

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.)

APPLICANT'S NAME

ADDRESS

OWNER'S NAME

ADDRESS

PROPERTY LOCATION

ZONING DISTRICT

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.

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.

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**? YES or NO

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

IS THE SUBJECT PROPERTY LOCATED IN THE **FLOOD PLAIN**? YES or NO

WHEN WAS THE SUBJECT PROPERTY **PURCHASED**? _____

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

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.

APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

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

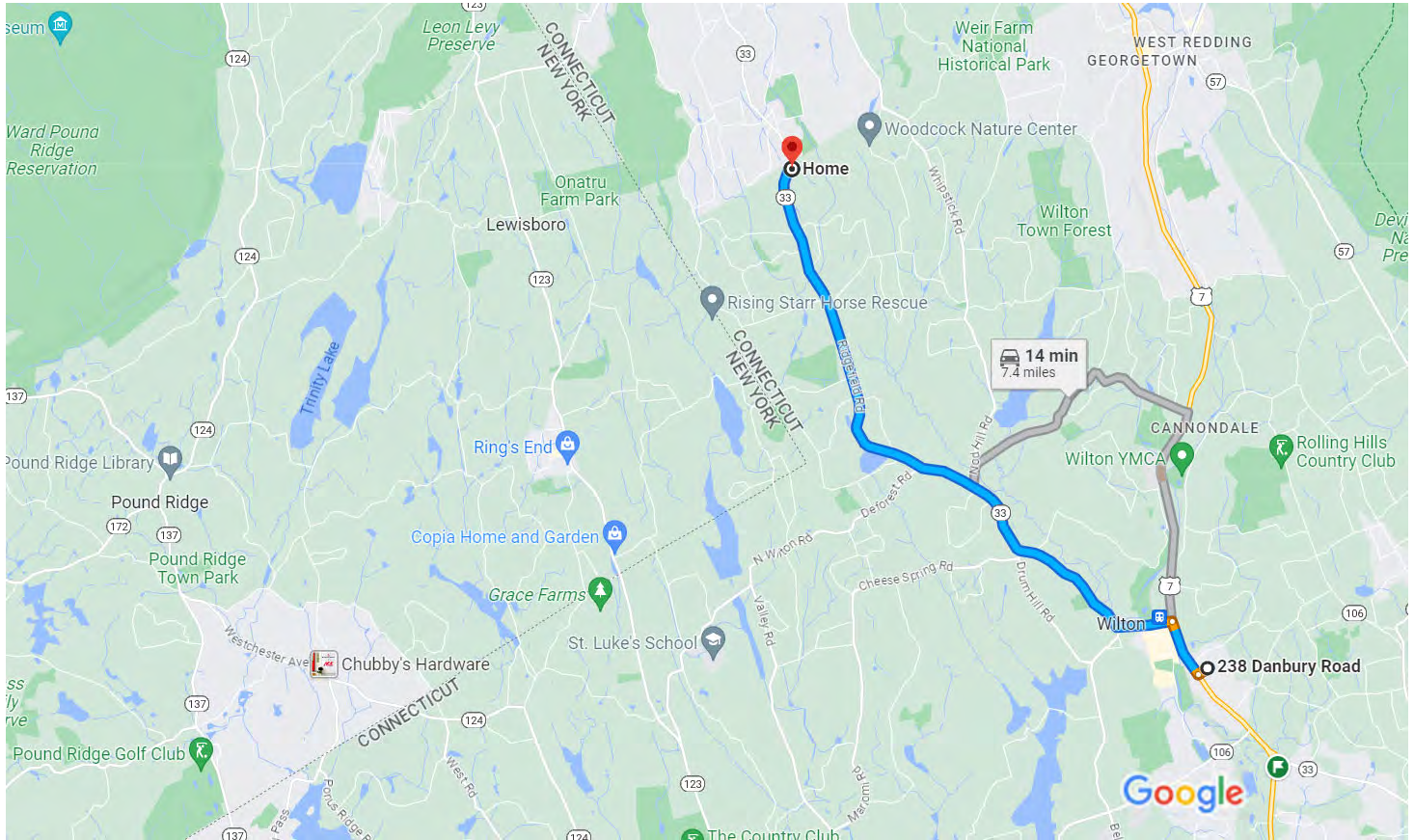
<u>WLR MAP #</u>	Wilton Land Record map number filed in the Town Clerk's Office.
<u>VOLUME and PAGE</u>	Deed reference filed in the Town Clerk's Office. Also available here under Book & Page: Vision Government Solutions (vgsi.com)
<u>TAX MAP #, LOT #</u>	Refers to Assessor's records. Available here: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



238 Danbury Rd, Wilton, CT 06897 to Home (1086 Ridgefield Rd)

Drive 5.6 miles, 11 min



Map data ©2023 Google

1 mi

238 Danbury Rd
Wilton, CT 06897

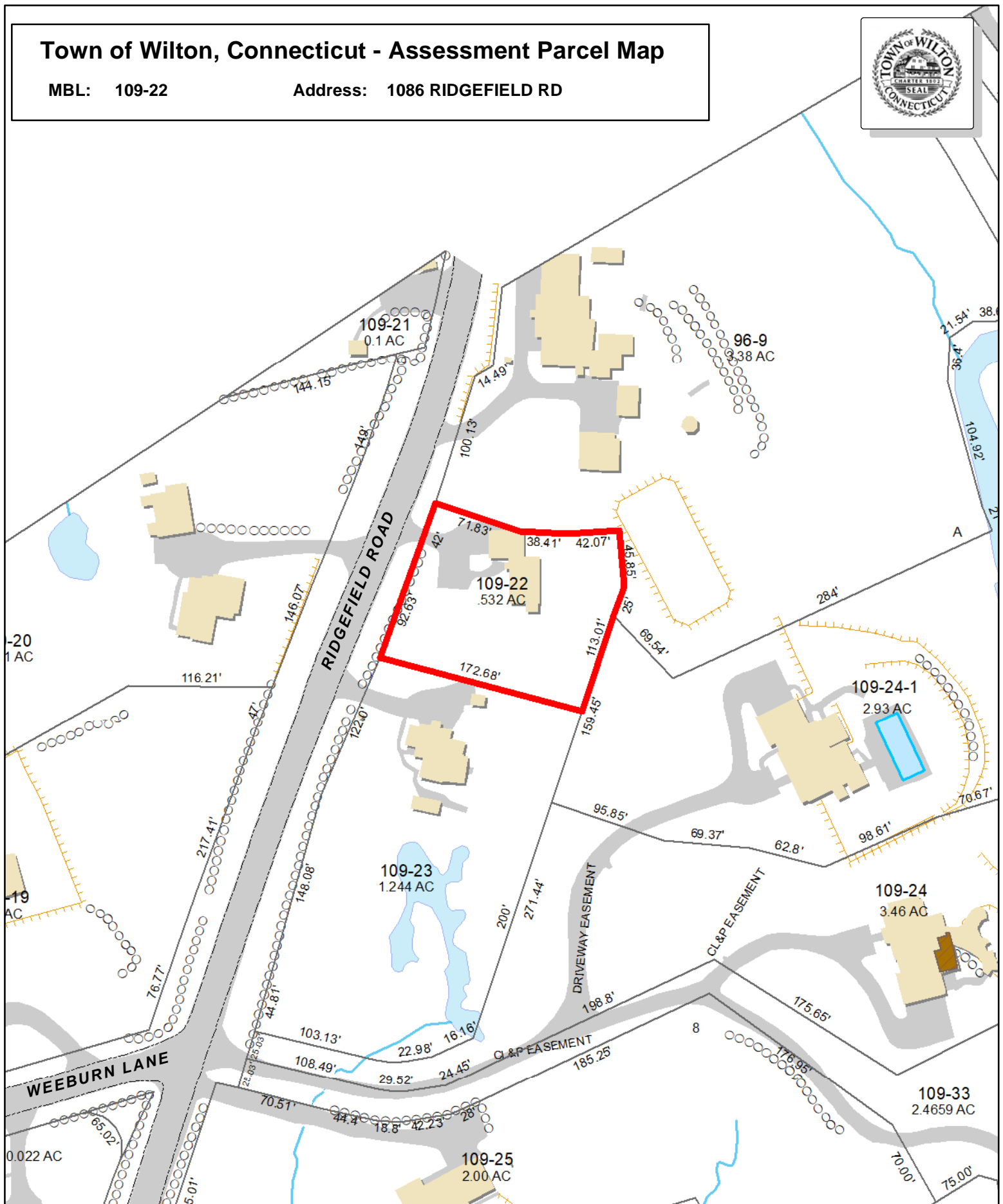
- ↑ 1. Head southwest toward US-7 N/Danbury Rd
69 ft
- ↘ 2. Turn right onto Cricket Ln
463 ft
- ↘ 3. Turn right onto US-7 N/Danbury Rd
0.4 mi
- ↙ 4. Turn left onto CT-33 N/Ridgefield Rd
Destination will be on the right
5.0 mi

1086 Ridgefield Rd
Wilton, CT 06897

Town of Wilton, Connecticut - Assessment Parcel Map

MBL: 109-22

Address: 1086 RIDGEFIELD RD



Approximate Scale:

1 inch = 100 feet

Disclaimer:
This map is for informational purposes only.
All information is subject to verification by any user.
The Town of Wilton and its mapping contractors
assume no legal responsibility for the information contained herein.

Map Grand List Date: Oct 2017

0 50 100 150 Feet

HOMES WITHIN 500 FEET OF 1086 RIDGEFIELD ROAD
TOWN OF WILTON, CONNECTICUT

Adele and Trevor Baier

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
96-5	3 GREAT ROCKS PL	O'CONNELL JOSEPH M & SUSAN R	3 GREAT ROCKS PL	WILTON	CT	06897- 0000
96-6	1 GREAT ROCKS PL	SATTELL MARTIN	1 GREAT ROCKS PL	WILTON	CT	06897- 0000
96-8	5 GREAT ROCKS PL	FARONI RYAN JOSEPH &	5 GREAT ROCKS PL	WILTON	CT	06897- 0000
96-9	1090 RIDGEFIELD RD	STOCKBRIDGE ELLEN P	42 RIDING CLUB RD	WILTON	CT	06897- 0000
109-12-1	5 WEEBURN LA	HUANG YUMING &	5 WEEBURN LA	WILTON	CT	06897- 0000
109-19	4 WEEBURN LA	SMITH WINTHROP BENBURY BLAND	4 WEEBURN LA	WILTON	CT	06897- 0000
109-20	1083 RIDGEFIELD RD	HAPPY JACK NELSON	1083 RIDGEFIELD RD	WILTON	CT	06897- 0000
109-21	1093 RIDGEFIELD RD	PASTUZYN JASON &	7 WILTON ROAD WEST	RIDGEFIELD	CT	06877- 0000
109-22	1086 RIDGEFIELD RD	SOYLAND KRISTOPHER	1086 RIDGEFIELD RD	WILTON	CT	06897- 0000
109-23	1078 RIDGEFIELD RD	SAVERINE MEGAN &	1078 RIDGEFIELD RD	WILTON	CT	06897- 0000
109-24	1068 RIDGEFIELD RD	BAILEY THOMAS & REGINA	1068 RIDGEFIELD RD	WILTON	CT	06897- 0000
109-25	1060 RIDGEFIELD RD	SCHMALE FRANCES P	1060 RIDGEFIELD RD	WILTON	CT	06897- 0000
109-26	1054 RIDGEFIELD RD	DARST DANIEL & REBECCA ENGMANN	1054 RIDGEFIELD RD	WILTON	CT	06897- 0000
109-33	1066 RIDGEFIELD RD	SHERWOOD CHRISTINE	355 SPORT HILL RD	EASTON	CT	06612- 0000
109-24-1	1072 RIDGEFIELD RD	KOOLIS CHRISTIE & MARK	1072 RIDGEFIELD RD	WILTON	CT	06897- 0000
109-28-2	1038 RIDGEFIELD RD	WARREN PETER J NONEXEMPT TRUST	338 COLLEGE AVE	KALISPELL	MT	59901-4666- 0000

STANDARD	MINIMUM/REQUIRED MAXIMUM/ALLOWED	EXISTING CONDITIONS
Minimum Lot Area	2 acre (87,120 sq.ft.)	0.53 acre (23,185sq.ft.)
Minimum Lot Frontage	25 ft.	69.89 ft.
Maximum Lot Width	200 ft.	133.87 ft.
Minimum Yard (Feet in Depth)		
--Front	50 ft.	46.17 ft.
--Side	40 ft.	1.70 ft.
--Rear	50 ft.	62.27 ft.

RESIDENCE ZONE 2-A



Research & Data Aquisition
Performed by:
The Survey Crew LLC.
55 Merritt Blvd. Trumbull, CT
203-994-1088

--- NOTES ---

1. This map has been prepared pursuant to the Regulations of Connecticut State Agencies sections 20b-300b-1 thru 20b-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 September 26, 1996. This conforms to a Class A-2 horizontal survey.
2. The type of survey performed is a Limited Property/Boundary Survey, conforming to an **Zoning Location Survey**, which depicts or notes the position, horizontally & where required, vertically, between particular existing or proposed improvements with respect to the applicable municipal or statutory requirements.
3. The boundary determination is based upon the **dependent resurvey** and is intended to depict a parcel of land acquired by Kristopher Soyland as recorded in Bk. 2562, Pg. 0493, July 10, 2023 on file in the Wilton Town Clerk's Office.
4. No attempt has been made as part of this boundary survey to obtain or show data concerning existence (other than what is shown hereon), size, depth, condition, capacity, or location of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies.
5. This parcel is subject to utility easements, if any, for overhead and or underground service. Substructures and/or their encroachments below grade, if any, not shown.
6. Lot lines depicted hereon established according to record maps & deeds as they exist as well as physical features such as stone walls, wire fences, monuments, iron pins or pipes, etc. all taken under consideration to establish said lot lines.
7. MAP REFERENCES: T.C.M. 1171 on file in the Wilton Town Clerk's Office.

Owner of Record

Kristopher Soyland Bkl. 2562, P. 0496
Lot Area : 23,185 s.f. = 0.53 acres

Zoning Location Survey
(oil tank installation)

prepared for

Kristopher Soyland

1086 Ridgefield Road, Wilton, Connecticut

Residential Zone 2-A

Scale: 1"= 10'

November 27, 2023.

10 0 10 20 30 Feet

To the best of my knowledge and belief, this is substantially correct as noted hereon.
This document & copies thereof are valid only if they are signed in red ink & bear the signature & embossed seal of the surveyor noted below. Unauthorized alterations render any declaration hereon null and void.

Fred D'Amico P.E. & LS # 10833
Connecticut Professionl Land Surveyor

1090 Ridgefield Road
Bk: 2471 Pg: 0240
N/F Stockbridge, Ellen P.

GRAVEL
DRIVEWAY

2 Bay
Garage

No. 1086
2 Story
Residence

Existing Oil Tank
On Conc. Pad
New Oil Tank Will
Be Installed On
Existing On Conc. Pad
New Oil Tank Dim.
L= 3.58' W=2.37'

62.27

1072 Ridgefield Road
Bk: 2542 Pg: 0710
N/F Koolis, Christie & Mark

Wood
Shed

fence
2.96' South of Lot Line

fence
7.10' East of Lot Line

fence
1.53' East of Lot Line

RIDGEFIELD
ROAD

1086 Ridge Road
Bk: 2562 Pg: 0493
Soyland, Kristopher
T.C.M. 1172, Parcel 5
Lot Area : 23,185[±] s.f. = 0.53 ac.

1078 Ridgefield Road
Bk: 2545 Pg: 0534
N/F Saverine, Megan

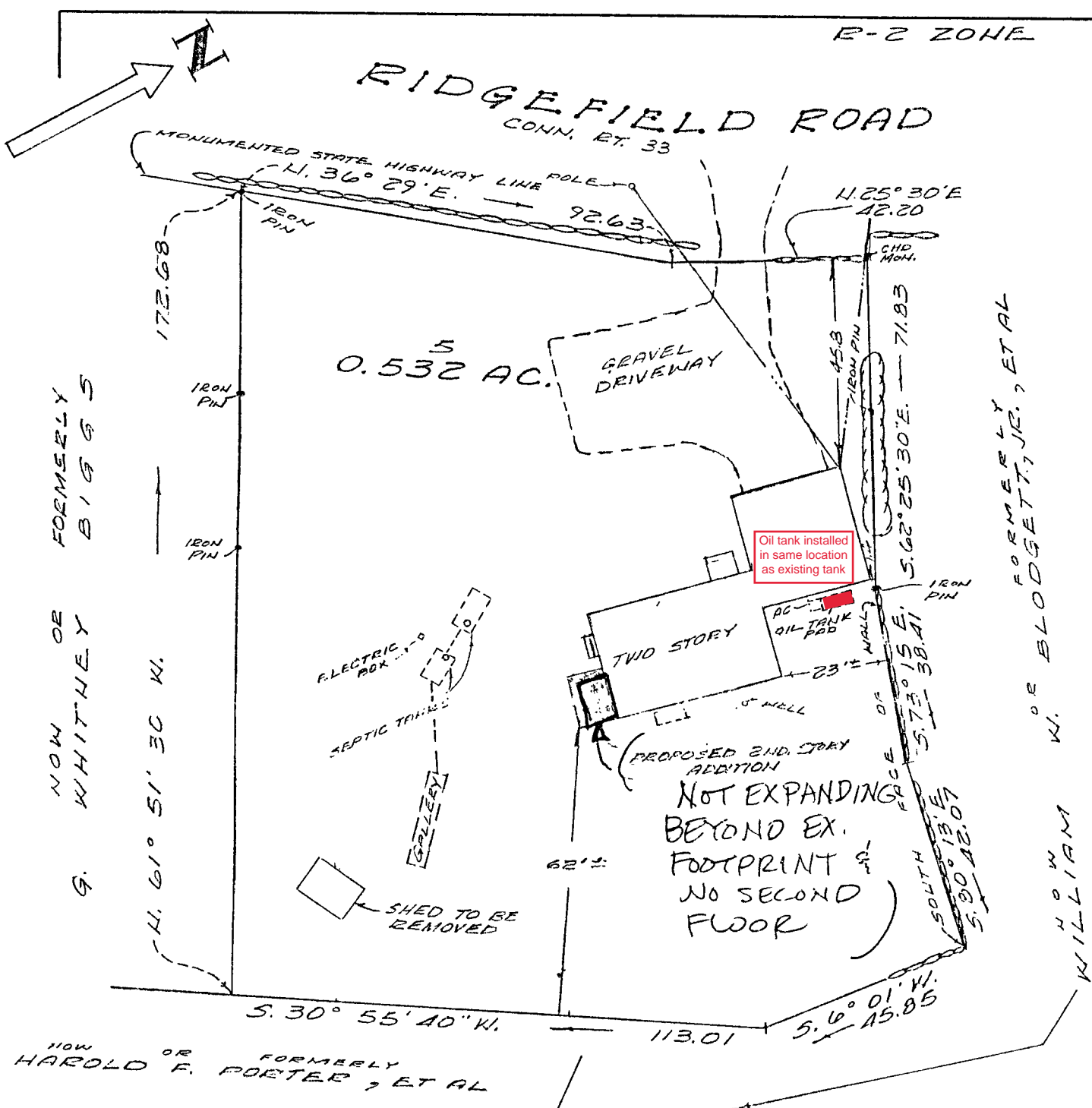


Location Map
(not to scale)

SURVEY REPORT

Property surveyed for FLORENCE JOHNSON

Location Lot 5 as shown on Map #1171 on file in the Wilton Land Records. Lot is located on the easterly side of Ridgefield Road, Wilton, Connecticut.



REFER TO A VARIANCE GRANTED BY THE WILTON ZONING BOARD OF APPEALS.

BUILDING COVERAGE = 6.92% OF LOT AREA.

CLASS "A-2" ACCURACY
CERTIFIED "SUBSTANTIALLY CORRECT"
JOHN P. O'BRIEN, L.S. NO. 17110
NEW CANAAN, CONN.



John P. O'Brien Surveyor
OCTOBER 8, 2013

Office of Moody & O'Brien, LLC Land Surveyors

Scale : 1" = 30'

	A	B	C	D	E	F	G	H
2	Street Name	Street #	Owner	Variance Description	Status	ZBA #		
3460		1054	Larsen	to allow constr of garage with front yd setback of 20' in lieu of 50' & side yd setback of 32' in lieu of 40'	Granted	86-6-53		
3461								
3462		1054	Larsen	to permit 2-story addition 22' from front yd setback in lieu of 50' & 37' from side yd setback in lieu of 40' to pre-ex'g nonconforming dwelling & to permit garage 14' from front yd setback in lieu of 50' & 26' from side yd setback in lieu of 40'	Granted	82-10-35		
3463								
3464		1054	Larsen	to winterize a nonconforming structure for the purpose of a painting studio 31.1' from side prop line in lieu of 40'	Granted	79-10-56		
3465								
3466		1054	Bechtold	to enclose ex'g porch to enlarge nonconforming living room	Granted	74-6-16		
3467								
3468		1078	??	to allow side yd setback of 33' in lieu of 40'	Granted	88-01-01		
3469								
3470		1086	Porter	no info	??	55-4-5		
3471								
3472		??	Young	no info	??	66-11-18		
3473								
3474		??	Stannard	no info	??	58-3-B		
3475								
3476		on east side of Rdgfld Rd, Middlebrook tract, contiguous to properties of Turner and Brooks	Boyd	no info	??	57-5-15		
3477								
3478		??	Ziluca/Lippe (Owner)	no info	??	64-12-29		
3479								
3480		??	Chapin	no info	??	53-1-1		
3481								
3482								
3483	Ridge La							
3484		19	Byington	to allow addition 13' from side yd setback in lieu of 30'	Granted	84-5-20		
3485								
3486		31	Mayflower Development Corp.	to permit garage with front yd setback of 31' in lieu of 40'	Granted	87-04-22		



Doc ID: 003060610003 Type: LAN

BK **2562** PG **493-495**

Record and return to:

Gregg A. Brauneisen, Esquire
Collins Hannafin, P.C.
148 Deer Hill Avenue
Danbury, Connecticut 06810-7727

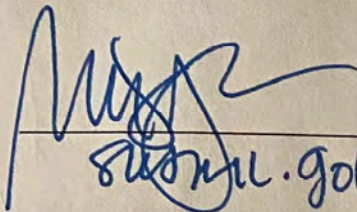
WARRANTY DEED

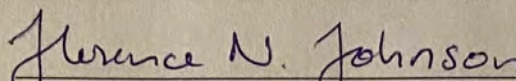
I, **FLORENCE N. JOHNSON**, of **WILTON, CONNECTICUT**, for the consideration of **SIX HUNDRED FORTY THOUSAND AND 00/100 (\$640,000.00) DOLLARS** paid, grant to **KRISTOPHER SOYLAND and VICTORIA BREWSTER** of **STAMFORD, CONNECTICUT**, as Joint Tenants with rights of survivorship. **WITH WARRANTY COVENANTS**

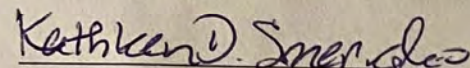
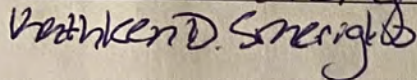
ALL THAT CERTAIN, piece, parcel or tract of land, with the improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut and being more particularly shown and designated on **Schedule A** which is attached hereto and made a part hereof.

SIGNATURE PAGE FOLLOWS

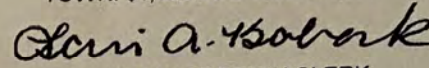
Signed this 6th day of July, 2023.


Susan L. Goldman


FLORENCE N. JOHNSON


Kathleen D. Smergel

Kathleen D. Smergel

CONVEYANCE TAX RECEIVED
TOWN: \$1,600.00 STATE: \$4,800.00


WILTON, CT TOWN CLERK

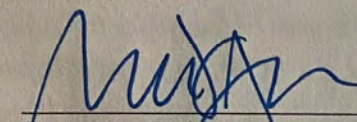
STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD)

) ss: Wilton
)

July 6, 2023

Personally appeared **FLORENCE N. JOHNSON**, singer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed before me.


Susan L. Goldman
Commissioner of the Superior Court

SCHEDULE A

PREMISES: **1086 RIDGEFIELD ROAD, WILTON, CT 06897**

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, and shown and delineated as Lot 5 on a certain map and entitled "Map Showing Property owned by Harold F. Madeline D. Porter, Wilton Connecticut Scale 40' = 1" Certified "Substantially correct" on November 1, 1951 by Peter B. Myer, Land Surveyor, which map is on file in the Office of the Wilton Town Clerk as Map No. 1171, to which reference should be had for a more particular description.

Said Premises are subject to:

1. Real estate taxes to the Town of Wilton hereafter due and payable.
2. License Agreement between James Steele and Florence N. Steele and Susan T. Humphreys and Stephen C. Humphreys dated May 22, 2000 and recorded June 1, 2000 in Volume 1225 at Page 276 of the Wilton Land Records.

* * *

Received for Record at Wilton, CT
On 07/10/2023 At 10:09:00 am

Olivia A. Sobolew













1086