

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.)

<b>Gregory Jackson</b>	<b>7 Deerfield Rd Wilton CT</b>
APPLICANT'S NAME	ADDRESS
<b>Gregory Jackson &amp; Brianna Siegel</b>	<b>7 Deerfield Rd Wilton CT</b>
OWNER'S NAME	ADDRESS
<b>7 Deerfield Rd Wilton CT</b>	<b>R-1A RESIDENCE</b>
PROPERTY LOCATION	ZONING DISTRICT
<b>119 &amp; 3044    2536        722        57        33        .04580</b>	
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.

Variance Required (Sec. 29-4.C.5.)

Terraces / Patios: Terraces/Patios shall not be permitted to project into any yard to a point closer than one half of the minimum required building setback distance from any property line.

Front Yard Setback:

0.0' (Evergreen Avenue - Front Yard)

In Lieu of 20' Minimum required

**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.

Lot is undersized and is legally non-conforming by default because it was created before regulations were in place.

There is no other place on the lot to put this patio in order to conform to zoning regulations.

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](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

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? 7/19/2021

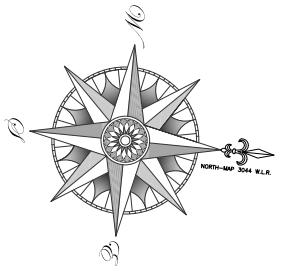
IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1928

SITE COVERAGE PROPOSED: 0  
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 0  
(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>4/21/2023</u>	<u>greg@action-j.com</u>	<u>908-578-4084</u>
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	<u>4/21/2023</u>	<u>greg@action-j.com</u>	<u>908-578-4084</u>
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE



PROCA 11000 SQ. FT. LOT  
 287 EVERGREEN AVENUE  
 DEED LOT # 4469 119 W.L.R.

NEP  
 GREGORY TRAUTMAN & ADVANTAGE DRAWING CO.  
 DEED VOL. 8527 PG. 88 W.L.R.  
 PARCEL 1 MAP 304 W.L.R.



**PROPOSED  
 PAVYOUS  
 PATIO**

ITEM	ZONING INFORMATION	
	REQUIRED/ PERMITTED	EXISTING
ZONE: R-1A RESIDENCE	REQ.	EXIST.
FRONT SETBACK:	40'	35' (REAR)
REAR SETBACK:	40'	35' (FRONT)
SIDE SETBACK:	30'	30'
REAR YARD:	40'	35'
FRONT YARD:	40'	35'
REAR YARD:	40'	35'
FRONT YARD SETBACK:	40'	35'
REAR YARD SETBACK:	40'	35'
FRONT YARD SETBACK:	40'	35'
REAR YARD SETBACK:	40'	35'

**VARIANCE REQUIRED (SEC. 29-4 C 5.)**  
 The undersigned hereby certifies that the proposed use is a residential use as defined in the zoning ordinance and that the proposed use is in compliance with the zoning ordinance. The undersigned hereby certifies that the proposed use is in compliance with the zoning ordinance. The undersigned hereby certifies that the proposed use is in compliance with the zoning ordinance.

- NOTES:**
- This survey has been prepared in accordance with Section 20-30(b) of the Regulations of the Commission of Public Safety and Fire Services of the State of Connecticut and the Surveyors and Mapmakers Act of 1997.
  - Reference is made to the Survey of the State of Connecticut as recorded in the Public Records Office of the State of Connecticut.
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**ZONING LOCATION SURVEY**  
 DEPICTING  
**PROPOSED PATIO**  
**7 DEERFIELD ROAD**  
 WILTON, CONNECTICUT  
 PREPARED FOR  
**GREGORY JACKSON & BRIANNA SIEGEL**

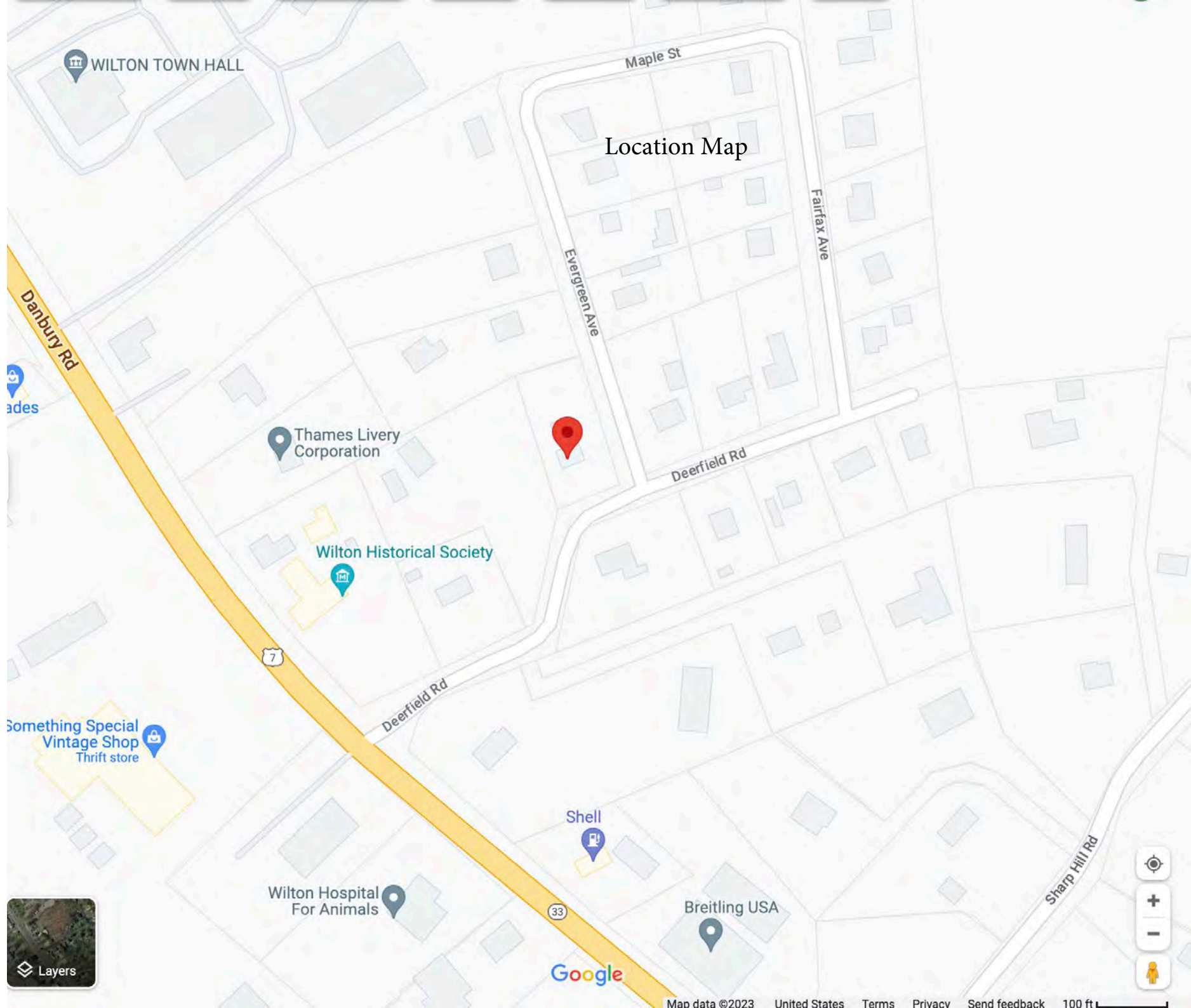
**Ryan and Foules**  
 577 Madison Road, Suite 201 Wilton, CT 06097  
 Tel: 203.261.9921 Fax: 203.261.9922  
[www.ryanandfoules.com](http://www.ryanandfoules.com)

**REDNISS & MEAD**  
 100 CANTON AVENUE, SUITE 200  
 WILTON, CT 06097  
 TEL: 203.261.9921 FAX: 203.261.9922  
[www.rednissandmead.com](http://www.rednissandmead.com)

**DATE** 4/6/2023  
**SCALE** 1"=20'  
**PROJECT NO.** 2023-01  
**DRAWING NO.** 10712-1

**DATE** 4/6/2023  
**PROJECT NO.** 2023-01  
**DRAWING NO.** 10712-1

# Location Map



WILTON TOWN HALL

Maple St

Evergreen Ave

Fairfax Ave

Thames Livery Corporation

Wilton Historical Society

Deerfield Rd

Danbury Rd

ades

7

Deerfield Rd

Something Special Vintage Shop Thrift store

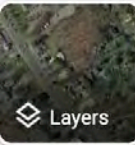
Shell

Wilton Hospital For Animals

33

Breitling USA

Sharp Hill Rd



Google



Directions to property

238 Danbury Road

2 min  
0.4 miles

Home

Naked Greens Wilton Salad

Bugs & Blades

Our Lady of Fatima Church

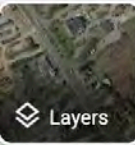
Thames Livery Corporation

Wilton Historical Society

Something Special Vintage Shop Thrift store

Shell

Google

























RECORD & RETURN TO:  
Atty Kenneth M. Grudder  
200 Connecticut Avenue  
Norwalk, CT 06854



Doc ID: 002988260002 Type: LAN

BK 2536 PG 722-723

**WARRANTY DEED - STATUTORY FORM**

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **Brianna W Howell** of 7 Deerfield Road, Wilton, CT 06897, for consideration of SIX HUNDRED NINETY NINE THOUSAND & 00/100 DOLLARS (\$699,000.00), grants to **Gregory Jackson and Brianna Siegel** both of 35 West Broad Street, Apt 311, Stamford, CT 06902 AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, with WARRANTY COVENANTS, all that certain real property known as **7 Deerfield Road, Wilton, CT 06897**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in *Schedule A* attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 12 day of July, 2021.

*B Howell*

Brianna W Howell, Grantor

Signed, sealed and delivered in the presence of or attested by:

Witness:

*Carl Ferraro*  
Carl Ferraro

Witness:

*Meredith Briganti*  
Meredith Briganti

CONVEYANCE TAX RECEIVED  
TOWN: \$1,747.50 STATE: \$5,242.50

*Oliver A. Sobolew*  
WILTON, CT TOWN CLERK

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

}  
} ss. Norwalk  
}

Personally appeared Brianna W Howell, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 12 day of July, 2021.

*Carl Ferraro*  
Carl Ferraro  
Notary Public/Commissioner of the Superior Court

**PROPERTY DESCRIPTION**

All that certain tract or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, designated "Lot 7 0.458 plus or minus acres" on "Map of Property Prepared for Murdock M. MacGregor, Jr. and Adele MacGregor Wilton, Conn., Scale 1" 30' Jan. 14, 1971 by Roland H. Gardner Land Surveyor Wilton, Conn, certified "Substantially Correct" by Roland H. Gardner Conn. Reg. No. 5179", which map is on file in the Office of the Town Clerk of Wilton as Map No. 3044.

Said premises are further shown and designated as Plot 7 on that certain map entitled "Meadowood, Property of E.C. Godfrey, Wilton, Conn., Scale 1" 50', E.B. Barger, Oxford, Conn. Apr. 25, 1927", which map is on file in the Office of the Town Clerk of the Town of Wilton as Map No. 119, reference to which is hereby made for a more particular description of the premises.

Received for Record at Wilton, CT  
On 07/19/2021 At 3:24:00 pm

*Dani A. Sobrak*



57-24 WILTON TOWN OF 238 DANBURY RD WILTON CT 06897	57-26 232 DANBURY LLC 112 PROSPECT ST 4TH FLR STAMFORD CT 06901	57-27 VALLERIE KEVIN J 40 TIMBER TOP TRAIL WILTON CT 06897
57-28 HAHN EMPIRE HOLDINGS LLC 23 LAUREL LANE WILTON CT 06897	57-29 WILTON HISTORICAL SOCIETY INC 224 DANBURY RD WILTON CT 06897	57-30 WATERS DAVID FITE & CYNTHIA DROS 3 DEERFIELD RD WILTON CT 06897
57-31 TRAUTMAN GREGORY & 5 DEERFIELD RD WILTON CT 06897	57-33 JACKSON GREGORY & 7 DEERFIELD RD WILTON CT 06897	57-34 PISTELLO-JONES PAOLA 3 EVERGREEN AVE WILTON CT 06897
57-35 BUCKLAN LANE S & DEBORAH L 5 EVERGREEN AVE WILTON CT 06897	57-36 DEE PETER JULIAN FR & 7 EVERGREEN AVE WILTON CT 06897	57-39 CAMPBELL CHRISTINA B 4 MAPLE STREET WILTON CT 06897
57-40 DEMENNA JOSEPHINE 2 MAPLE ST WILTON CT 06897	57-42 FORD MARY JAYNE 10 FAIRFAX AVE WILTON CT 06897	57-43 GOLDMAN JAMIE F & ASHLEY E 8 FAIRFAX AVE WILTON CT 06897
57-44 DRYDEN CURTIS R & NANCY H 6 FAIRFAX AVE WILTON CT 06897	57-45 CLEGG BRYAN & TERRELL 4 FAIRFAX AVE WILTON CT 06897	57-46 MONIN PETER A & LAUREN W 17 DEERFIELD RD WILTON CT 06897
57-47 MILLS DAVID W 5 FAIRFAX AVE WILTON CT 06897	57-48 FOWLER GLADYS E 7 FAIRFAX AVE WILTON CT 06897	57-49 MOSSA JACQUELINE H 9 FAIRFAX AVE WILTON CT 06897
57-50 SANDS RONALD R 11 FAIRFAX AVE WILTON CT 06897	57-51 BURCH JAMES P 8 EVERGREEN AVE WILTON CT 06897	57-52 SMITH JEFFREY T & 6 EVERGREEN AVE WILTON CT 06897
57-53 COPPOLA LYNDISAY M & 4 EVERGREEN AVE WILTON CT 06897	57-54 GUNTHER BRIAN G 2 EVERGREEN AVE WILTON CT 06897	57-55 NORMAN DAVID R 9 DEERFIELD RD WILTON CT 06897
57-56 STERLING SUSAN 23 MIST HILL DR BROOKFIELD CT 06804	57-57 DUMSER ROBERT J 13 DEERFIELD RD WILTON CT 06897	57-58 ROSPLOCK DENISE 18 DEERFIELD RD WILTON CT 06897

57-58-1	EARLS WILLIAM D 16 DEERFIELD RD WILTON CT 06897	57-59	COLLIS FRED H II & 14 DEERFIELD RD WILTON CT 06897	57-60	AUGUSTINE CHET & LINDA 12 DEERFIELD RD WILTON CT 06897
57-61	SRH FAMILY LAND TRUST 8 DEERFIELD RD WILTON CT 06897	57-62	DISTASIO ANTONIO & SCATURCHIO 6 DEERFIELD RD WILTON CT 06897	57-63	BRITTO HAROLD F JR & DONNA M 4 DEERFIELD RD WILTON CT 06897
57-64	218 DANBURY ROAD ASSOCIATES LLC 218 DANBURY RD WILTON CT 06897	57-65	BREITLING ESTATE COMPANY 206 DANBURY RD WILTON CT 06897	57-65	BREITLING ESTATE COMPANY 206 DANBURY RD WILTON CT 06897
57-65-1	POWER TEST REALTY CO LIMITED PAR 292 MADISON AVE NEW YORK NY 10017-6	57-69	KURRA PRATAP & SAROJINI C 22 SHARP HILL RD WILTON CT 06897	57-71	CORRA LAWRENCE & ANNA HLYWA 26 SHARP HILL RD WILTON CT 06897
71-45	HUNT RALPH HENRY 215 DANBURY RD WILTON CT 06897	71-46	BETTER ENVIRONMENTS LLC 221 DANBURY RD WILTON CT 06897	57-64-1	DEMETRIADES THEOLOGOS & HELEN 2 DEERFIELD RD WILTON CT 06897

GREGORY C JACKSON  
BRIANNA S SIEGEL  
7 DEERFIELD RD  
WILTON, CT 06897-4012

1587

1-32/210 NY  
18879

4/21/2023

Date

Pay To The Order Of TOWN OF WILTON | \$ 310.00

THREE HUNDRED TEN <sup>00</sup>/<sub>100</sub> Dollars



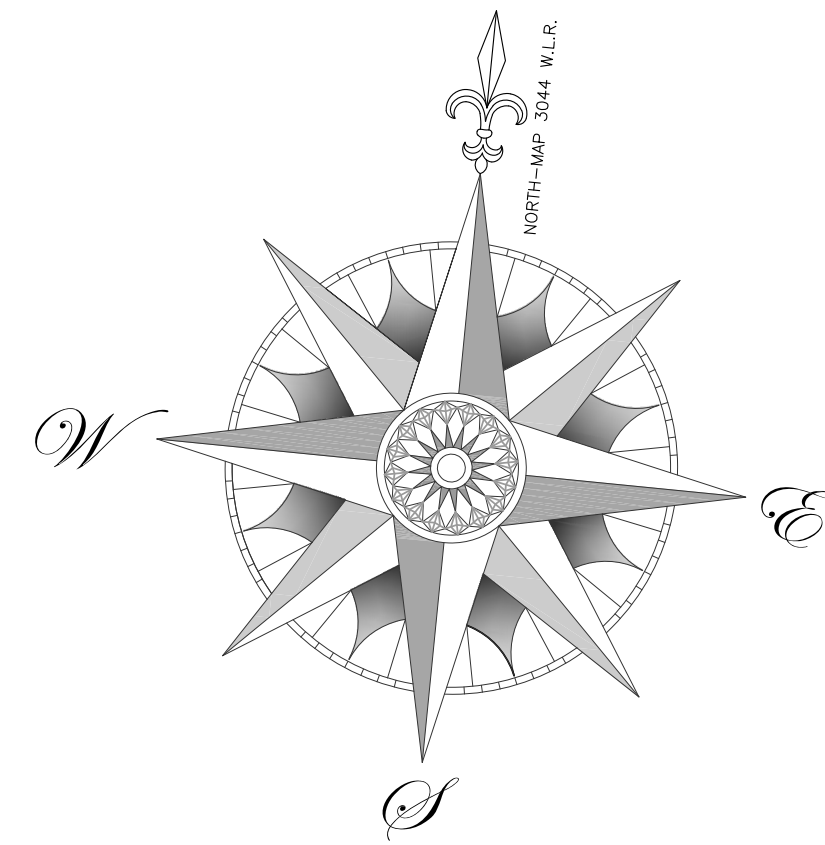
**BANK OF AMERICA**

ACH R/T 021000322

For ZSA VARIANCE - PATIO

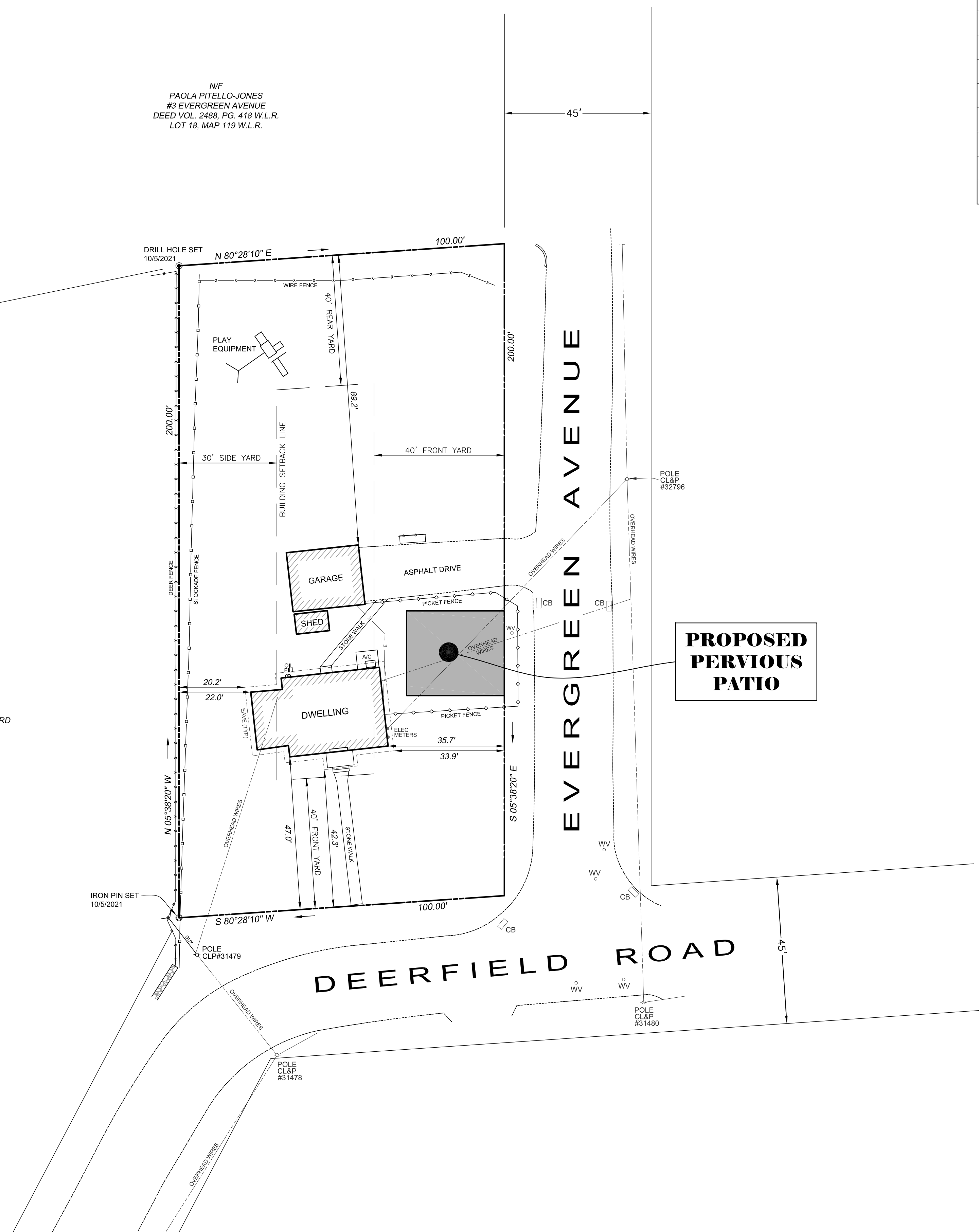
MP

⑆021000322⑆ 483053805112⑈ 1587



N/F  
 PAOLA PITELLO-JONES  
 #3 EVERGREEN AVENUE  
 DEED VOL. 2488, PG. 418 W.L.R.  
 LOT 18, MAP 119 W.L.R.

N/F  
 GREGORY TRAUTMAN & ADRIANNE CRAWFORD  
 #5 DEERFIELD ROAD  
 DEED VOL. 2537, PG. 849 W.L.R.  
 PARCEL 1, MAP 3044 W.L.R.



ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED	EXISTING	PROPOSED
ZONE: R-1A RESIDENCE			
FRONT SETBACK:	40'	MIN. 33.9' (EAVE) 35.7' (DWELLING)	no change
REAR:	40'	MIN. 89.2' (GARAGE)	no change
SIDE:	30'	MIN. 20.2' (EAVE) 22.0' (DWELLING)	no change
LOT AREA:	43,560 S.F.	MIN. 19,953 S.F.	no change
BUILDING HEIGHT:	35'	MAX. 22.4'	no change
No. STORIES:	2.5	MAX. 2	no change
LOT COVERAGE-BUILDING:	10% = 1,995 S.F.	MAX. 1,414 S.F. = 7.1%	no change
LOT COVERAGE-SITE:	15% = 2,992 S.F.	MAX. 2,137 S.F. = 10.7%	no change
SETBACK FOR TERRACES / PATIOS	1/2 OF THE MINIMUM REQUIRED BUILDING SETBACK (40' / 2 = 20')	MAX. N/A	0.0' (EVERGREEN AVENUE FRONT YARD)

VARIANCE REQUIRED (SEC. 29-4.C.5.)

Terraces / Patios: Terraces / Patios shall not be permitted to project into any yard to a point closer than one-half of the minimum required building setback distance from any property line

FRONT YARD SETBACK:

0.0' (EVERGREEN AVENUE - FRONT YARD)  
 IN LIEU OF 20' MINIMUM REQUIRED

NOTES:

1. 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 a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for regulatory zoning purposes & Zoning Board of Appeals application.
2. Reference is made to Lot 7, Maps 119 & 3044 on file with Wilton Land Records (W.L.R.).
3. Reference is made to Warranty Deed Vol. 2536, Pg. 722 W.L.R.
4. Reference is made to restrictive covenants found in Vol. 40, Pg. 252 W.L.R.
5. Lot Area = 19,953 S.F. / 0.4580 Acres
6. Reference is made to FEMA Flood Insurance Rate Map No. 09001C0383F, effective date 6/18/2023. Subject parcel does not lie within a Special Flood Hazard Area.
7. Reference is made to FEMA Flood Insurance Rate Map No. 09001C0383F,

**ZONING LOCATION SURVEY**  
 DEPICTING  
**PROPOSED PATIO**  
 7 DEERFIELD ROAD  
 WILTON, CONNECTICUT  
 PREPARED FOR  
**GREGORY JACKSON & BRIANNA SIEGEL**

**Ryan and Faulds**  
 LAND SURVEYORS | A Redniss & Mead Company  
 57 Danbury Road, Suite 203 | Wilton, CT 06897  
 Tel: 203.762.9492 | www.ryanandfaulds.com

Scale: 1" = 20'  
 0 20 40

Drawn By: CJV Date: 04/06/2023  
 Checked By: LWP Comm. No.: 10712-1  
 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  
 4/6/2023  
 DATE

This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional. Unauthorised alterations render any declaration herein null & void.

LAND SURVEYING  
 CIVIL ENGINEERING  
 PLANNING & ZONING CONSULTING  
 PERMITTING

Sheet No: **ZLS**

4/6/2023 4:44 PM H:\jacob\107000\107000\10712\DWG\10712\_ZLS\_PROPOSED PATIO.dwg

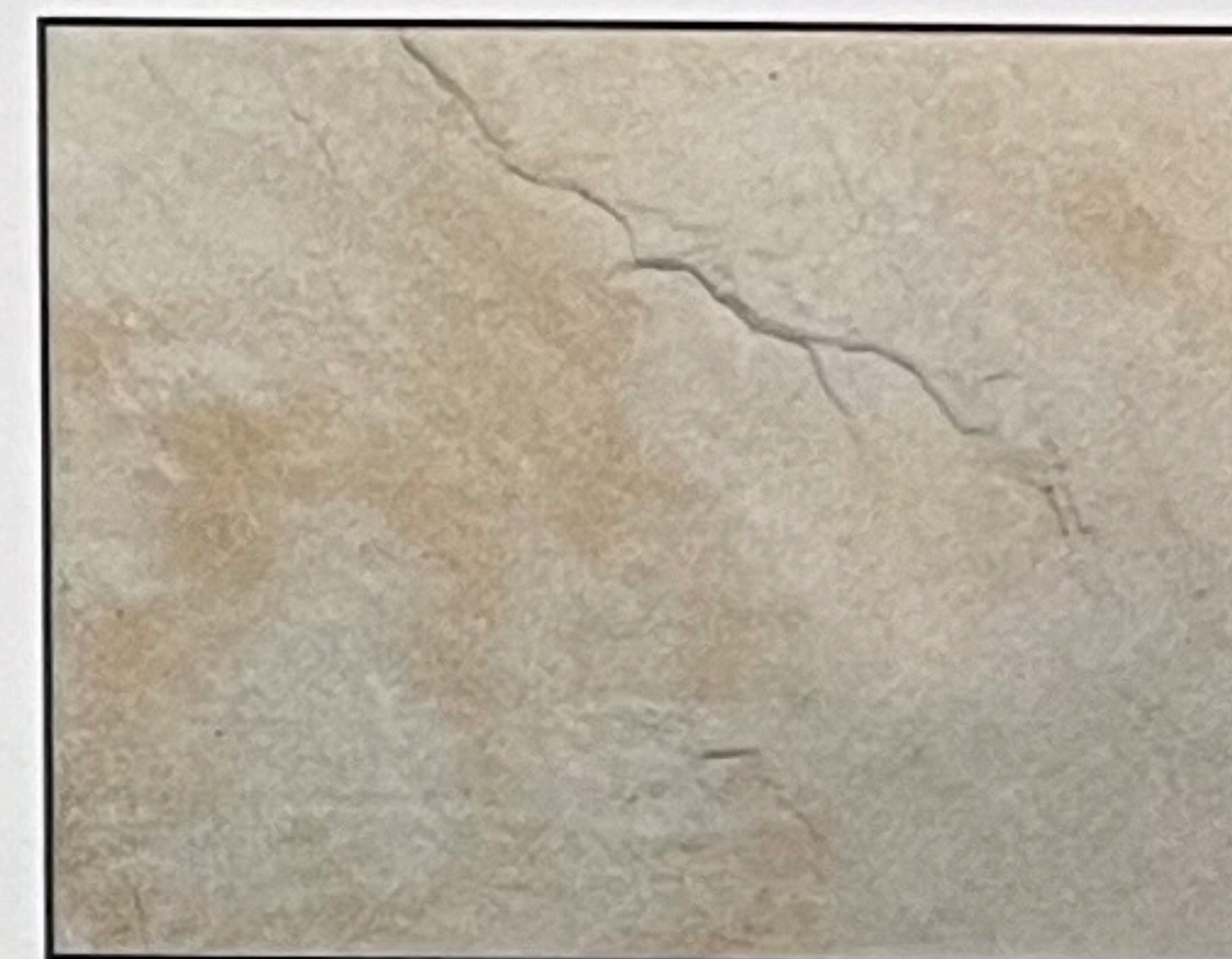




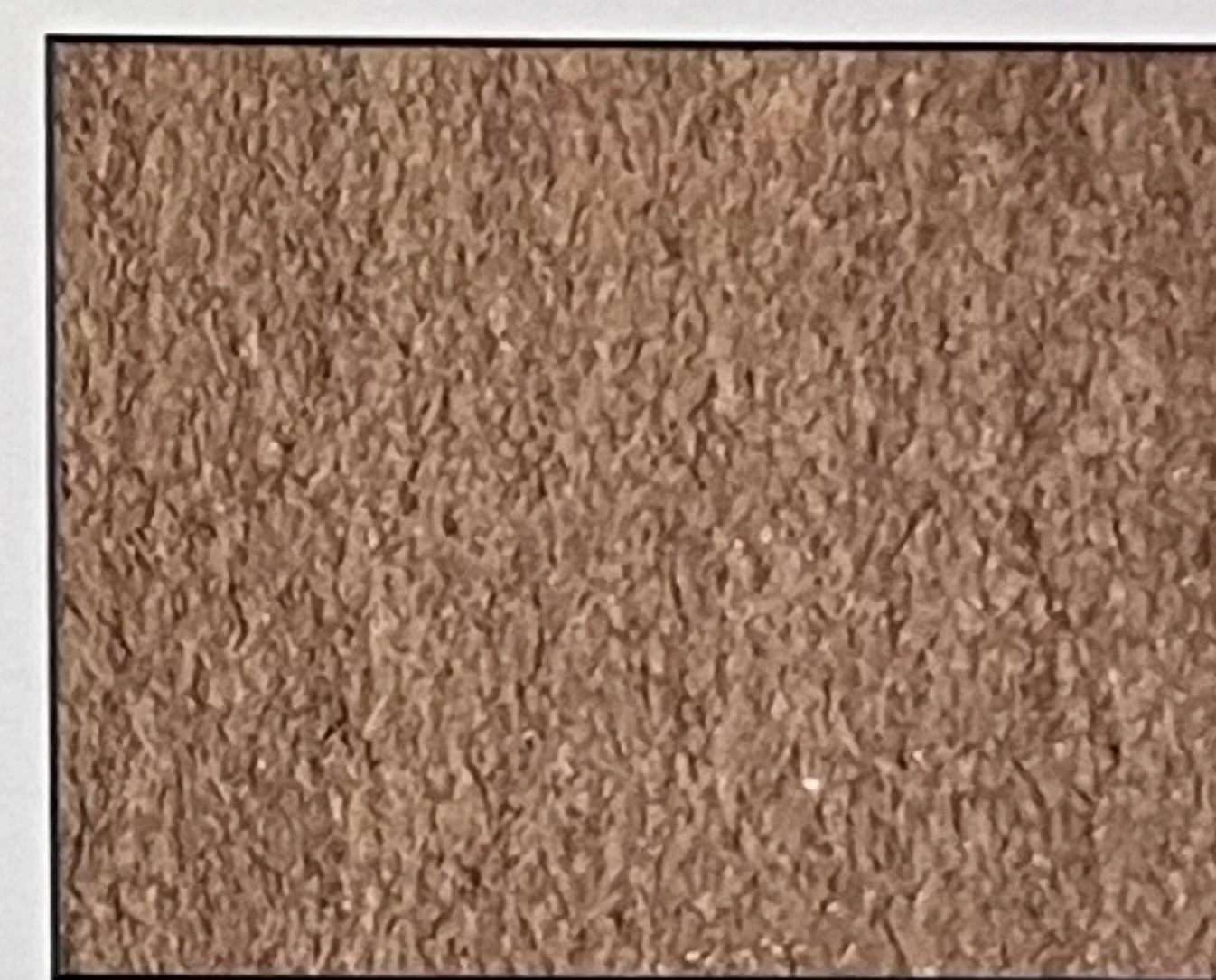
Natural stone appearance with a thermal, smooth finish and consistent texture. Sold as a patio pack or purchase sizes individually.



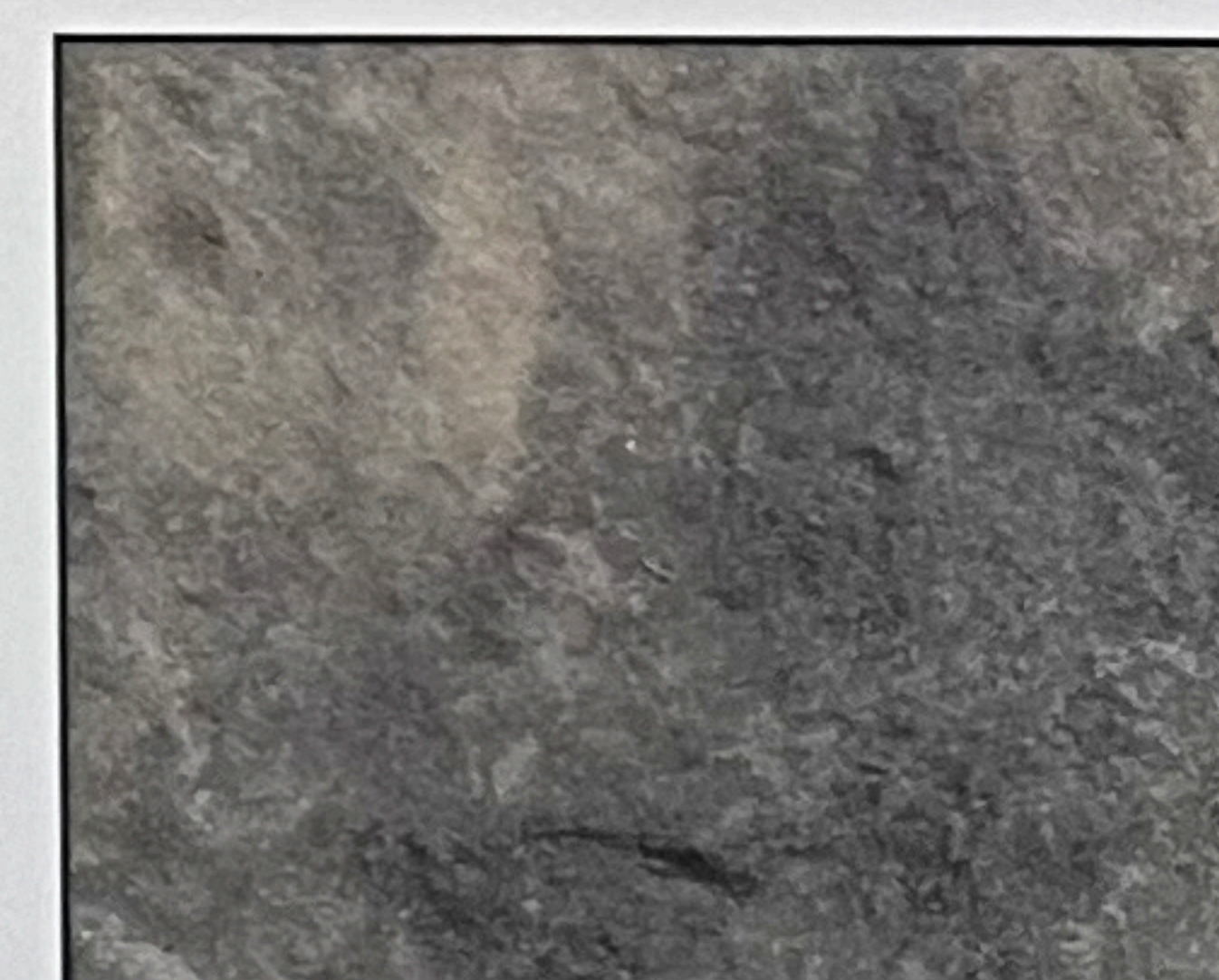
BLUESTONE



GIRONDE\*



MOCHA



YORK BROWN

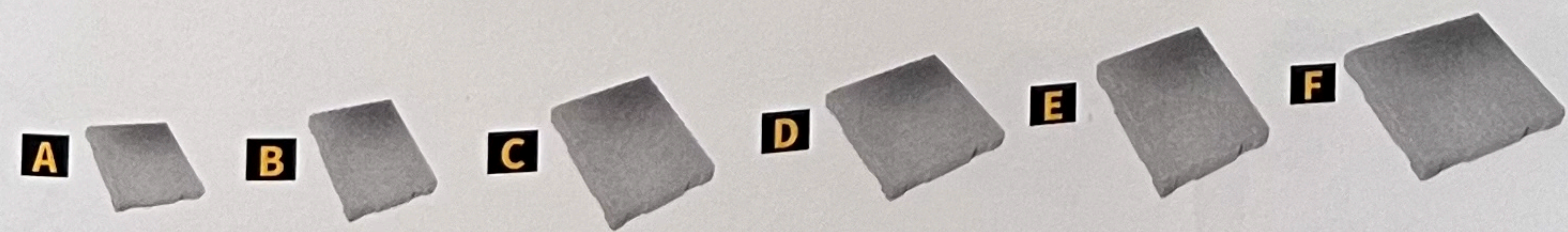
# Thermal Finish Flagstone

WIDTH	LENGTH	THICKNESS	SF/PALLET	PCS/PALLET	LBS/PALLET
A 12"	12"	1½"	6	6	1,175
B 12"	18"	1½"	18	12	
C 12"	24"	1½"	18	9	
D 18"	18"	1½"	5	2	
E 18"	24"	1½"	9	3	
F 24"	24"	1½"	12	3	

Patio Pack Specifications 68 sq. ft.

	WIDTH	LENGTH	THICKNESS	SF/PALLET	PCS/PALLET	LBS/PALLET
<b>A</b>	12"	12"	1½"	40	40	700
<b>B</b>	12"	18"	1½"	60	40	1,100
<b>C</b>	12"	24"	1½"	80	40	1,400
<b>D</b>	18"	18"	1½"	45	20	800
<b>E</b>	18"	24"	1½"	60	20	1,000
<b>F</b>	24"	24"	1½"	80	20	1,400

Individual Size Specifications



*Bluestone*





# Thermal Finish Flagstone

*Bluestone*

WIDTH	LENGTH	THICKNESS	SF/PALLET	PCS/PALLET	LBS/PALLET
12"	12"	1½"	6	6	1,175
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12"	24"	1½"	18	9	
18"	18"	1½"	5	2	
18"	24"	1½"	9	3	
24"	24"	1½"	12	3	

Package Specifications 68 sq. ft.

	WIDTH	LENGTH	THICKNESS	SF/PALLET	PCS/PALLET	LBS/PALLET
<b>A</b>	12"	12"	1½"	40	40	700
<b>B</b>	12"	18"	1½"	60	40	1,100
<b>C</b>	12"	24"	1½"	80	40	1,400
<b>D</b>	18"	18"	1½"	45	20	800
<b>E</b>	18"	24"	1½"	60	20	1,000
<b>F</b>	24"	24"	1½"	80	20	1,400

Individual Size Specifications

