

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.)

ELIZABETH B. PERRY

APPLICANT'S NAME

1 DUDLEY RD.

ADDRESS

ELIZABETH B. PERRY

OWNER'S NAME

1 DUDLEY RD.

ADDRESS

1 DUDLEY ROAD

PROPERTY LOCATION

R-1A

ZONING DISTRICT

35-25 2436

WLR MAP#

VOLUME

165

PAGE

55-25-0-0

TAX MAP #

LOT #

1.0

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.

TO REQUEST A VARIANCE OF SECTION 29-4.D.1.G. AND SECTION 29-5.D TO ALLOW AN ACCESSORY DWELLING UNIT WITH FRONT YARD SET BACK OF 0.1 FEET IN LIEU OF THE REQUIRED 40 FEET, AND ALLOW A VARIANCE OF SECTION 29-4.D.1.A TO ALLOW AN ACCESSORY DWELLING UNIT OF 1,237 SQUARE FEET IN LIEU OF ONE FOURTH OF THE GROSS FLOOR AREA OF THE PRIMARY BUILDING WHICH IS GREATER THAN THE 3,017 SQUARE FEET BUILDING

**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.

MY HOUSE WAS BUILT IN 1820 AND BARN/GARAGE SOMETIME SHORTLY AFTER. THE HOUSE AND BARN ARE PRE-EXISTING, NON CONFORMING. THE BARN DOES NOT COMPLY WITH THE ZONING, SETBACK IN THE R-1A ZONE. THE BARN WAS CONSTRUCTED PRIOR TO THE ADOPTION OF ZONING REGULATIONS IN WILTON.

RECEIVED

DEC 29 2023

ZONING BOARD OF  
APPEALS

**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 ☒ **NO**

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 ☒ **NO**

WHEN WAS THE SUBJECT PROPERTY PURCHASED? 11/9/15

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1820

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

**BUILDING COVERAGE PROPOSED:** \_\_\_\_\_  
(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.

Elizabeth B. Perry 12/18/23 bbrookfield13@gmail.com  
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE  
Elizabeth B. Perry 12/18/23 bbrookfield13@gmail.com  
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE  
845-405-1158