* Dloo	O COO CDECLAL INCODUCTIONS DAIDING COATE					
* All s	e see SPECIAL INSTRUCTIONS DURING COVID at: Application Forms / Materials   Wilton CT abmitted plans and documents shall bear an original signature, seal, and license number of the					
profe	ssional responsible for preparing each item. Maps should be <b>folded, not rolled</b> .					
	The same of total and tota					
V	APPLICATION FORM					
V	A-2 SURVEY of the subject property showing all existing building and site conditions.					
V	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.					
V	LOCATION MAP - available here: map.pdf (wiltonct.org). Site location shall be identified on map.					
V	<b>DIRECTIONS</b> to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computergenerated or similar).					
V	LIST OF PREVIOUS ZONING VARIANCES – available here: History of Previous Variances   Wilton CT					
V	PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.					
V	ONE COPY OF DEED (Available in Town Clerk's Office)					
V	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)]					
V	<b>ENVELOPES</b> , addressed to each property owner within 500' of any portion of subject property. [See "Envelopes Instructions" at: <b>envelopes instructions.pdf (wiltonct.org)</b> ]					
V	ELECTRONIC SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org					
V	TWO #10 (4"x 9.5") PLAIN ENVELOPES addressed to the applicant (No Return Address)					
V	\$310 FILING FEE payable to: Town of Wilton					
IS THE	SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE MUNICIPAL BORDER? or					
IS THE YES o	SUBJECT PROPERTY LOCATED WITHIN THE <b>PUBLIC WATER SUPPLY WATERSHED BOUNDARY</b> ? [If YES, see DPH Addendum Form here: <b>watercompanyanddphnotification.pdf (wiltonct.org)</b> ]					
IS THE	SUBJECT PROPERTY LOCATED IN THE <b>FLOOD PLAIN</b> ? or					
WHEN	WAS THE SUBJECT PROPERTY PURCHASED? 12/23/2020					
	T YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? ca. 1800					
SITE C	OVERAGE PROPOSED: 5.3% CENTAGE OF SITE)  BUILDING COVERAGE PROPOSED: 5.3% (AS PERCENTAGE OF SITE)					
requ TH	APPLICANT understands that this application is to be considered complete only when all information and documents ired by the Board have been submitted.  UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to be best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described in.					
t	August Lant Pierre 9/23/23 barry.rosenberg@bar-cl 203-982-4968					
APPLI	ANT'S SIGNATURE DATE, EMAIL ADDRESS TELEPHONE					
Ty	Juena & Jaint Piers 9/23/23 aesaintpierre@hotmail.c 203-953-4018					
OWNE	R'S SIGNATURE DÂTE EMAIL ADDRESS TELEPHONE					

#### 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.)

Rosenberg, Barry A.; Adrienne E.  APPLICANT'S NAME  Saint-Pierre			14 Grumman Ave., Wilton 06897			
			ADDRESS			
Rosenbe	rg, Barry A	.; Adrienne	E.	14 Grui	mman Av	e., Wilton 06897
OWNER'S NA	ME	Saint-Pier	re	ADDRESS		
14 Grumi	man Ave.,	Wilton		R-1A		
PROPERTY LO	OCATION			ZONING DI	STRICT	
3425	1996	87	54	1	20	1.129
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. (see next page)

Request a variance to Section 29-5.D. to allow two wall-mounted heating and cooling units to be located on an existing carriage barn with the closest unit to have a 23.3-foot rear setback in lieu of the required 40-feet. Each unit measures 36" wide x 30" high x 15" deep and sits 42" above the ground, and projects 12" beyond the roof (24" from the wall.) The carriage barn is sited at an angle from the rear property line with the shortest distance to the line being the southwest corner, the roof at 21.2 feet and the building at 22.3 feet.

<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. (see next page)

The need for the heating and cooling units to be on the rear (west) wall of the carriage barn is because that wall is the only possible location for the connected interior mini-split units. The interior units are installed on the second floor, above a triple-window (see photo). The north and south walls of the barn are "knee walls" that cannot accommodate the units (see photo). The east wall (driveway side) cannot accommodate units because of the arched window, nor can inverters be located beneath as there are garage doors. The rear wall is also the appropriate location aesthetically since the inverters are hidden from view, facing into a wooded area. We were misled by the contractor concerning the amount of roof insulation and realized that using electric baseboard heaters, as was planned for the knee walls, would be inefficient for the space and very expensive to use--largely useless. After consulting with five companies, the mini-split system was by far the best choice for efficiency and ability to handle the space.

Note: In December 2021, a variance was granted to build the carriage barn, replacing a non-conforming ca.1950 garage that was both deteriorating and threatening the longevity of three majestic trees planted by the Young family, who established Young's Nursery at this location. The trees had grown to be virtually against one wall of the garage, thus the decision to angle the new barn to give the trees proper space, the recommendation given by two arborists.

## ZBA Residential Variance application 14 Grumman Ave., Wilton

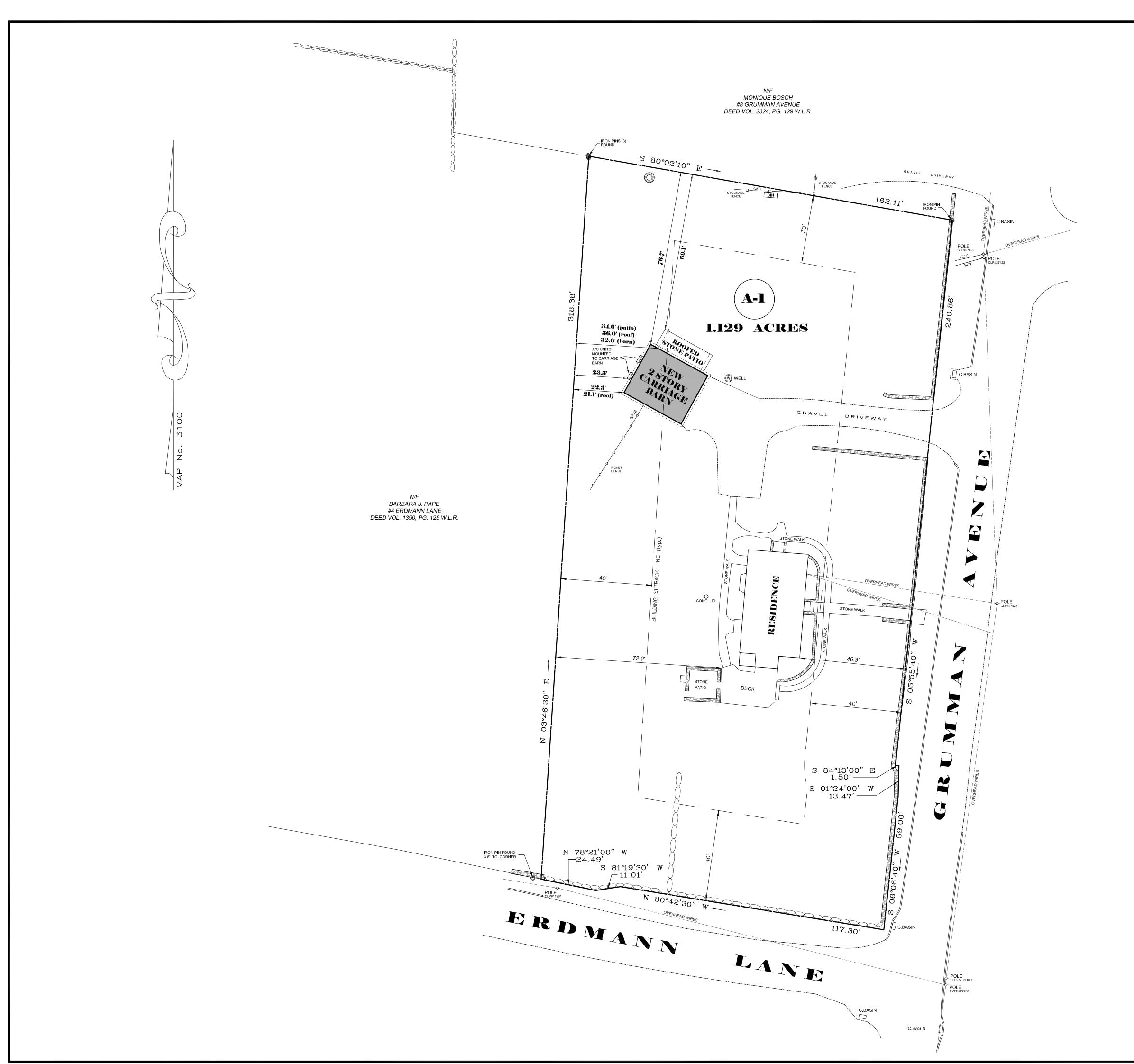
#### **VARIANCE DESCRIPTION**

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## ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		PROPOSED	AS-BUILT
ZONE: R-1A RESIDENCE				
FRONT SETBACK:	40'	MIN.	46.8' (RESIDENCE)	46.8' (RESIDENCE)
REAR:	40'	MIN.	72.9' (RESIDENCE) 22.4' (PRO. CARRIAGE BARN) 21.1' (PRO. GAR. ROOF)	72.9' (RESIDENCE) 22.3' (NEW CARRIAGE BARI 21.1' (NEW GAR. ROOF) 36.0' (NEW PATIO ROOF)
SIDE:	30'	MIN.	86.9' (RESIDENCE) 72' (PRO. PORCH)	86.9' (RESIDENCE) 69.1' (NEW PATIO ROOF)
LOT WIDTH:	150'	MIN.	155.3'	155.3'
LOT AREA:	43,560 S.F.	MIN.	49,183 S.F.	49,183 S.F.
BUILDING HEIGHT:	35'	MAX.	23.4' (RESIDENCE)	23.4' (RESIDENCE) 18.6' (NEW GARAGE)
No. STORIES:	2.5	MAX.	2.5	2.5
LOT COVERAGE- BUILDING:	10% = 4,918 S.F.	MAX.	2,525 S.F. = 5.1%	2,585 S.F. = 5.3%
LOT COVERAGE- SITE:	15% = 7,377 S.F.	MAX.	2,605 S.F. = 5.3%	2,611 S.F. = 5.3%

## NOTES:

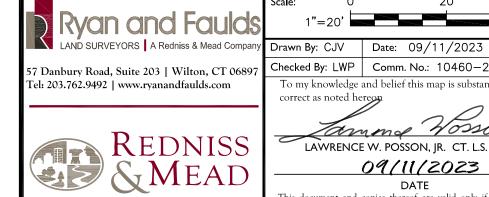
- 1. This survey has been prepared in accordance with Sections 20-300b-1 thru 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as an Improvement Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 with respect to the location of improvements depicted with dimensions from property lines or other physical locations. Physical features depicted without specific dimensions are indicated for reference only.
- 2. Area of parcel = 49,183 s.f. / 1.129 acres
- 3. Reference is made to Parcel A-1, Map No. 3100 of the Wilton Land Records.
- 4. Reference is made to Warranty Deed recorded in V. 2524, Pg. 293 of the Wilton Land Records.
- 5. Reference is made to Reciprocal Easements recorded in V. 479, Pg. 100 of the Wilton Land Records.
- 6. Reference is made to C.L.& P. Easement recorded in V. 68, Pg. 476 of the Wilton Land Records.
- 7. Reference is made to Assessor's Parcel 20, Map 54.
- 8. Property Located in R-1A Residence Zone.
- 9. Property located in Flood Zone X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 392 F, dated June 18, 2010.
- 10. Reference is made to Land Record Information Form for variances granted recorded in V. 2546, Pg. 265 of the Wilton Land Records.

IMPROVEMENT LOCATION SURVEY

NEW CARRIAGE BARN & ROOFED PATIO

14 GRUMMAN AVENUE WILTON, CONNECTICUT PREPARED FOR

BARRY A. ROSENBERG & ADRIENNE E. SAINT-PIERRE

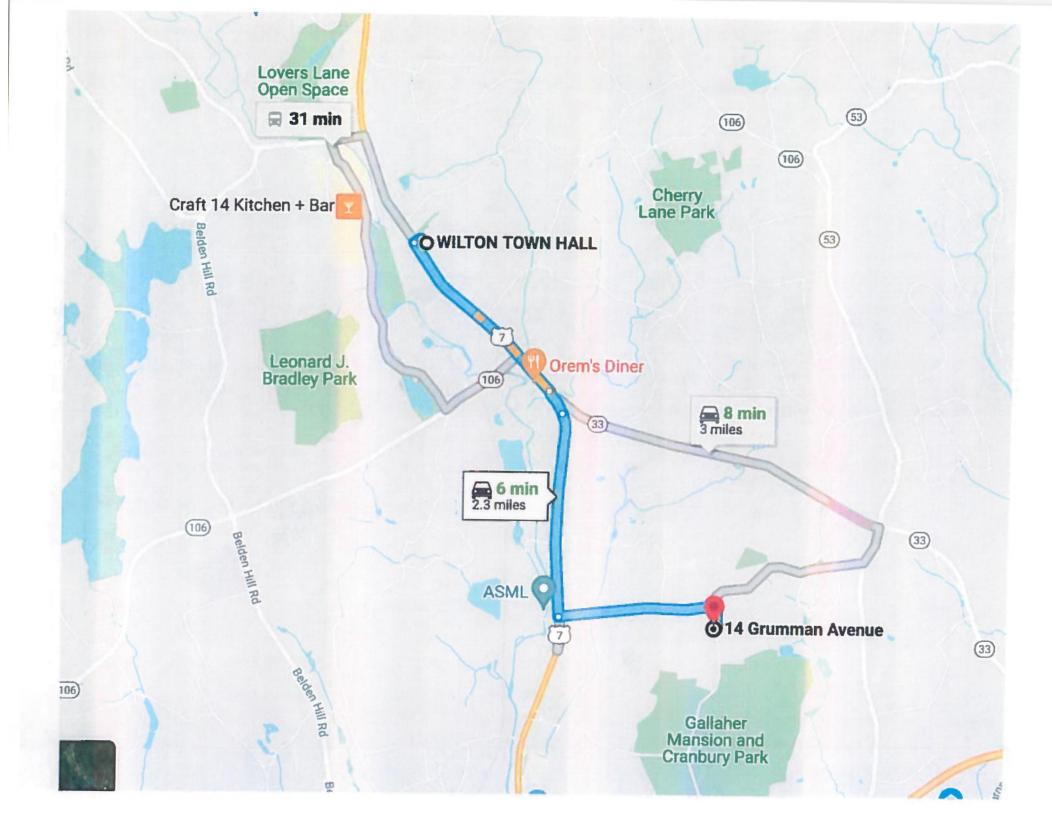


Checked By: LWP | Comm. No.: 10460-2 To my knowledge and belief this map is substantially

Land Surveying Civil Engineering PLANNING & ZONING CONSULTING LAWRENCE W. POSSON, JR. CT. L.S. #18130 09/11/2023 This document and copies thereof are valid only if they bear the signature and embossed seal of the designated licensed professional









# WILTON TOWN HALL to 14 Grumman Ave, Wilton, CT 06897

Drive 2.3 miles, 6 min

## WILTON TOWN HALL

238 Danbury Rd, Wilton, CT 06897

1	1.	Head northwest toward Cricket Ln	
4	2.	Turn left onto Cricket Ln	131 ft
41	3.	Turn left at the 1st cross street onto US-7 S	151 ft
۳,	4.	Slight right toward US-7 S	0.7 mi
~	5.	Continue onto US-7 S	0.1 mi
4	6.	Turn left onto Grumman Hill Rd	0.6 mi
ľ		Turn right onto Grumman Ave Destination will be on the right	0.6 mi
			469 ft

## 14 Grumman Ave

Wilton, CT 06897

These directions are for planning purposes only. You may find that construction projects, traffic weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

Street #	Street Name	Owner	Number	Description	Status
7	GODFREY PLACE	BRIGHT HORIZONS	#02-10-37	a variance of Section 29.6.C.5.e to allow a 6 foot fence in lieu of the allowable 4 feet. Said property is owned by A. Kleban Enterprises, LLC, and consists of .7 acres in Wilton Center District as shown on Assessor's Map #73, Lot #29.	GRANTED W/CONDITION
79	GRAENEST RIDGE ROAD	JOHNSON	#02-05-20	a variance of Section 29-5.D to allow a pool with a 16 foot rear yard setback in lieu of the required 40 feet; and a variance for site coverage of 19.5% in lieu of the maximum allowable 15%. Said property is owned by Steve and Sue Johnson and consists of 1.388 acres in an R2-A District as shown on Assessor's Map #87, Lot #7-6.	DENIED
9	GREENBRIAR LANE	KOUVARIS	#00-09-38	a variance of Section 29.5.D to allow a building addition with a 30 foot rear yard setback in lieu of the required 40 feet; a variance for site coverage of 20.79% in lieu of the allowable 15%. Said property is owned by Louis and Nicole Kouvaris and consists of .96 acres in an R-1A District as shown on Assessor's Map #85, Lot #105.	DENIED
14	GREENBRIAR LANE	HOAG	#00-05-25	a variance of Section 29-5.D to allow a garage with a 20 foot side yard setback in lieu of the required 30 feet. Said property is owned by Mr. & Mrs. Richard Hoag and consists of 1 acre in an R-1A District as shown on Assessor's Map #85, Lot #100	WITHDRAWN
14	GREENBRIAR LANE	HOAG	#00-04-20	a variance of Section 29-5.D to allow a garage with an 18 foot front yard setback in lieu of the required 40 feet. Said property is owned by Kimberly and Richard Hoag and consists of 1 acre in an R-1A District as shown on Assessor's Map #85, Lot #100.	WITHDRAWN
14	GRUMMAN AVE	ROSENBERG/ST. PIERRE	#21-12-23	a variance of Section 29-5.D to allow the replacement of a non-conforming 2-car garage with a 2-story carriage barn with rear yard setbacks of 21.1 feet and 32.1 feet where 40 feet are required; and to allow an attached covered porch with rear yard setback of 32.1 feet and 34.8 feet where 40 feet are required. Said property is owned by Barry Rosenberg & Adrienne Saint-Pierre and consists of 1.129+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #54, Lot #20.	APPROVED
11	GRUMMAN HILL ROAD	WILTON CHILD DEVELOP. P	A#22-03-05	a variance of Section 29-7.F.1 of the Zoning Regulations to allow the installation of decking and ramps 13.5 feet from the front yard setback in lieu of the required 50', and for variance of Section 29-7.F.7 to allow site coverage of 53.9% in lieu of the maximum permitted 50%. Said property is owned by Wilton Child Development Park, LLC and consists of 0.85+/- acres in a Design Enterprise (DE-5) Zoning District as shown on Assessor's Map #68, Lot #21.	APPROVED

Tuesday, November 1, 2022

Page 43 of 102

Doc ID: 001223280003 Type: LAN

DOC ID: 001223280003 Type: LAN BK 2524 PG 293-295

Record & Return to: Robert Sciglimpaglia, Jr 101 Merritt 7, Suite 300 Norwalk, CT 06851

## **WARRANTY DEED - STATUTORY FORM**

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT

William A. Isaacs and Dana N. Isaacs of 14 Grumman Avenue, Wilton CT 06897 for consideration of SEVEN

HUNDRED FORTY NINE THOUSAND and 00/100 Dollars (\$749,000.00), grants to Barry A. Rosenberg and

Adrienne E. Saint-Pierre of 137 Poverty Hollow Road, Redding, CT 06896 with WARRANTY COVENANTS,

as joint tenants with rights of survivorship, all that certain real property known as 14 Grumman Avenue,

Wilton CT 06897, being more particularly described in Schedule A attached hereto and made a part hereof.

Said Premises are conveyed subject to:

- Any and all provisions of any municipal, ordinance or regulation or public law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
- 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 9th day of December, 2020.

William A Jeance

Dana N. Isaacs

In the presence of:

Christian W. Bujdud

CONVEYANCE TAX RECEIVED TOWN: \$1,872.50 STATE: \$5,617.50

STATE OF CT

**COUNTY OF FAIRFIELD** 

ss. Stamford

Clari a Ysolak WILTON, CT TOWN CLERK

Personally appeared **William A. Isaacs and Dana N. Isaacs** signers and sealers 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 they executed the same as their free act and deed, before me, on this day of December, 2020.

Christian W. Bujdud

Commissioner of the Superior Court

#### **SCHEDULE A**

#### PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, being shown and designated as Parcel 'A-1' containing 1.129± Acres, as shown on a certain map entitled, "#3100 Map of Property Prepared for Faubel F. Campbell and Patricia G. Campbell, Wilton, Conn. Scale 1" = 40' June 1, 1971", which map is certified "substantially correct" by Russell G. Faulds, L.S. No. 5546, and which map is on file in the Office of the Wilton Town Clerk as Map No. 3100, reference thereto being had. Said premises are bounded and described as follows:

NORTHERLY:

162.11 feet by land now or formerly of Patra Holter;

EASTERLY:

314.83 feet by Grumman Avenue, so-called;

SOUTHERLY:

152.80 feet by Erdman Lane, so-called; and

WESTERLY:

318.38 feet by land now or formerly of Dorothy Pape.

TOGETHER WITH such rights, benefits, privileges and/or easements as may be set forth in an Reciprocal Easement dated January 18, 1985 and recorded in Volume 479 at Page 100 of the Wilton Land Records.

#### Conveyed subject to:

- 1. Reciprocal Easement dated January 18, 1985 and recorded in Volume 479 at Page 100 of the Wilton Land Records.
- 2. Easement in favor of The Connecticut Light and Power Company dated May 1, 1956 and recorded in Volume 68 at Page 476 of the Wilton Land Records.
- Notes and conditions as shown on Map No. 3100 on file in the Office of the Wilton Town Clerk.

Received for Record at Wilton, CT On 12/31/2020 At 10:45:24 am

Clari a. 4sobak

54-4	54-5 Weed new owners	54-6	
GORKIN ALAN E & NANCY K	REID DAVID AND GLENDA FAMLY TR	MELCHIONNO STEVEN S & KELLY A	
38 GRUMMAN AVE	28 GRUMMAN AVE	11 ERDMANN LA	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
54-7	54-8	54-17	
LEVENTHAL JASON B & MELISSA K	MARRA THOMAS	GORENBERGH STEVEN M & HOLLY BETH	
23 ERDMANN LA	29 ERDMANN LA	38 ERDMANN LA	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
54-18	54-19	54-20	
DELVALLE RAMON & ANTIONETTE	ARONOWITZ DAVID S & ANNEMARIE P	ROSENBERG BARRY A &	
14 ERDMANN LA	10 ERDMANN LA	14 GRUMMAN AVE	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
54-20-1	54-21	54-22	
PAPE BARBARA J	BOSCH MONIQUE	HALL KATIE HAMMETT	
4 ERDMANN LA	8 GRUMMAN AVE	95 GRUMMAN HILL RD	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
54-22-1	54-42	54-43	
ZECH JARED & MELISSA	MCMORROW BLAIR T	NETO THEODORO OLIVA	
101 GRUMMAN HILL RD	94 GRUMMAN HILL RD	119 WASHINGTON POST DR	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
		54.50	
54-54	54-55	54-56	
LAM CHUN H &	RENZULLI MICHAEL A JR & CAROL E  112 GRUMMAN HILL RD	SPEARE JON K & BARBARA J	
130 WASHINGTON POST DR		124 GRUMMAN HILL RD	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
54-57	54-63	54-64	
LADE JANE	STALLONE RICHARD A & PATRICIA C	FREIJE KENNETH	
128 GRUMMAN HILL RD	147 GRUMMAN HILL RD	139 GRUMMAN HILL RD	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
WILTON CT 00097	WILTON CT 00037	WE1014 01 00037	
54-65 Need new owner names	54-66	54-67	
SCHUSTER HARVE &	SIMMS CAMILLA	TELYAN CAROLE SOUTHALL & HERMON	
121 GRUMMAN HILL RD	3 GRUMMAN AVE	8 FRESHWATER LA	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
WILTON	WILLION C. SSSS.		
54-68	54-78	54-79	
BROWN JONATHAN A JR & JEAN R TRU	CHEUNG CALVIN K & ANNIE P	ALEXIS CHRISTOPHER ALTERN	
14 FRESHWATER LANE	17 FRESHWATER LA	11 FRESHWATER LANE	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	
	19-32 (00000000		
54-80	54-81	54-82	
AVERSANO CHRISTOPHER L & BRENDA I	JONES DAVID P	EBERHARDT ANTHONY F & LESLI	
21 GRUMMAN AVE	29 GRUMMAN AVE	31 GRUMMAN AVE	
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897	

54-83

SILVIA DAVID J & MEGAN B

33 GRUMMAN AVE

WILTON

CT 06897

54-87

**AITCHISON DAVID &** 

39 GRUMMAN AVE

WILTON

CT 06897

54-84

TOURNAS CHRISTOPHER & SUZANNE M

37 GRUMMAN AVE

WILTON

CT 06897

54-86

SZYPULSKI MAGDALENA &

35 GRUMMAN AVE

WILTON

CT 06897

54-22-2

CORSI MICHAEL J

97 GRUMMAN HILL RD

WILTON

CT 06897

54-22-3

ZAHID MUHAMMAD & SABA J

89 GRUMMAN HILL RD

WILTON

CT 06897

ADRIENNE E SAINT-PIERRE BARRY A ROSENBERG 14 GRUMMAN AVENUE 203-982-4968 WILTON, CT 06897	1129 51-7227/2211 182 Sept. 22, 2023 CHECK AMOUNT
Pay to the Town of Wilton Order of Town of Wilton Three hundred and	ten exactly To Pollars of Basic action to the contract to the
For B2A application	Amenne & Saint Pierra
:221172270: 61653758	1190 1129