

WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION –
ZBA# 23-10-18

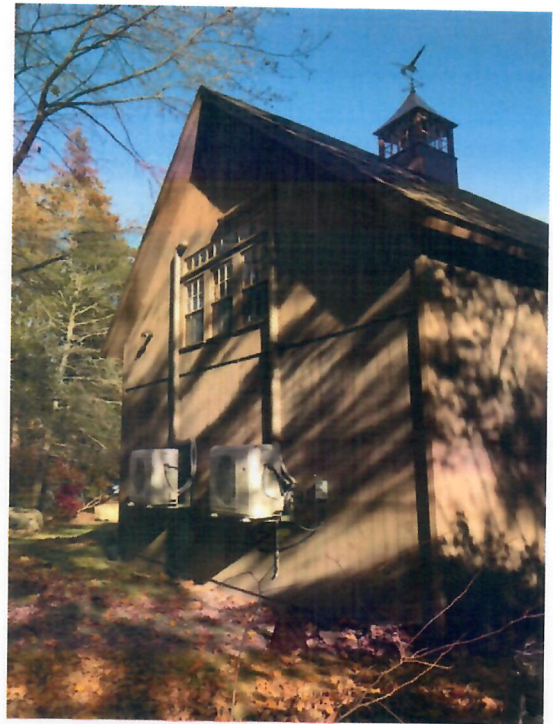
Follow up from ZBA hearing on 10/16/23.

Barry A. Rosenberg and Adrienne E. Saint-Pierre, owners
14 Grumman Avenue
WLR MAP# 3425
VOLUME 1996
PAGE 87
TAX MAP # 54
LOT # 20
ACREAGE 1.129

Attached is a revised proposal for screening two heating/cooling units on the rear wall of a carriage barn at 14 Grumman Ave. to address neighbor's concern of their visibility from her pool at 4 Erdmann Lane. This proposal for a fence type of screening close to the units addresses the need for an "instant" screen, as the new plantings on the boundary line in that area will take time to mature to a thicket.

ZBA #23-10-18 Proposal for screening behind carriage barn at 14 Grumman Ave.

The screening is to obscure two inverter units mounted to the rear wall of the carriage barn, which extend 1' beyond the roofline into a setback area. Each unit is 3' wide x 30" high with a space between them of 5' 4" (total length of area = 11' 4"). They are mounted 39" and 40" above soil level with their tops at 70" and 71" high respectively. The proposed screening would use privacy lattice panels 4' W x 4 ½' H set to a height of 6', as per regulation 29.4.E.5, with an additional foot of traditional open lattice along the top for a total height of 7'. The panels would cover a 16' span parallel to the barn wall, 5' out, plus there will be a 3' panel on the southwest end angled toward the barn wall.



Top, Views of rear wall of carriage barn, west side and from southwest corner respectively.

Bottom, View at rear of barn looking southwest toward 4 Erdmann Lane property.

Description of design:

The screening will consist of four 4' W x 4 ½' H privacy lattice panels, topped with 4' W x 1' H traditional open lattice panels. The panels will be mounted on 4 x 4 wood posts set 5' from the barn wall to form a length of 16', terminating with an additional panel, 3' wide set at an angle (about 45-degrees) toward to the wall, with a narrow access gap between end post and wall. The screening will stand 3' away from the inverter units and posts will be set to the correct depth (16" as per carpenter's info).

The privacy lattice panels will be mounted to the posts 1 ½' up from the ground to allow for removal of leaves and snow, facilitate air circulation, and provide some leeway when necessary to put up a ladder. The tops of the inverter units being at 5'10" and 5'11" from the ground, the proposed height of privacy lattice will reach the allowed 6' in height, just above them. The addition of 1' H open lattice panels set directly above the privacy lattice will provide modest screening above the units, with total screening height at 7'. A double channel divider will be used at the "seam" of the two lattice types, attached horizontally between each of the posts at 6'.

The wood will be stained the same color as the barn, a grey-taupe color. The construction to be done by a professional carpenter.

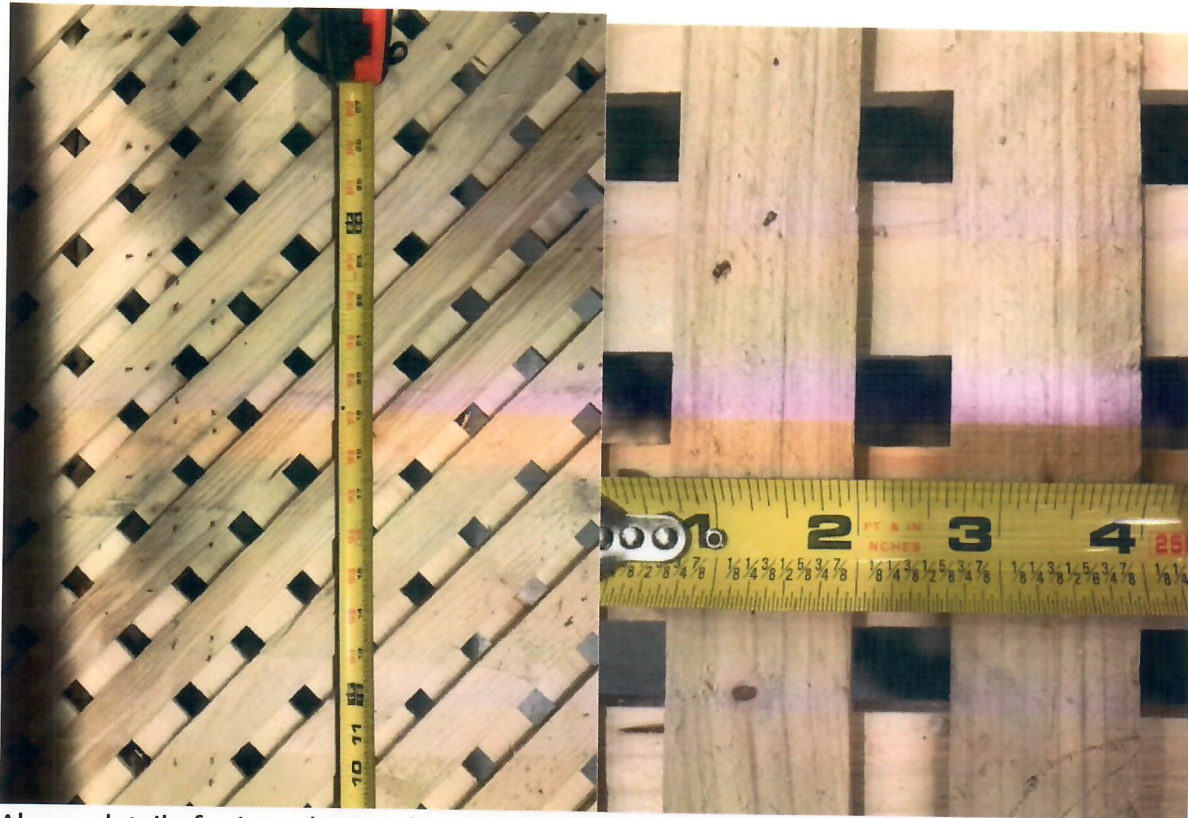
Proposed Materials:

Screening: Wood (spruce) privacy lattice, ½" thick, with 5/8" – ¾" interstice openings is proposed for the majority of the screening as per regulations, up to 6'. The interstice openings of privacy lattice measured at Lowe's are 5/8." For the topper area (6' to 7' height space), traditional lattice screening with 2 5/8" interstice openings will be used. (Comparisons of the two are on the following pages.)

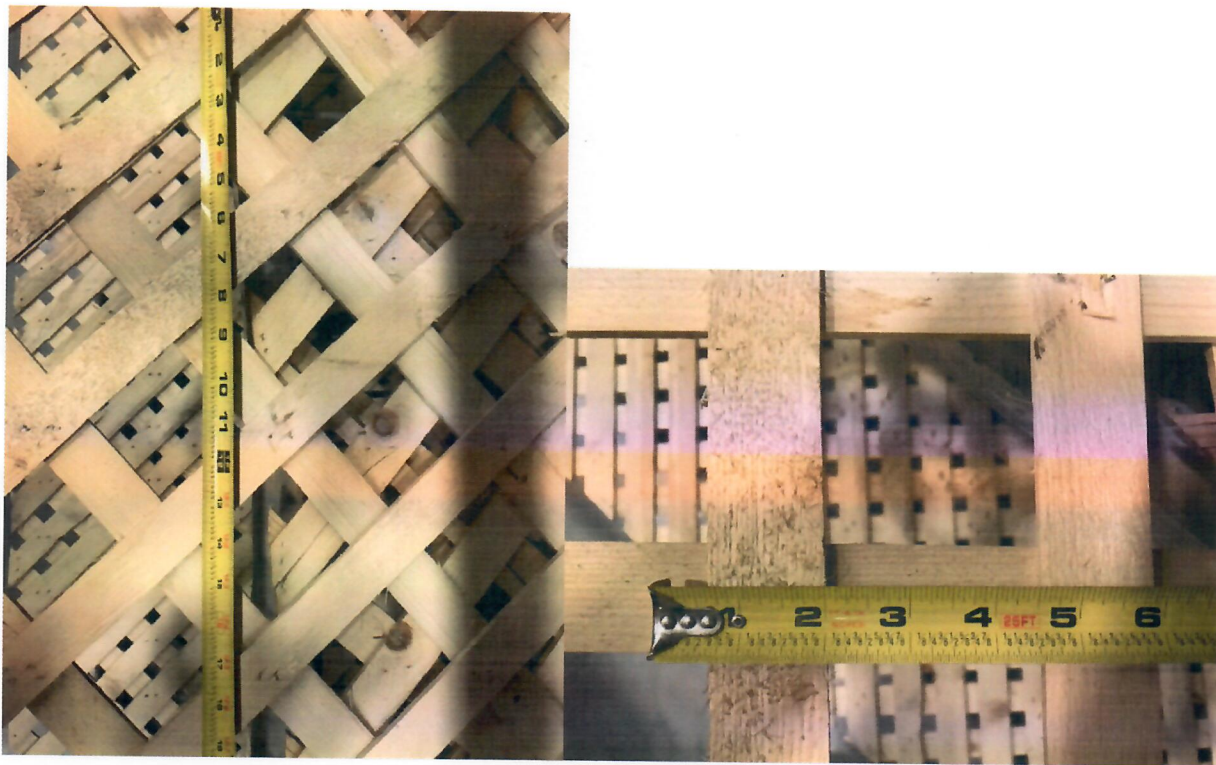
Posts: 4" x 4" treated wood posts, set the required depth into the ground, standing 7' above ground.

Trim: Double channel wood (cedar or spruce) dividers to be used where the open lattice and privacy lattice meet on each panel. A cap molding at the top edge of the traditional lattice would be desirable to protect the cut edge, however if that exceeds the allowed density of the 6' – 7' portion, we will forego.

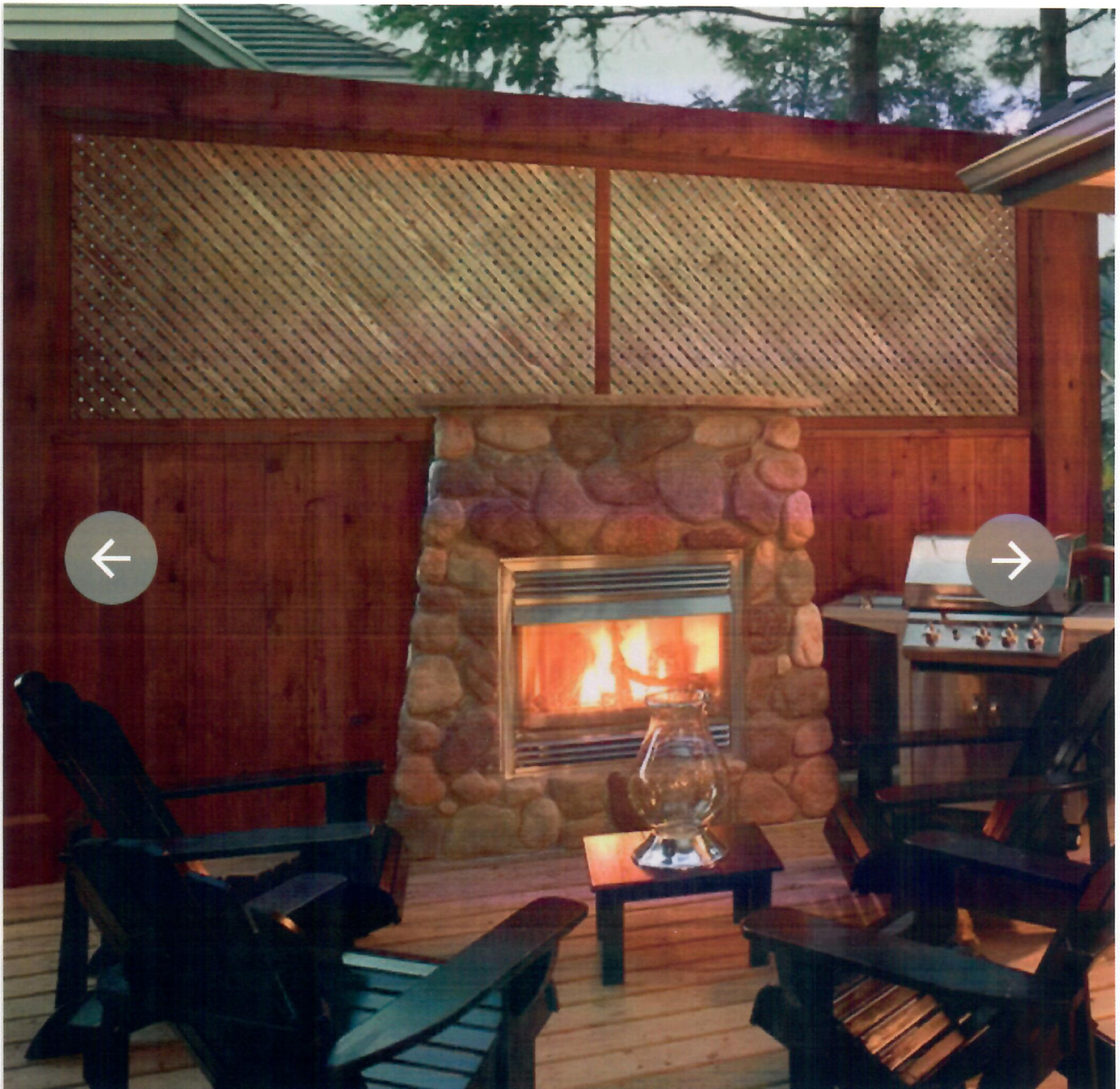




Above, detail of privacy lattice showing the close placement of slats to form $\frac{5}{8}$ " openings. Below, detail of traditional lattice with $2\frac{5}{8}$ " openings.



Comparison views of privacy and traditional lattice installations on this and following page, as provided by Lowe's for customers to choose the type they prefer.



Privacy lattice panels.



Traditional lattice panels.

We believe the proposed screening located close to the barn will obscure the neighbor's view of the inverter units from her pool. As the new plantings near the boundary line mature to a thicket, they will add further density.

Respectfully submitted,

Adrienne Saint-Pierre and
Barry Rosenberg, owners

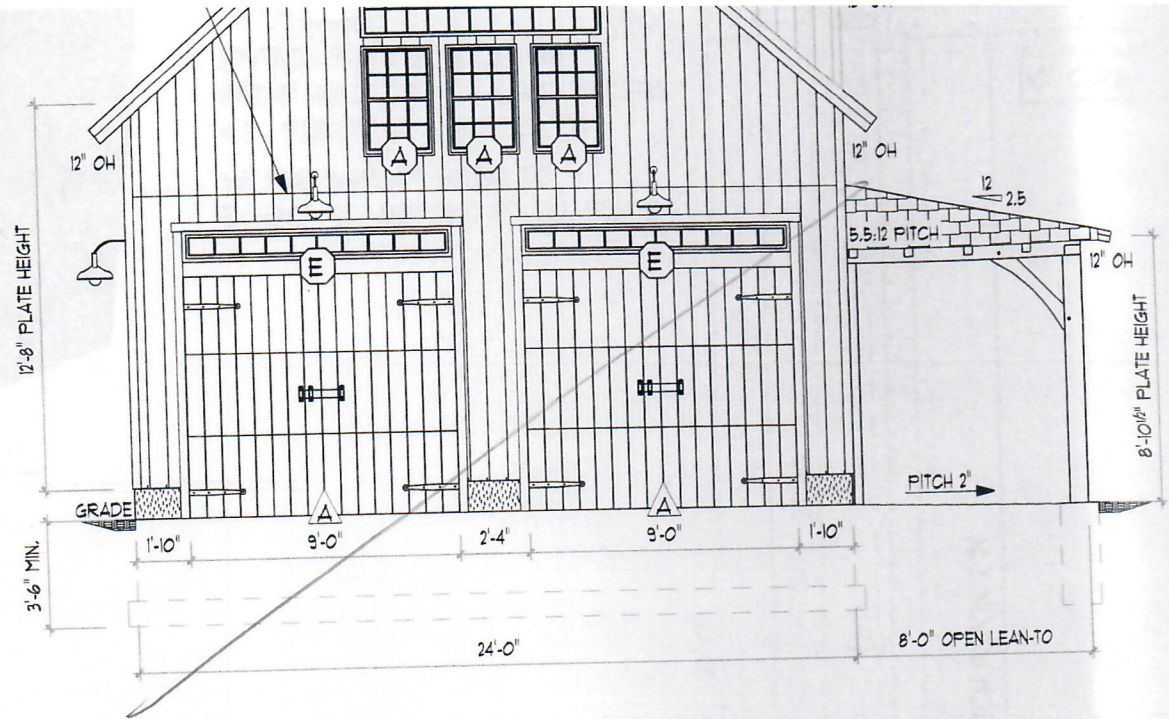
November 13, 2023

SEE NOTE
SEE NOTE

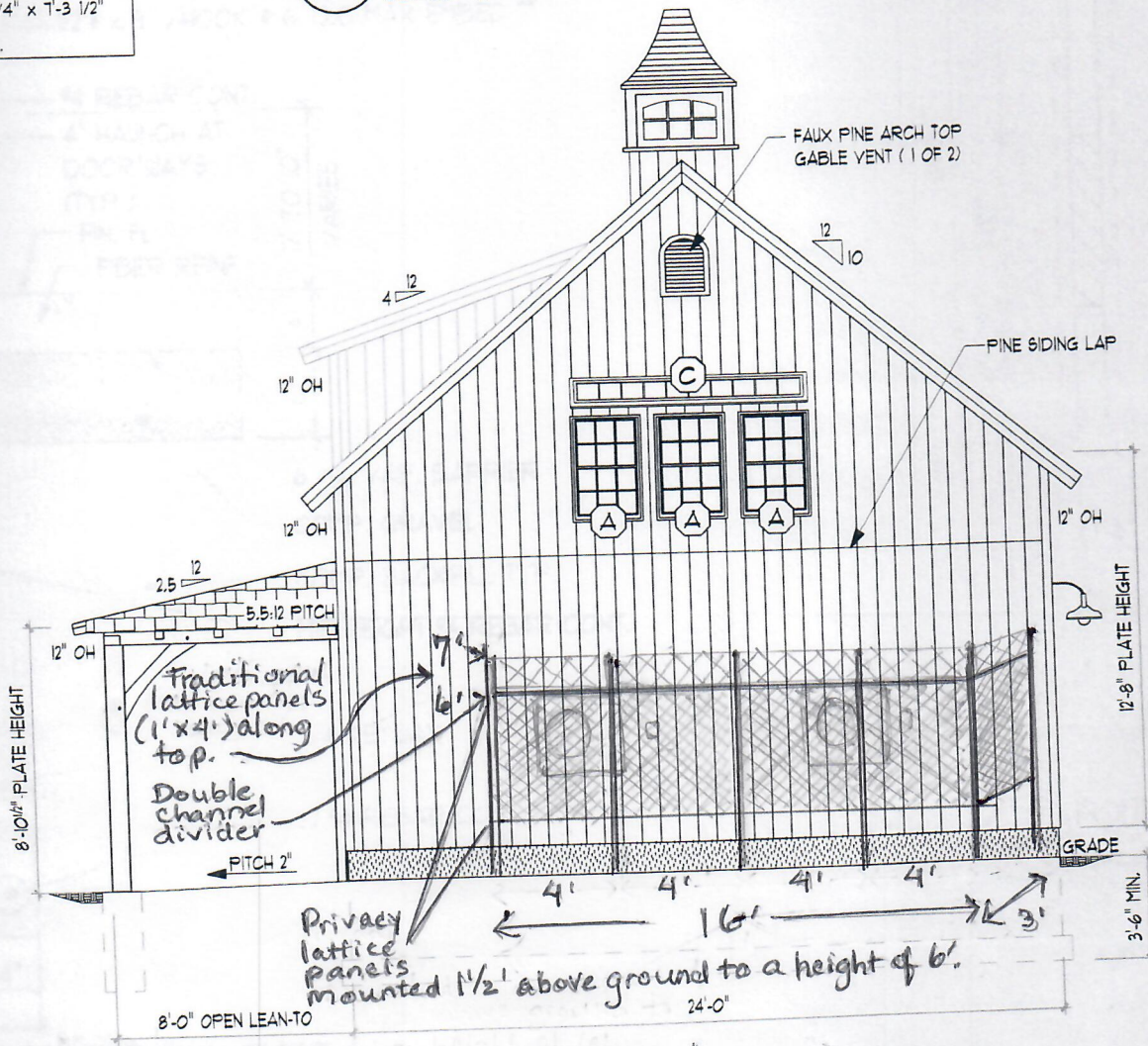
5 - ONE COAT
COAT

GH. OFG (WxH)
4 1/2" x 3'-6 1/4"
0 1/2" x 2'-7 1/4"
0 1/2" x 1'-0 1/4"
6 1/2" x 2'-0 1/4"
2" x 1'-0 1/4"

RGH. OFG (WxH)
9'-2" x 8'-1"
3'-2 3/4" x 7'-3 1/2"
3'-2 3/4" x 7'-3 1/2"



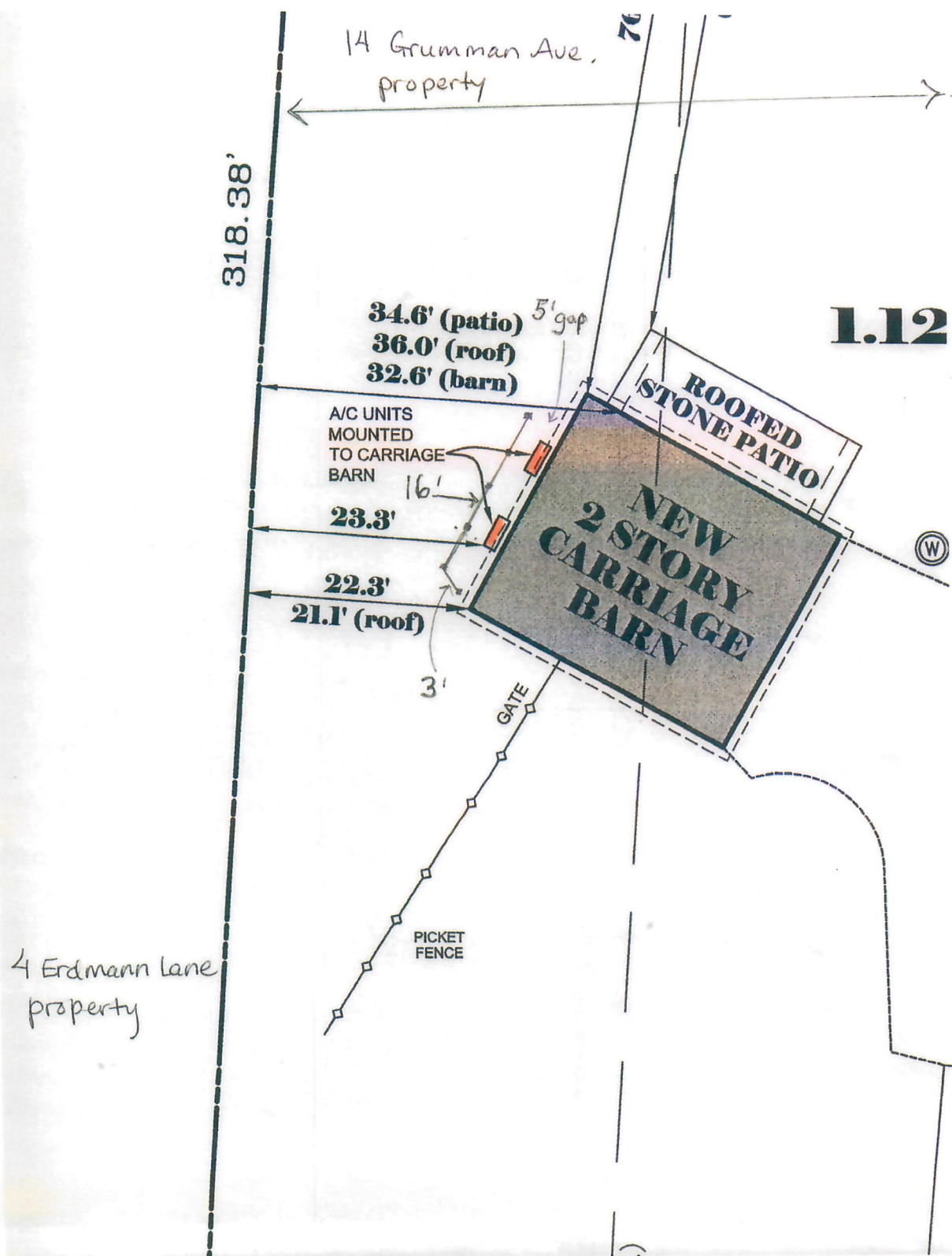
1 FRONT ELEVATION
TF-1 SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
TF-1 SCALE: 1/8" = 1'-0"

Locations of inverter units are shown but will be heavily screened by the privacy lattice.

The 16' run to be located 5' out from wall. A 3' panel at right is angled toward wall, leaving a small access gap between post and wall.



Sketch showing proposed screening in relationship to neighbor's house

