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

Please consult the Zoning Regulations when applying I	or a variance, particularly Section 29-13.		
Please TYPE or print clearly (See last 2 pages for br	rief explanation.)		
APPLICANT'S NAME	ADDRESS		
OWNER'S NAME	ADDRESS		
PROPERTY LOCATION	ZONING DISTRICT		
WLR MAP# VOLUME PAGE	TAX MAP # LOT # ACREAGE		
proposed to be varied and the specific variance requests (an addition, a pool, average lot width, or whatever) wi variance request for a building addition that encroaches	into the required fifty foot rear setback area by 7 feet 29-5.D to allow a building addition with a 43 foot rear yard		

<u>HARDSHIP DESCRIPTION</u>: In the space below, state the specific conditions pertaining to the perceived "exceptional difficulty or unusual hardship" <u>with respect to the parcel of land</u>, 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.

			ING COVID at: Application an original signature, seal,	and license number of the
II			m. Maps should be folded ,	
1	1 1	<u> </u>	7	
	APPLICATION FORM			
	A-2 SURVEY of the subject	property showing	g all existing building and site co	onditions.
	SITE DEVELOPMENT PI building elevations, septic sy distance(s) of proposed struc	AN showing all stems, wells, and tures and/or impr	proposed additions, amendments all measurements pertaining to t ovements from the subject prope	s and/or site improvements, including the application, such as location and erty lines.
	LOCATION MAP - availab	le here: map.pd	f (wiltonct.org). Site location	n shall be identified on map.
	DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computergenerated or similar).			
	LIST OF PREVIOUS ZON	ING VARIANC	ES – available here: History o	f Previous Variances Wilton CT
	PHOTOGRAPHS of proper	rty showing build	ing and site conditions from all g	geographic perspectives.
	ONE COPY OF DEED (A	vailable in Town	Clerk's Office)	
			ortion of the subject property as ist 500 ft gis directions (
			oner within 500' of any portion of instructions.pdf (wiltonct.	
	ELECTRONIC SUBMISSI michael.wrinn@wiltonct.org		uls (Consolidated into 1-2 PDFs e@wiltonct.org	Maximum), emailed to
	TWO #10 (4"x 9.5") PLAI	N ENVELOPES	addressed to the applicant (No R	Return Address)
$\overline{\Box}$	\$310 FILING FEE payable		• • • • • • • • • • • • • • • • • • • •	
	5310 FIEROG FEE payable	to. Town of Who	лі -	
IS THE	SUBJECT PROPERTY LOC	ATED WITHIN	500 FEET OF THE MUNICIPA	AL BORDER? or
				LY WATERSHED BOUNDARY? notification.pdf (wiltonct.org)
IS THE	SUBJECT PROPERTY LOC	ATED IN THE F	TLOOD PLAIN? or	
WHEN	WAS THE SUBJECT PROPI	ERTY PURCHA	SED?	
	AT YEAR WAS THE MAIN			
SITE C (AS PE	COVERAGE PROPOSED: RCENTAGE OF SITE)			PROPOSED:
req TH	uired by the Board have been su E UNDERSIGNED WARRAN he best of his or her knowledge	ibmitted. TS the truth of all	statements contained herein and in	when all information and documents n all supporting documents according on of the subject property as described
APPLI	CANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
OWNE	R'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. <u>WHAT IS A VARIANCE?</u> 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)

TAX MAP #, LOT # Refers to Assessor's records.

Available here: Vision Government Solutions (vgsi.com).

ACREAGE Refers to the acreage of the subject parcel.

LOCATION MAP 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.

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

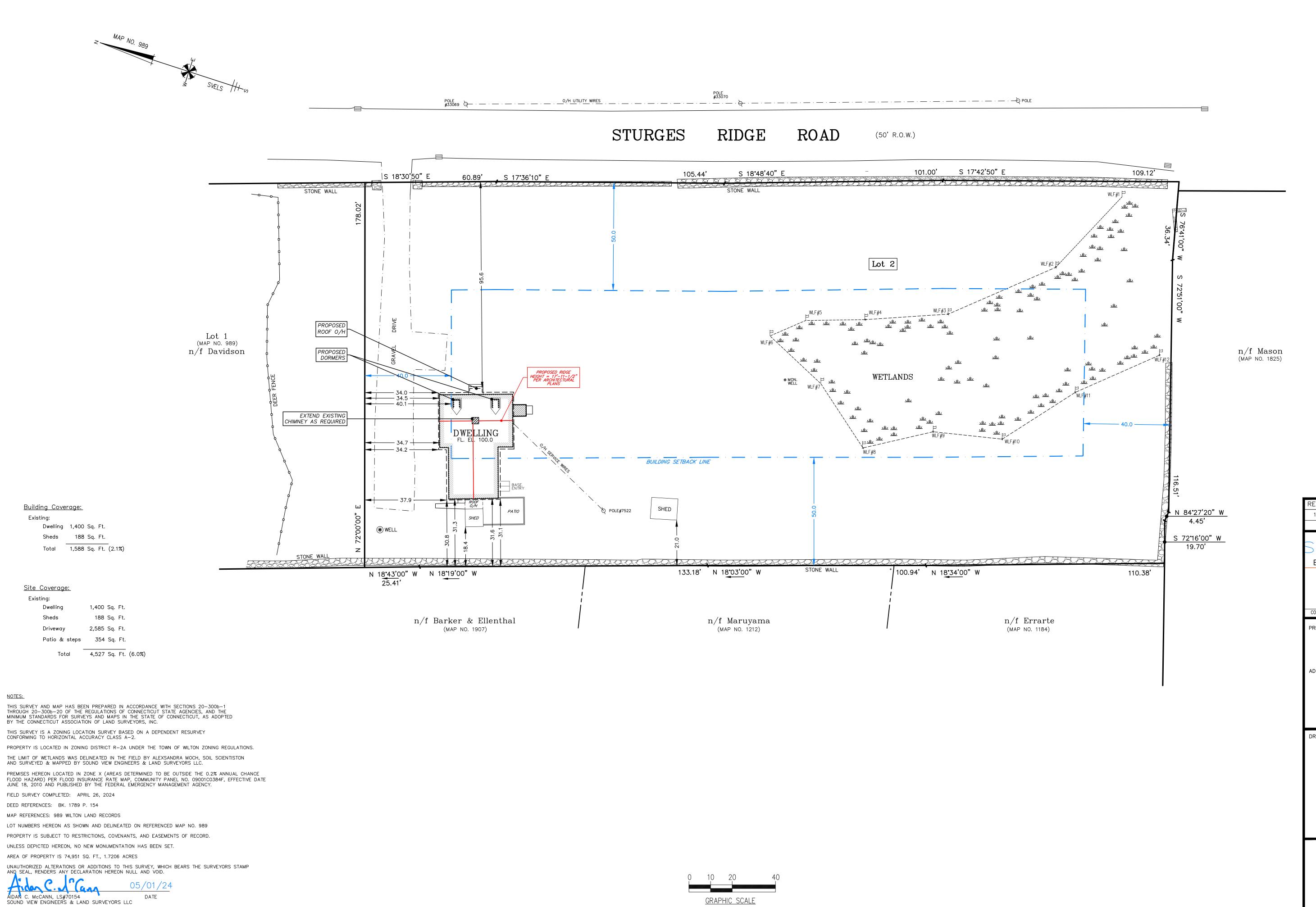
Wilton CT

LIST OF OWNERS WITHIN 500' 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)

Zone: R2-A Area = 74,951 Sq. Ft. 1.7206 Acres (non-conforming in area)



DATE

DESCRIPTION REV. DATE 1 05/01/24 TOWN COMMENTS

Sound View, ENGINEERS & LAND SURVEYOR 239 Glenville Road, Suite 300 Greenwich, CT 06831

(203) 532–1300 PHONE info@soundviewengineers.com www.soundviewenğineers.com CONSULTING CIVIL STRUCTURAL SITE DEVELOPMENT LAND SURVEYING

PREPARED FOR :

MONIKA SATUR

ADDRESS:

125 STURGES RIDGE ROAD WILTON, CONNECTICUT

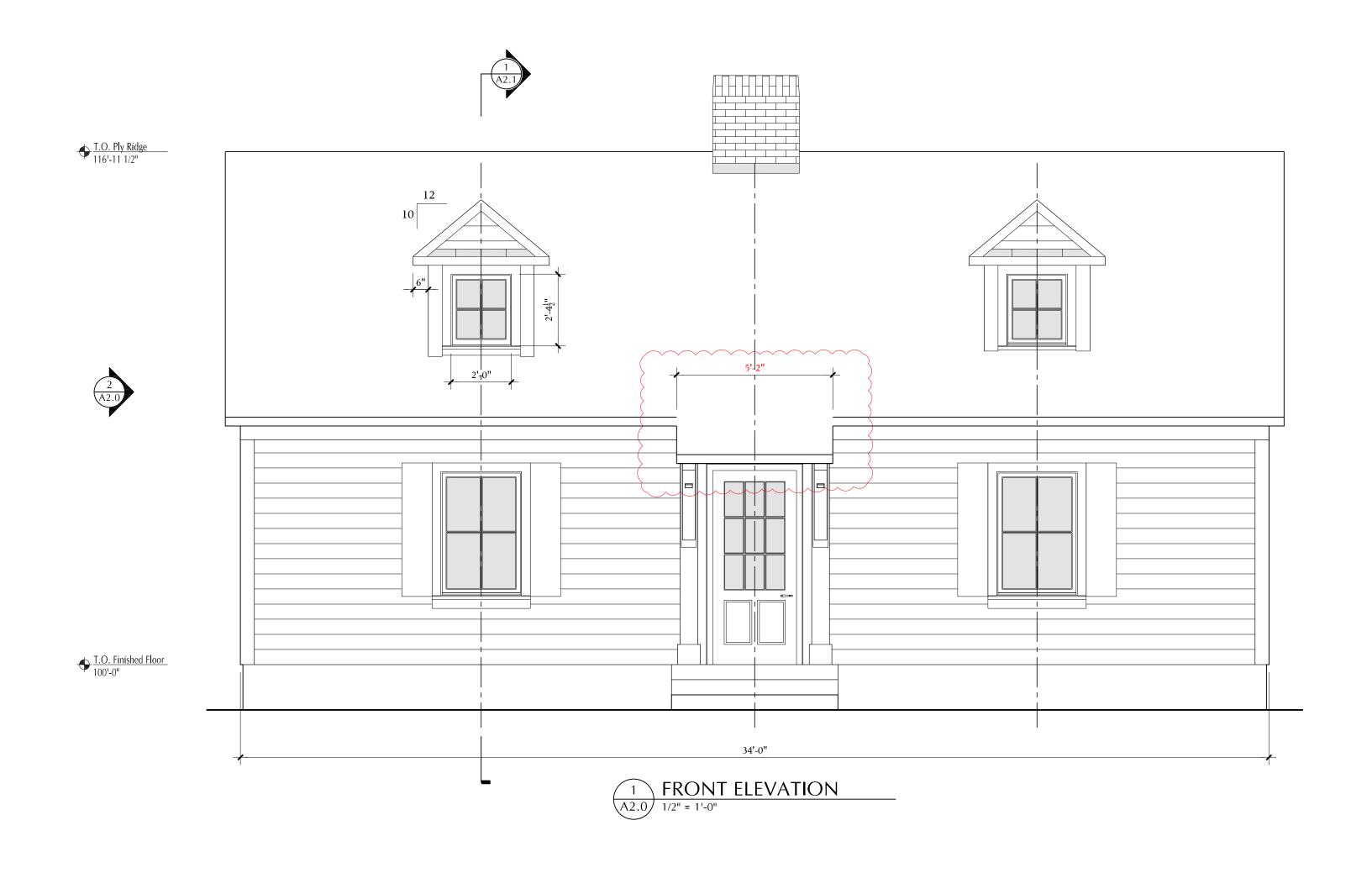
MAP 18 LOT 27

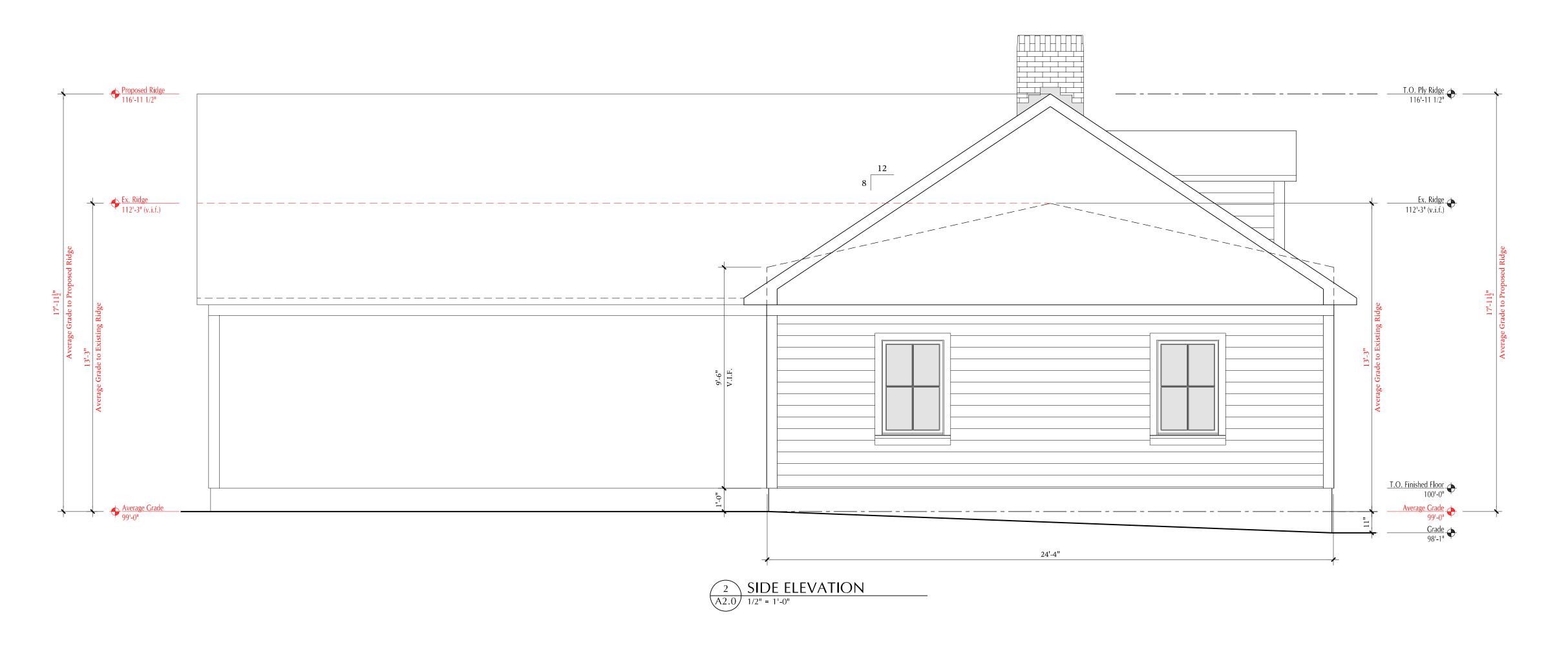
DRAWING TITLE:

ZONING LOCATION SURVEY

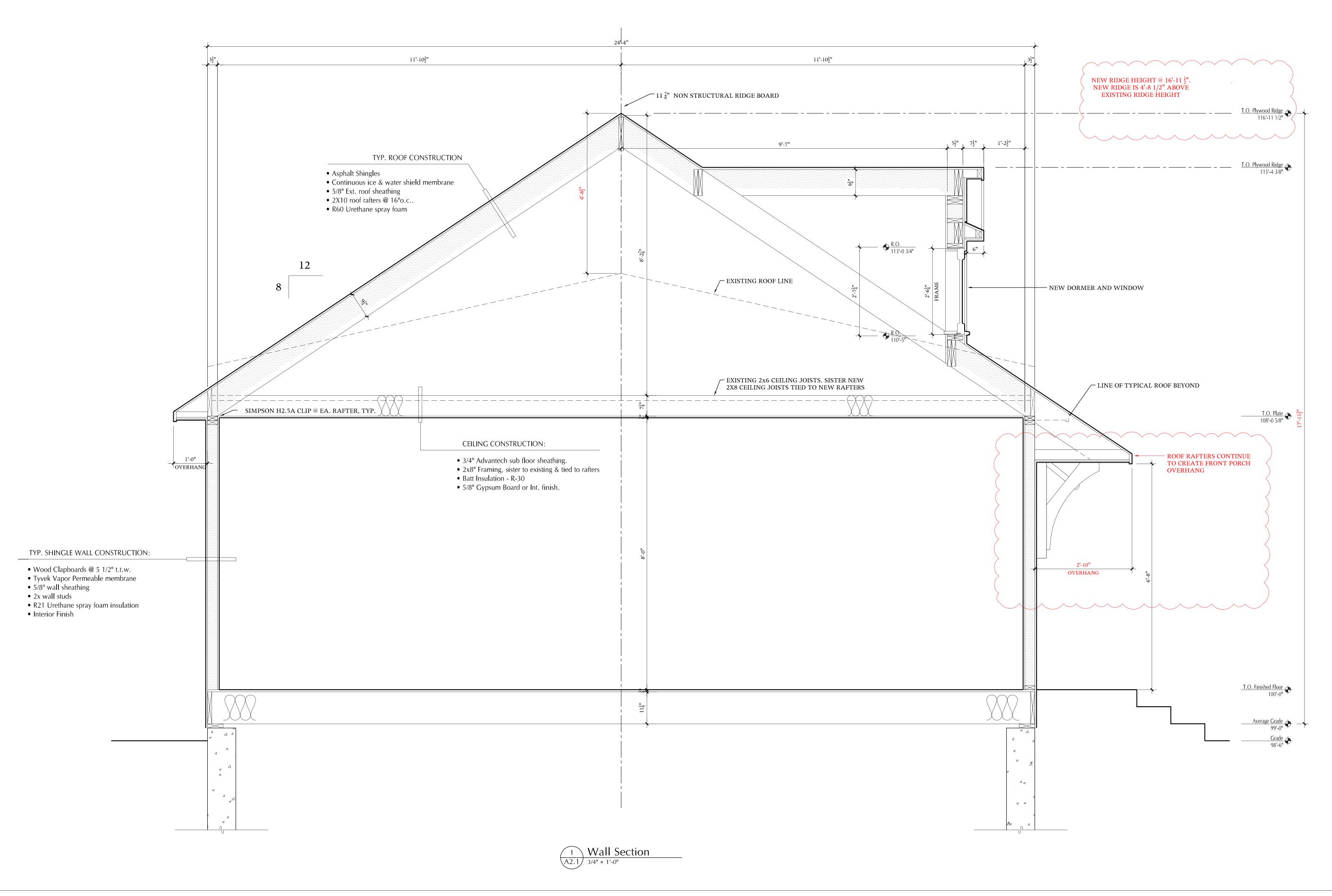


DWG. NO: 693-3-ZLS SCALE: 1" = 20'DATE: APRIL 29, 2024 ZLS



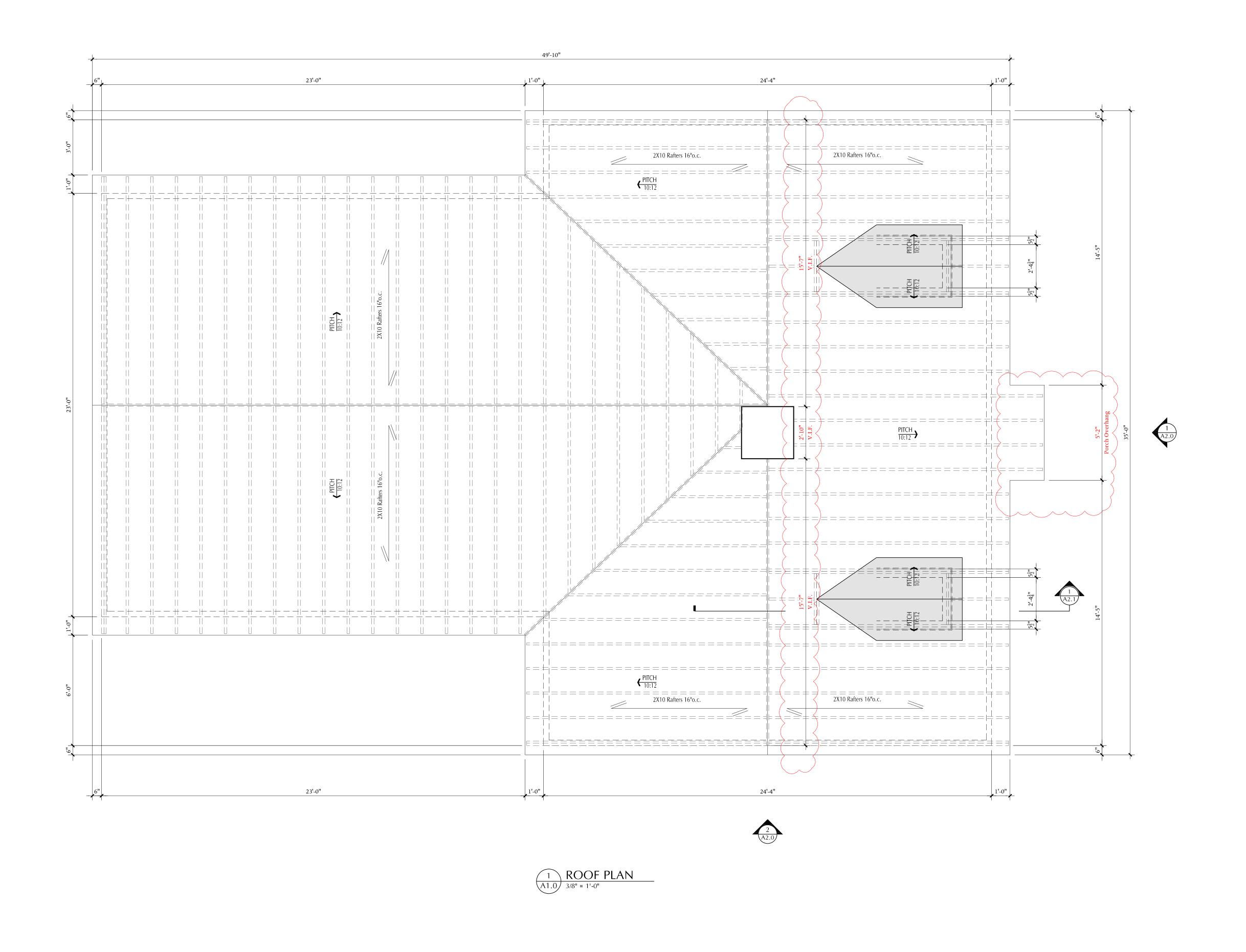




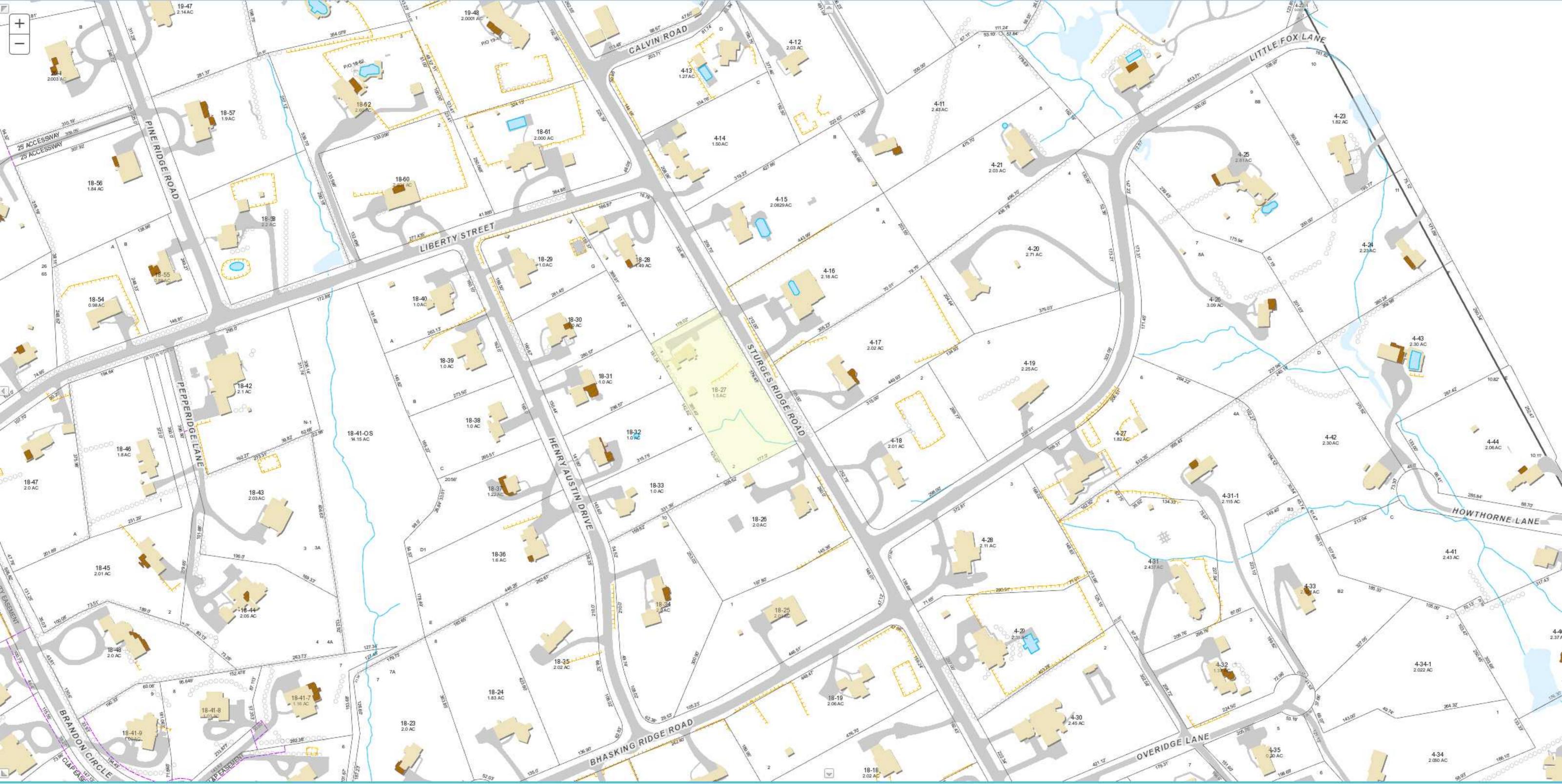


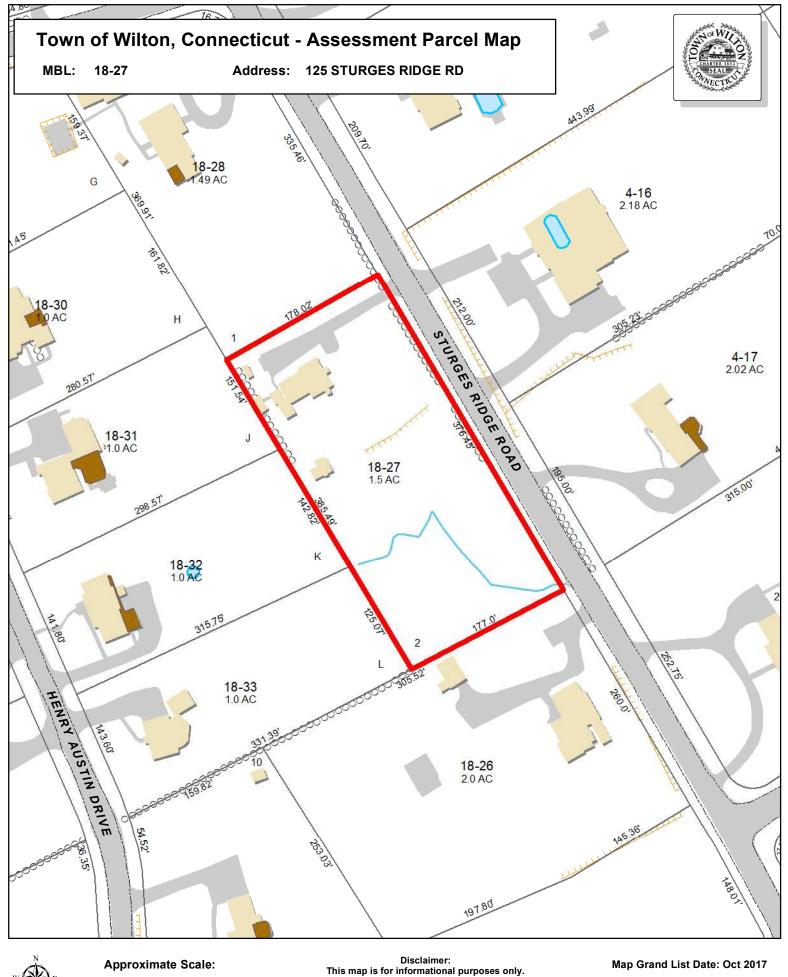


A2.1 SECTION











1 inch = 100 feet

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.

50 100 150 ■ Feet





↑ Head southwest. Go for 56 ft.

Then 0.01 miles

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

Then 0.1 miles

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

Then 0.3 miles

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

Then 1.2 miles

Turn left onto Hurlbutt St. Go for 0.3 mi.

Then 0.3 miles

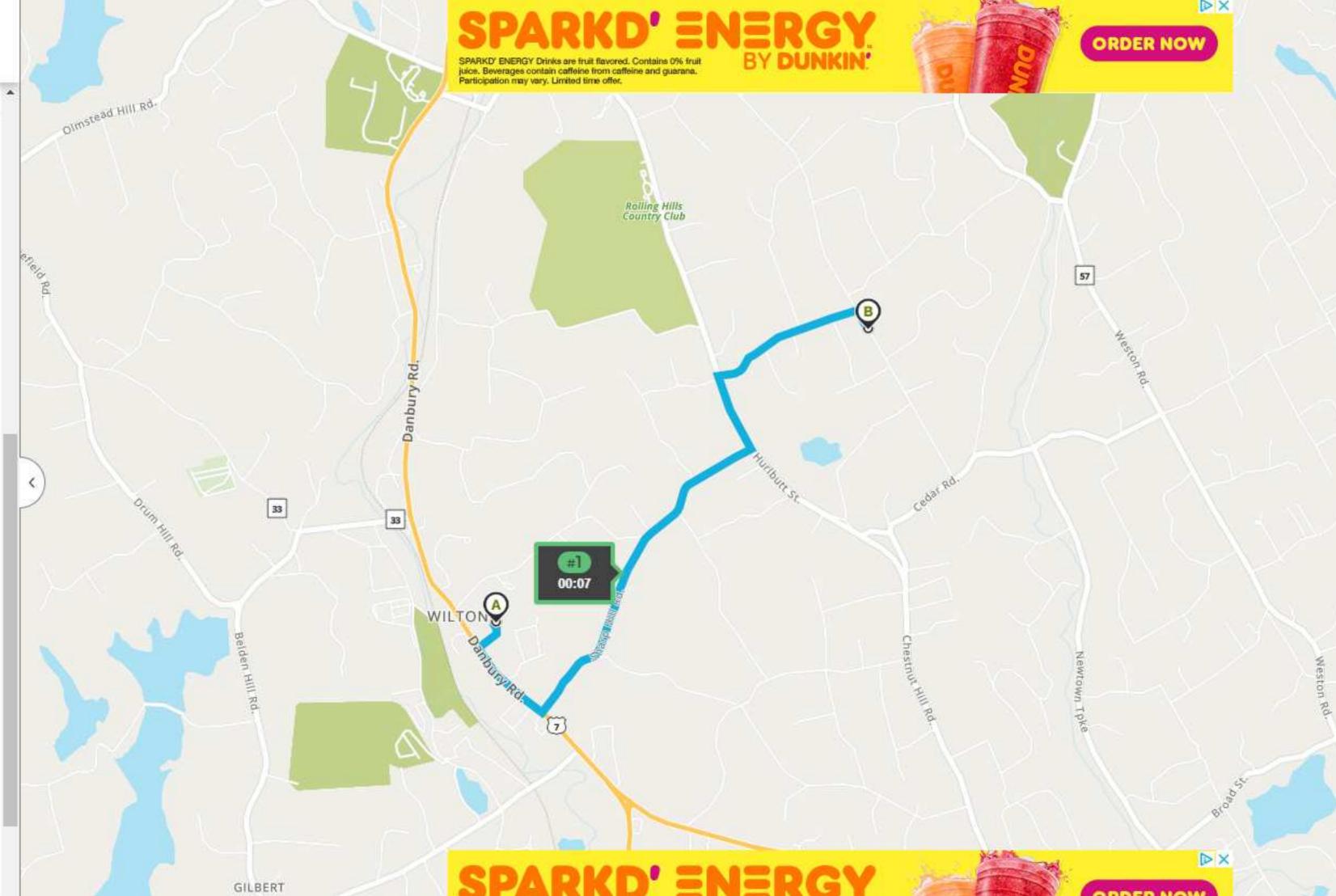
Turn right onto Liberty St. Go for 0.5 mi.

Then 0.5 miles

Turn right onto Sturges Ridge Rd. Go for 407 ft.

Then 0.08 miles

125 Sturges Ridge Rd Wilton, CT 06897-3233



14	STONECROP LANE	SANDERS/BRANCH	#15-12-23	a variance of Section 29-5.D to allow an addition with a side yard setback of 25' in lieu of 40' required, and a front entry portico addition with a setback of 48' in lieu of 50' required. Said property is owned by Katherine and Richard Branch and consists of 2.0015+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #127, Lot #21.	APPROVED
125	STURGES RIDGE ROAD	UZNANSKA	#07-10-18	a variance of section 29-5.D to allow a second story addition to an existing one-story residence with a 33.5' side yard setback in lieu of the required 40', a rear yard setback of 30.3' in lieu of the required 50' and a variance to permit a chimney with a rear yard setback of 29.5' in lieu of the required 50' and consists of 1.518 acres in an R-2A Zoning District as shown on Assessor's Map#18, Lot#27.	DENIED
201	STURGES RIDGE ROAD	OLSTEIN	#05-10-32	a variance of Section 29-5.D to allow a second floor addition over existing first floor space with a 48' front yard setback in lieu of the required 50 feet and a sideyard setback of 37' in lieu of the required 40 feet, and to allow a 45' front yard setback in lieu of the required 50' for purpose of covering the stoop. Said propertry owned by Erik Olstein and consists of 2.028 acres in a Residential R-2A zoning district as shown on Assessor's Map #19, Lot #52.	GRANTED
28	SUGAR LOAF DRIVE	HOMESTEAD DEVELOPERS	#05-12-38	a variance of Section 29-5.D to allow a maximum bldg coverage of 9% in lieu of the maximum bldg coverage of 7%. Said property consists of 1.03 acres in an R-2A District as shown on Assessor's Map #35, Lot #35.	DENIED
71	SUGARLOAF DRIVE	HINSHAW	#14-05-08	a variance of Section 29-5.D to allow a structural addition resulting in building coverage of 7.4% where 7% maximum is allowed, and site coverage of 13.4% where 12% maximum is allowed. Said property is owned by John and Leslie Hinshaw and consists of 1.001+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's	APPROVED



Record and Return to Ricky M. Capozza, Esq. 25 Field Point Road Greenwich, Connecticut 06830

WARRANTY DEED-SHORT FORM

To all People to Whom these Presents shall Come. Greeting: Know Ye, That ROBERT H. Twiss of Westport, Connecticut

herein designated as the Grantor,

received to the full satisfaction of the Grantor, from MONIKA SATUR AND GRZEGORZ SZYDLOWSKI of Stamford, Connecticut, as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP

herein designated as the Grantees, do hereby give, grant, bargain, sell and convey to the Grantees

All that certain piece or parcel of land with the buildings and improvements thereon situated in the Town of Wilton, County of Fairfield and State of Connecticut being known and designated as

125 Sturges Ridge Road, Wilton, Connecticut 06897

and being more particularly bounded and described in Schedule A attached hereto and made a part hereof.

Being the same premises conveyed to the Grantor herein by that certain Deed, dated July 11, 2022 and recorded on August 24, 2022 in Volume 2554 at Page 911 of the Wilton Land Records;

To Have and to Hold the premises hereby conveyed, with the appurtenances thereof, unto the Grantees and unto the Grantees' heirs, successors and assigns forever, to their proper use and behoof, and the Grantor does for himself, his heirs, successors and assigns, covenant with the Grantees, their heirs, successors and assigns, that the Grantor is well seized of the premises as a good indefeasible estate in FEE SIMPLE; has good right to grant and convey the same in manner and form as herein written and the same are free from all encumbrances whatsoever, except as herein stated.

And Furthermore, the Grantor does by these presents bind himself and his heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantees, their heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

In all references herein to any parties, persons, entities, or corporations the use of any particular gender or of 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 Grantors have hereunto set their hands and seal, this 22nd day of April, 2023.

Signed, Sealed and Delivered in the presence of	
or attested by	Gob H June
	Robert H. Twiss

STATE OF CONNECTICUT }
Ss: Westport
COUNTY OF FAIRFIELD }

Dennis Rohrmoser

Dennis Rohrmoser

On April 22nd 2023, before me, Albert T. Strazza the undersigned, personally appeared Robert H. Twiss, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to within instrument and acknowledged to me that he executed the same in his capacity, and that by his signatures on the instrument, the individual, of the person upon behalf of which the individual acted executed the instrument.

Albert T. Strazza
Commissioner of the Superior Court

SCHEDULE A - DESCRIPTION

ALL THAT CERTAIN piece or tract of land with the buildings and improvements thereon situated in the Town of Wilton, County of Fairfield and State of Connecticut, and designated as Plot "2" on "Map of Property Prepared for David S. Barber and Mary Mixsell Barber at Wilton, Conn. "Scale 1" = 50' 1950, certified "Substantially Correct" by Frederick P. Stabell, Pres. Civil Engineer and Surveyor Samuel W. Hoyt, Jr., Co., Inc. So. Norwalk, Conn.", which map is on file in the office of the Town Clerk of Wilton as Map No. 989 to which reference is hereby made for a more particular description of said premises.

Said premises are subject to the following encumbrances:

- 1. Any and all provisions of any municipal ordinance or regulation, any federal, state or local law, including, without limitations, provisions of any zoning, building, planning or inland wetland rules and regulations governing the premises herein conveyed;
- 2. Real Estate taxes to the Town of Wilton on the Grand List of October 1, 2021 and thereafter as they next become due and payable.

4.11	4-12	4-13	
4-11		4-13 MCNEISH CONNOR	
SHOALS STEVEN N & DARLENE V 23 CALVIN RD	CHI FAMILY TRUST THE 17 CALVIN RD	7 CALVIN RD	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
4-14	4-15	4-16	
KAESS LISA WILL TRUSTEE	KRETER BRENDAN C &	BHANDERI NIRAJ & ASTA	
142 STURGES RIDGE RD	134 STURGES RIDGE RD	126 STURGES RIDGE RD	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
4-17	4-18	4-19	
BABINSKI ANDRZEJ &	GAMBERDELL JOAN W	ARMSTRONG GABRIEL &	
114 STURGES RIDGE RD	106 STURGES RIDGE RD	20 LITTLE FOX LA	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
4-20	4-21	4-28	
EVANS NEIL GAVIN	RAUCCIO DOMENIC & PATRICIA	MCFADDEN MARY BETH &	
40 LITTLE FOX LA	50 LITTLE FOX LA	94 STURGES RIDGE RD	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
4-29	18-19	18-25	
DAVIS DAVID G	PATURYNSKI STEPHEN	TOMASETTI PATRICIA S	
88 STURGES RIDGE RD	9 BHASKING RIDGE RD	10 BHASKING RDG RD	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
18-26	18-27	18-28	
GOETSCH BENJAMIN & EUGENIA	SATUR MONIKA	MUTH JOHN &	
109 STURGES RIDGE RD	125 STURGES RIDGE RD	137 STURGES RIDGE RD	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
18-29	18-30	18-31	
LETHBRIDGE JOHN D JR & KAREN	TUCKER CAREN C & ROBERT T	BARKER JAMES G & HOLLY H	
4 HENRY AUSTIN DR	12 HENRY AUSTIN DR	18 HENRY AUSTIN DR	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
18-32	18-33	18-34	
MARUYAMA KARL & AMANDA	ERRANTE RICHARD & LOIS	ROMAN LISA M	
24 HENRY AUSTIN DR	28 HENRY AUSTIN DR	36 HENRY AUSTIN DR	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
40.05	40.00	40.07	
18-35	18-36	18-37	
KRUK WOJCIECH & MARTA M	DICENZO THERESE DUNN	MINTHORN MELVIN J & GAIL M	
KRUK WOJCIECH & MARTA M 32 BHASKING RIDGE RD	DICENZO THERESE DUNN 27 HENRY AUSTIN DR	MINTHORN MELVIN J & GAIL M 23 HENRY AUSTIN DR	
KRUK WOJCIECH & MARTA M	DICENZO THERESE DUNN	MINTHORN MELVIN J & GAIL M	
KRUK WOJCIECH & MARTA M 32 BHASKING RIDGE RD	DICENZO THERESE DUNN 27 HENRY AUSTIN DR	MINTHORN MELVIN J & GAIL M 23 HENRY AUSTIN DR	
KRUK WOJCIECH & MARTA M 32 BHASKING RIDGE RD WILTON CT 06897 18-38	DICENZO THERESE DUNN 27 HENRY AUSTIN DR WILTON CT 06897 18-39	MINTHORN MELVIN J & GAIL M 23 HENRY AUSTIN DR WILTON CT 06897	
KRUK WOJCIECH & MARTA M 32 BHASKING RIDGE RD WILTON CT 06897	DICENZO THERESE DUNN 27 HENRY AUSTIN DR WILTON CT 06897	MINTHORN MELVIN J & GAIL M 23 HENRY AUSTIN DR WILTON CT 06897	
KRUK WOJCIECH & MARTA M 32 BHASKING RIDGE RD WILTON CT 06897 18-38 WILCOX WILLIAM J & JANICE B	DICENZO THERESE DUNN 27 HENRY AUSTIN DR WILTON CT 06897 18-39 SEAMAN JOSEPH L & JOAN I	MINTHORN MELVIN J & GAIL M 23 HENRY AUSTIN DR WILTON CT 06897 18-40 SAUMIER TODD FRANCIS & LORIEN	

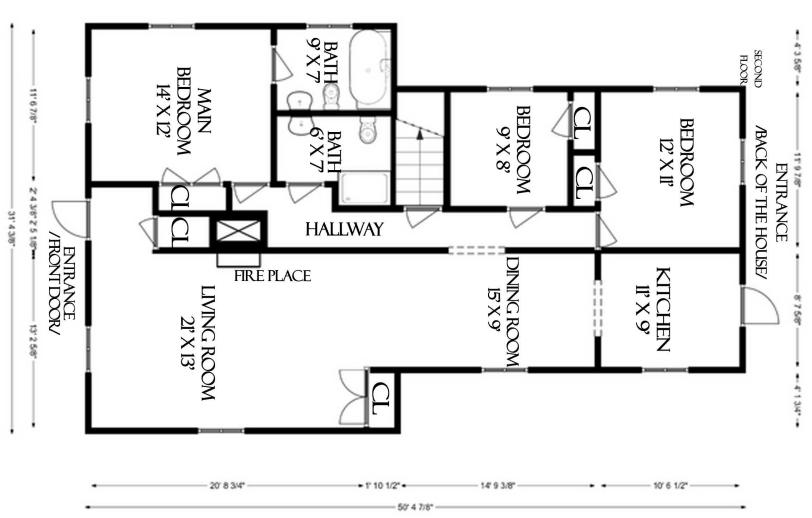
18-60 18-61

PIPITONE NICHOLAS ALTON & ALBANESE DION J & CARVEN L

88 LIBERTY ST 98 LIBERTY ST

WILTON CT 06897 WILTON CT 06897





WILTON, CT 06897

125 STURGES RIDGE RD.