determined and verified by the appropriate authorities prior to construction. CALL BEFORE YOU DIG 1-800-922-4466.
- Lot served by septic system and well water supply.

MAP REFERENCES:

- RECORD MAP # 1596
- RECORD MAP # 1931
- RECORD MAP # 2816
- RECORD MAP # 2921
- RECORD MAP # 3585

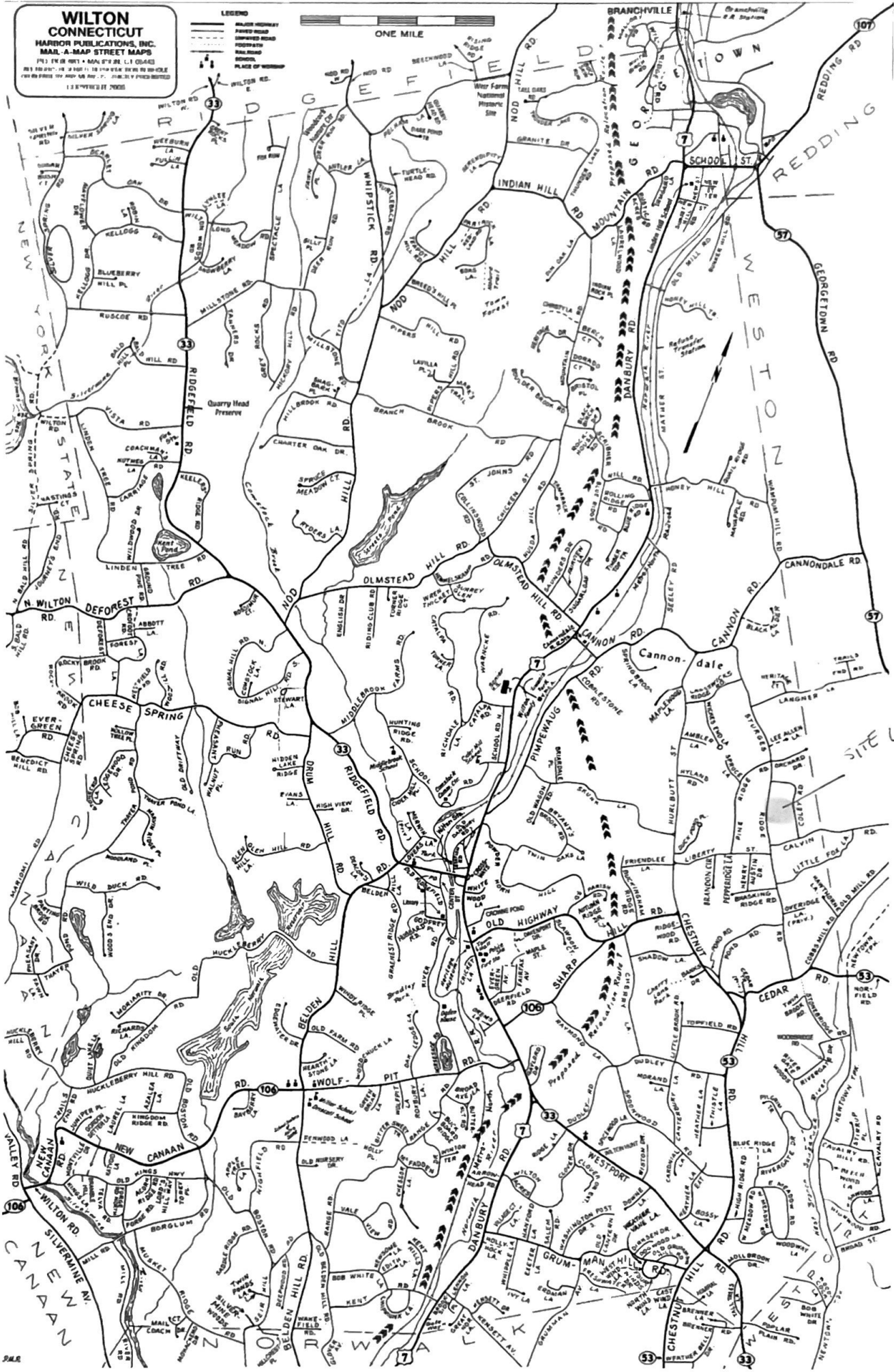


BY: NICOLE & MICHAEL KILGUS
VOL. 2478 - PAGE 0440

<p>LAND SURVEYING SERVICES, LLC 1275 POST ROAD, SUITE A-20 FAIRFIELD, CONNECTICUT 06824 TEL: (203) 522-4177 FAX: (203) 615-0123 EMAIL: info@A2survey.com</p>	<p>TITLE BLOCK</p> <p>ASSESSOR MAP # 1 PARCEL # 47 ZONE: R-2 APPLICANT: SAME AS OWNER</p> <p>DESCRIPTIVE TITLE: CLASS A-2 SURVEY To the best of my knowledge and belief this map is substantially correct as noted hereon.</p> <p><i>Neal K. Jan</i> NEAL K. JAN - L.S. # 18138</p>	<table border="1"> <tr><td>02-20-2020</td><td>AS-BUILT SURVEY</td></tr> <tr><td>08-09-2020</td><td>TOWN COMMENTS</td></tr> <tr><td>08-17-2020</td><td>PROP. DRIVEWAY</td></tr> <tr><td>08-04-2020</td><td>PROP. ADDITION</td></tr> <tr><td>DATE:</td><td>DESCRIPTION</td></tr> <tr><td colspan="2">REVISIONS</td></tr> </table>	02-20-2020	AS-BUILT SURVEY	08-09-2020	TOWN COMMENTS	08-17-2020	PROP. DRIVEWAY	08-04-2020	PROP. ADDITION	DATE:	DESCRIPTION	REVISIONS		<p>IMPROVEMENT LOCATION SURVEY PREPARED FOR STEVE LORIG 192 STURGES RIDGE ROAD, WILTON, CONNECTICUT</p> <p>SCALE: 1" = 20' DATE: DEC. 18, 2020</p>
	02-20-2020	AS-BUILT SURVEY													
08-09-2020	TOWN COMMENTS														
08-17-2020	PROP. DRIVEWAY														
08-04-2020	PROP. ADDITION														
DATE:	DESCRIPTION														
REVISIONS															

WILTON CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL A-MAP STREET MAPS
 770 E. 9th St. + Box 678, Dept. L-1, Chicago, Ill. 60607
 1:15,000 Scale, 1970 Edition, 100% Accuracy, 100% Satisfaction
 1:15,000 Scale, 1970 Edition, 100% Accuracy, 100% Satisfaction

LEGEND
 Major Highway
 Federal Road
 State Road
 County Road
 Local Road
 School
 Place of Worship



SITE LOCATION

**Zoning Board of Appeals (Wilton Planning & Zoning)
to 192 Sturges Ridge Rd**

9 min

2.8 miles

IRS reimbursement: **\$1.62**



Head southwest. Go for 56 ft.

Then 0.01 miles



Turn left toward Danbury Rd/US-7. Go for 0.1 mi.

Then 0.11 miles



Turn left onto Danbury Rd (US-7). Go for 0.3 mi.

Then 0.32 miles



Turn left onto Sharp Hill Rd (CT-106). Go for 1.2 mi.

Then 1.22 miles



Turn left onto Hurlbutt St. Go for 0.3 mi.

Then 0.28 miles



Turn right onto Liberty St. Go for 0.5 mi.

Then 0.55 miles



Turn left onto Sturges Ridge Rd. Go for 0.3 mi.

Then 0.29 miles



192 STURGES RIDGE RD

No previous variances could be found on file.

5-24 WHITMAN WILLIAM & 81 COLEY RD WILTON CT 06897	5-25 SWIERCZYNSKI PAWEL & KATARZYNA 71 COLEY RD WILTON CT 06897	5-39 HAMMOCK GREGORY SHARR & 16 COLEY RD WILTON CT 06897
5-40 BARTLETT MARK J & 22 COLEY RD WILTON CT 06897	5-41 AMENDOLA ANTHONY & CHRISTIN 30 COLEY RD WILTON CT 06897	5-42 FINDORAK JOHN M JR TRUSTEE 36 COLEY RD WILTON CT 06897
5-43 KOPFMANN EUGENE RICHARD REV 56 COLEY RD WILTON CT 06897	5-44 SALVATO SALVATORE J & CAROL A 70 COLEY RD WILTON CT 06897	5-45 TUCKER CARL & REBECCA 80 COLEY RD WILTON CT 06897
5-46 KULON MICHAL & NICOLE 214 STURGES RIDGE RD WILTON CT 06897	5-47 LORIG STEVEN & 192 STURGES RIDGE RD WILTON CT 06897	5-48 APUZZO JOSEPH F & BARBARA 190 STURGES RDG RD WILTON CT 06897
5-49 GLUCK KATHARINE H 188 STURGES RDG RD WILTON CT 06897	5-50 NG SHAUN KELLY TRUST 12/11/2013 186 STURGES RIDGE RD WILTON CT 06897	5-51 ELY WILLIAM JR & JILL VENTRELLA 170 STURGES RIDGE RD WILTON CT 06897
5-52 WANG XIAOYE & TIAN JIANBO 28 CALVIN RD WILTON CT 06897	19-42 DELOIA THOMAS J & 84 PINE RIDGE RD WILTON CT 06897	19-43 MANGINO MARK J & SUSAN BISHOP 68 PINE RIDGE RD WILTON CT 06897
19-44 COMISKEY JOHN R & CAROL A 58 PINE RIDGE RD WILTON CT 06897	19-45 MRAKOVIC ARSEN & REBECCA 50 PINE RIDGE RD WILTON CT 06897	19-49 RILEY JAMES C & JAN M 183 STURGES RIDGE RD WILTON CT 06897
19-49-1 THREADNEEDLE LLC 181 STURGES RIDGE RD WILTON CT 06897	19-50 ACKERMAN FRANK B & CHARLOTTE C 185 STURGES RIDGE RD WILTON CT 06897	19-51 NESTEROV DENIS & 193 STURGES RIDGE RD WILTON CT 06897
19-52 MCCULLOCH ANDREW & SHERRY 201 STURGES RIDGE RD WILTON CT 06897	19-53 TROFA GIOVANNI & ANNA-MARIE 207 STURGES RIDGE RD WILTON CT 06897	19-54 KONATSOTIS JAMES & GAIL 215 STURGES RIDGE RD WILTON CT 06897
19-55 FRIEDMAN JOSHUA & 225 STURGES RIDGE RD WILTON CT 06897	19-48-1 BOOT DIRK K & MARIE-ANTOINETTE 169 STURGES RIDGE RD WILTON CT 06897	



Doc ID: 001224710003 Type: LAN

BK 2524 PG 965-967

Return
Kasey Gill Luce, Esquire
Kennedy Doyle LLC
8 Glastonbury Avenue
Rocky Hill, CT 06067

WARRANTY DEED

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE THAT NORA A. BELANGER a.k.a. NORA B. SALEH of the Town of Wilton and State of Connecticut,

Grantor,

for the consideration of **Nine Hundred Seventy-Five Thousand (\$975,000.00) Dollars**, received to their full satisfaction of

STEVEN LORIG AND MEREDITH LORIG of the Town of Wilton and State of Connecticut

Grantee,

(the terms "Grantor" and "Grantee" to include the plural and the use of the masculine gender to include all genders),

Do give, grant, bargain, sell and confirm unto the said grantee, and unto the survivor of them and to the survivor's heirs, successors and assigns forever, **AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** all that certain piece, or parcel of real property and the improvements thereon, all as more specifically described in Schedule A attached hereto.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto the said Grantee, and unto the survivor of them and unto the survivor's heirs, successors and assigns forever, to his and their own proper use and behoof.

AND ALSO, the said Grantor does for himself, his heirs and successors covenant with the said Grantee and with the survivor of them, and with the survivor's heirs, successors and assigns, that at and until the ensembling of these presents, the Grantor is well seized of the premises, as a good indefeasible estate in **FEE SIMPLE**; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever except as hereinbefore mentioned.

AND FURTHERMORE, the said Grantor does by these presents bind himself and his heirs and successors forever to **WARRANT AND DEFEND** the above granted and bargained premises to the said grantee and to the survivor of them, his heirs, successors and assigns, against all claims and demands whatsoever except as hereinbefore mentioned.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, name and seal, this 23 day of December, 2020.

Signed, Sealed and Delivered in presence of:

Theresa Rogers

Nora A Belanger
NORA A. BELANGER
a.k.a. NORA B. SALEH

Tara Elderton
Tara Elderton

CONVEYANCE TAX RECEIVED
TOWN: \$2,437.50 STATE: \$8,187.50
Carri A. Sobolew
WILTON, CT TOWN CLERK

STATE OF CONNECTICUT }
COUNTY OF FAIRFIELD }

SS: NEW CANAAN December ²³, 2020

Personally appeared NORA A. BELANGER a.k.a. NORA B. SALEH, signer and sealer of the foregoing instrument, and acknowledged the same before me to be their free act and deed.

Anne I. Treimanis
Notary Public/ Commissioner of the Superior Court

Anne I. Treimanis, Esq.
Juris # 421078

Law office of Anne I. Treimanis, LLC
161 East Avenue Ste 104
Norwalk, CT 06851

SCHEDULE A

All that certain tract or parcel of land situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown and delineated as parcel B 2.04 ac. on a certain map on file in the office of the Town Clerk of the Town of Wilton, entitled, "Subdivision of Property Prepared for Everett R. Hurlbut, Sr. and Everett R. Hurlbut, Jr. Wilton, Conn. Scale 1"=60' Jan.. 27,1967. Dennis A. Deilus, Land Surveyor Norwalk, Conn. Dennis A, Deilus, Land Surveyor Norwalk, Conn.", and bearing file No. 2616. Said Parcel B is bounded: NORTHERLY: 357.96 feet by land now or formerly of Donald J. and Helen T. Murray as shown on said map; EASTERLY: 293.97 feet, andSOUTHERLY: 365.00 feet by Parcel C as shown on said map; and WESTERLY: 207.17 feet by Sturges Ridge Road. Said premises also known as #192 Sturges Ridge Road Subject to the following: 1. Notes as shown on Map #2616.

Subject to:

1. Restrictions imposed by Government authority.
2. All taxes hereinafter due and payable.
3. Notes, facts and conditions as shown on Map # 2616 of the Wilton Land Records.

Received for Record at Wilton, CT
On 01/11/2021 At 11:40:00 am

Louis A. Sobronk

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6161 WILTON, CT
LORIG STEVEN & LORIG MEREDITH 192 STURGES RIDGE RD WILTON CT 06897	1 Level	5 Well	1 Paved		Description	Code	Appraised	Assessed	<p>VISION</p>	
		6 Septic			RES LAND	1-1	543,600	380,520		
					RES EXCES	1-2	1,600	1,120		
					DWELLING	1-3	935,200	654,640		
					RES OUTBL	1-4	17,200	12,040		
SUPPLEMENTAL DATA					Alt Prcl ID 2616 B Taxable/Ex 1: Fire Distric 1: Cencus Tr 451 Legal Note Legal Note GIS ID 227 Legal Note Legal Note Call Back X Assoc Pid#					
						Total	1,497,600	1,048,320		

RECORD OF OWNERSHIP								PREVIOUS ASSESSMENTS (HISTORY)								
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
LORIG STEVEN & SALEH NORA B SALEH THOMAS J & NORA B	2524 0965 2165 0044 0882 0303	01-11-2021 01-10-2011 12-20-1993	Q U Q	I I I	975,000 0 697,500	00 Q 00	2022	1-1 1-2 1-3 1-4	380,520 1,120 654,640 12,040	2021	1-1 1-2 1-3 1-4	380,520 1,120 638,680 1,120	2020	1-1 1-2 1-3 1-4	380,520 1,120 449,470 1,120	
Total								1,048,320	Total		1,021,440	Total		832,230		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0001			

NOTES															
This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 935,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,200 Appraised Land Value (Bldg) 545,200 Special Land Value 0 Total Appraised Parcel Value 1,497,600 Valuation Method C Total Appraised Parcel Value 1,497,600															

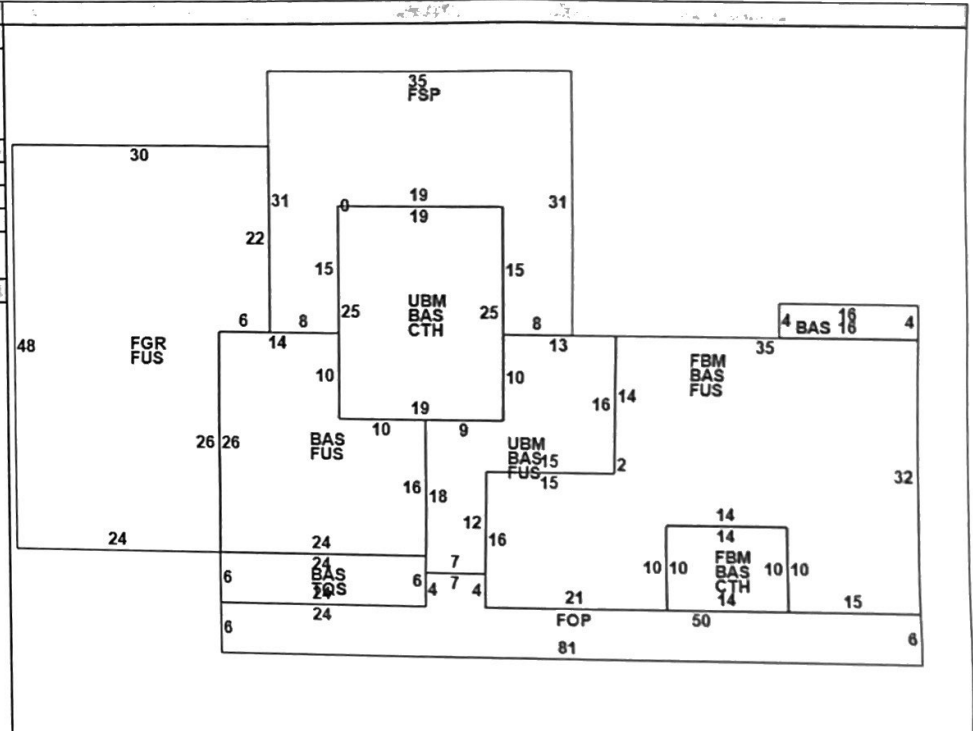
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
21-578	09-14-2021	BP	Building Permit	65,000	08-16-2022	90		30X15.5 INGROUND POOL.		08-16-2022	TH			80	Permit Check
21-182	04-09-2021	BP	Building Permit	275,000	08-16-2022	90		RENOVATIONS TO BSMNT; C		12-13-2021	TH	03		80	Permit Check
20-616	12-07-2020	BP	Building Permit	10,000		100	12-16-2020	WDP - GARAGE TO STUDIO		11-08-2021	TH	03		80	Permit Check
018546	09-30-2004		4 CAR ATT.GA	105,000		100	12-16-2020			10-02-2017	WG			23	Field Review Change
										10-03-2007	DS			01	Measur+1Visit
										01-28-2003	RM			40	Hearing No Show
										10-05-1993	NI			10	Letter no Resp

LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1-1	Residential	R-2			87,120	SF 4.80	1.00000	5	1.30	05	1.000	LOC		1.0000	543,600	
1	1-2	Res Excess	R-2			0.040	AC 40,000.00	1.00000	0	1.00		1.000			1.0000	1,600	
Total Card Land Units						2.04	SF	Parcel Total Land Area						2.04	Total Land Value		545,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial			
Model	01	Residential			
Grade:	07	Excellent +			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asphalt Shngl.			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Flr 1	12	Hardwood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	5				
Total Half Baths	1				
Extra Fix	3				
Total Rooms:	11				
Bath Style:					
Kitchen Style:					
Elevator					
Fireplaces	2				
Sauna					
Spa/Jet Tub					
Whirlpool Tub					
Cath. Ceil	610				
# of Kitchens					

CONDO DATA				
Parcel Id		C	Owne	
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	1,140,476
Year Built	1989
Effective Year Built	2002
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	0
External Obsol	0
Trend Factor	1
Condition	UC
Condition %	82
Percent Good	82
RCNLD	935,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	160	20.00	0		50	00	1.00	1,600
SPL4	Pool IG Fbgls	L	480	36.00	2022		90		0.00	15,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,913	2,913		0	
CTH	Cathedral	0	615		0	
FBM	Basement, Finished	0	1,360		0	
FGR	Garage	0	1,284		0	
FOP	Open Porch	0	514		0	
FSP	Screen Porch	0	800		0	
FUS	Upper Story, Finished	3,374	3,374		0	
TQS	Three Quarter Story	115	144		0	
UBM	Basement, Unfinished	0	821		0	
Ttl Gross Liv / Lease Area		6,402	11,825			



April 23, 2023

To Whom It May Concern,

The Lorig Family added a front porch which enhances the appearance of their residence 192 Sturges Ridge Road, Wilton, CT. My husband Andrew and I agree they should be allowed a variance for this improvement. We are in the property directly opposite (201 Sturges Ridge Road).

Sincerely,

Sherry McCulloch

April 23, 2023
Zoning and Planning Board
238 Danbury Rd
Wilton, CT 06897

To Whom it May Concern on the Zoning Board, Town of Wilton,

I am writing this letter in support of the request for a variance pertaining to 192 Sturges Ridge Rd, my neighbors adjacent to my property. I do believe they did their duty and had all intentions of staying within their coverage threshold, and it would be frivolous and harmful for them, as well as the neighborhood, to require them to break down what is a beautiful and harmonious covered patio area.

A stone wall divides my property from the Lorig's property, and before they purchased, the view and activity next door was abhorrent. The Lorig's have transformed a neglected eyesore to a warm, classic and welcoming home. The front porch and the back patio are what gives the house so much character, as already I see these outdoor spaces full of happy kids (the Lorigs as well as their neighborhood friends) and adults socializing. I spend a lot of time outdoors, gardening and watching my 5 kids play outside, and I just love the view of the home nextdoor now. The property at 192 has surely been transformed, adding value and benefiting our street. It is now yet another wonderful residence our town should be proud to harbor.

Sincerely,
Nicole Kulon
214 Sturges Ridge Rd.
Wilton, CT 06897

From,
Sarah and Kevin Bernhard
190 Sturges Ridge Road
Wilton, CT

Date: 24th April 2023

To Whom It May Concern:

We are writing this letter as a reference for Steve and Meredith Lorig. We live at 190 Sturges Ridge Road, the property behind Steve and Meredith Lorig. They have requested that we submit a reference discussing our experience with them as neighbors.

In our time knowing the Lorigs, we have seen that they are kind and friendly people. When we moved to our house, they welcomed us immediately to the neighborhood, and have included us in several social events with other members of the town. Their involvement in the neighborhood and the town has drawn the community closer together. In particular, Steve has been very active in organizing a group of fellow dads together for social gatherings, which my husband has especially appreciated. The Lorigs have a strong network here and are very committed to this town and the community.

They are also very courteous and accommodating neighbors. In spite of the active construction, they have always meticulously maintained their property and taken care of their yard. They are never noisy or loud. The construction has not been an issue for us living directly behind them and has not impacted us at all. The house is absolutely stunning and the renovations they have made have significantly improved the house, the property, and the surrounding neighborhood, in our opinion.

Thank you for your time.

Sincerely,
Sarah and Kevin Bernhard

STEVEN P LORIG

151

51-309/111
561

4/25/2023

Date

Pay to the
Order of

TOWN OF WILTON

\$ 310⁰⁰

THREE HUNDRED TEN

00

Dollars



Photo
Safe
Deposit®
Details on back



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VARIANCE FILING FEE

[Handwritten Signature]

MP

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