

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.)

GLEN D. + SANDRA K HELLER

APPLICANT'S NAME

8 FORGE ROAD

ADDRESS

SAME

OWNER'S NAME

8 FORGE ROAD

ADDRESS

8 FORGE ROAD

PROPERTY LOCATION

R-1A

ZONING DISTRICT

65

WLR MAP#

1679

VOLUME

308

PAGE

136

TAX MAP #

53

LOT #

0.857-AC

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.

REQUEST A VARIANCE OF SECTION 29-5.D TO ALLOW A BUILDING ADDITION WITH A 25.3 FOOT FRONT YARD SETBACK IN LIEU OF THE REQUIRED 40 FEET.

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.

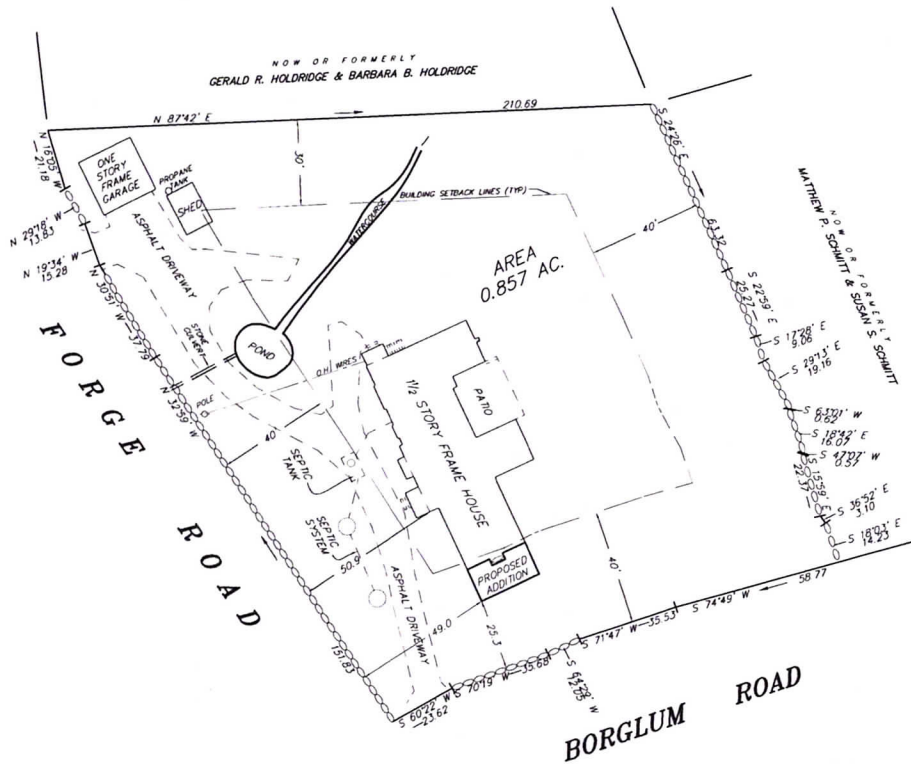
THE RESIDENCE WAS BUILT IN 1926 BEFORE ZONING. THE NORTHERN SIDE OF THE HOUSE IS WHERE THE UTILITIES ARE AND STAIRS TO THE BASEMENT. THE REAR OF THE HOUSE IS ROCK AND STEEP SLOPE LEAVING US THE SOUTH SIDE FOR THE PROPOSED SCREEN PORCH.

OWNERS WITHIN 500' GLEN - SANDY HELLER

| | | |
|---|---|--|
| 136-7 HOWATSON MARIANNE 11 MUSKET RIDGE RD WILTON CT 06897 | 136-8 HOWATSON MARIANNE 11 MUSKET RIDGE RD WILTON CT 06897 | 136-8-1 WATSON THOMAS J III AS TRUSTEE 44 SPADEFISH LA KEY LARGO FL 33037 |
| 136-9 ANDERSEN JAMES & JOYCE 5 FORGE RD WILTON CT 06897 | 136-10 BIBB AMY 9 FORGE RD WILTON CT 06897 | 136-11 COLIHAN JAMES C 37 TELVA RD WILTON CT 06897 |
| 136-13 WILTON TOWN OF 238 DANBURY RD WILTON CT 06897 | 136-30 MOORE ELLEN O'HANDLEY 23 TELVA RD WILTON CT 06897 | 136-45 DEUTSCH MICHAEL & JILLIAN 73 OLD KINGS HWY WILTON CT 06897 |
| 136-46 TRIPP WILLIAM H 17 FORGE RD WILTON CT 06897 | 136-47 MOHN LOUIS R & MARY ANNE 35 FORGE RD WILTON CT 06897 | 136-49 WALKER BRIAN D 34 FORGE RD WILTON CT 06897 |
| 136-50 MANNIX JOSEPH MATTHEW & 32 FORGE RD WILTON CT 06897 | 136-51 TAYLOR ALDEN R III & JACQUELINE 20 FORGE RD WILTON CT 06897 | 136-52 HOLDRIDGE GERALD R & BARBARA B 14 FORGE RD WILTON CT 06897 |
| 136-53 HELLER GLEN D & SANDRA K 8 FORGE RD WILTON CT 06897 | 136-54 SCHMITT MATTHEW P & SUSAN S 116 BORGLUM RD WILTON CT 06897 | 136-55 BENDIX WILLIAM J & MARY R 112 BORGLUM RD WILTON CT 06897 |
| 136-56 FRY LINDA B 108 BORGLUM ROAD WILTON CT 06897 | 136-57 BORGLUM DAVID 80 BORGLUM RD WILTON CT 06897 | 136-58 BORGLUM DAVID SOLON 80 BORGLUM RD WILTON CT 06897 |
| 136-61 BROACH MARK 97 BORGLUM RD WILTON CT 06897 | 136-62 FENG SHENGYING 4 MUSKET RIDGE RD WILTON CT 06897 | 136-63 HOGAN ALAN D & CATHERINE 136 GULF BLVD JUPITER FL 33458 |
| 136-64 CRUIKSHANK BRUCE A & SUSAN B 16 MUSKET RIDGE RD WILTON CT 06897 | 136-8A HOWATSON MARIANNE 11 MUSKET RIDGE RD WILTON CT 06897 | |

8 FORGE ROAD

ASSESSORS MAP 136
TAX LOT 53
R-1A RESIDENCE ZONE



IMPROVEMENT LOCATION MAP

PREPARED FOR

GLEN D. HELLER & SANDRA K. HELLER

WILTON, CONNECTICUT

PROPOSED ADDITION ADDED ON MAY 20, 2020.

THE PURPOSE OF THIS MAP IS FOR A BUILDING PERMIT.
OTHER FIELD DATA MAY NOT BE SHOWN.

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 A ZONING LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A DEPENDENT SURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2.

NEW MONUMENTATION HAS NOT BEEN SET AS A RESULT OF THIS SURVEY.

TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

SEPTIC DATA PROVIDED BY THE WILTON HEALTH DEPARTMENT.
NOT FIELD VERIFIED.

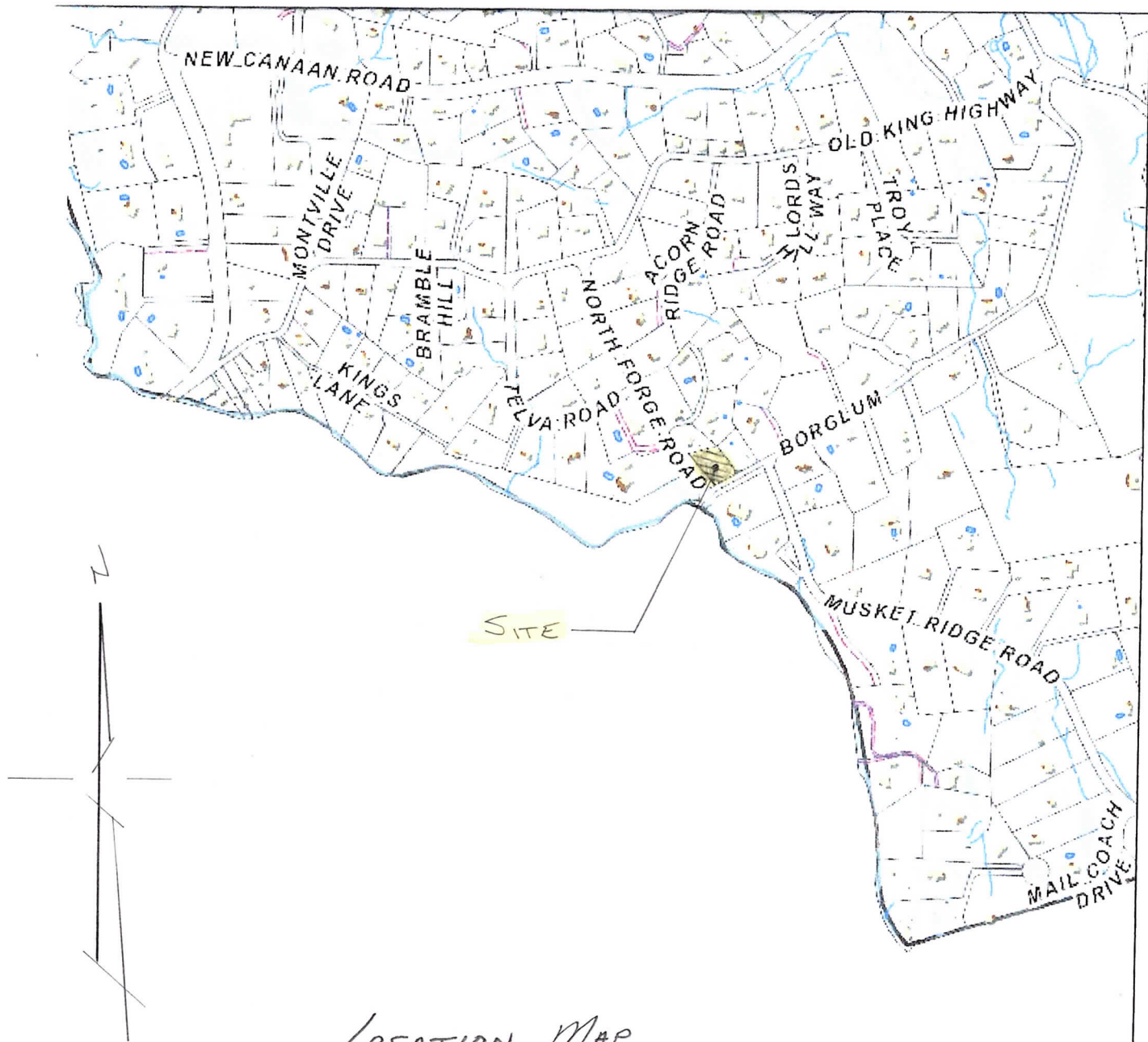
ALLOWABLE BUILDING COVERAGE = 3,733 S.F. = 10% OF LOT AREA
EXISTING STRUCTURES & PROPOSED ADDITIONS (BUILDING COVERAGE) = 3,352 S.F. = 8.98% OF LOT AREA

ALLOWABLE SITE COVERAGE = 5,600 S.F. = 15% OF LOT AREA
EXISTING STRUCTURES & PROPOSED ADDITION (SITE COVERAGE) = 7,801 S.F. = 18.97% OF LOT AREA

REFER TO VOLUME 1679 PAGE 308, ON FILE
IN THE WILTON LAND RECORDS.

REFER TO A MAP ENTITLED "MAP PREPARED FOR GEORGE K. HAMMOND, WILTON, CONNECTICUT"
MADE BY THE OFFICE OF MERRITT R. MOODY ON AUGUST 06, 1968.





LOCATION MAP


GLEN + SANDY HELLER

8 FORGE ROAD

SCALE 1" = 800' JUNE 2020

YOUR TRIP TO:

8 Forge Rd, Wilton, CT, 06897-3708

9 MIN | 3.4 MI **Est. fuel cost: \$0.32**

Trip time based on traffic conditions as of 1:33 PM on June 23, 2020. Current Traffic: Light



Print a full health report of your car with HUM vehicle diagnostics (800) 906-2501



1. Start out going **south** on Evergreen Ave toward Deerfield Rd.

Then 0.11 miles

0.11 total miles



2. Turn **right** onto Deerfield Rd.

Then 0.11 miles

0.22 total miles



3. Turn **left** onto Danbury Rd/US-7 S/CT-33.

Then 0.36 miles

0.58 total miles



4. Turn **right** onto Wolfpit Rd/CT-106. Continue to follow CT-106.
CT-106 is 0.1 miles past Sharp Hill Rd.

If you reach Gaylord Dr you've gone a little too far.

Then 1.98 miles

2.56 total miles



5. Turn **left** onto Old Boston Rd.
Old Boston Rd is 0.4 miles past Bayberry Ln.

If you reach Katydid Ln you've gone about 0.4 miles too far.

Then 0.18 miles

2.74 total miles



6. Stay **straight** to go onto Borglum Rd.

Then 0.61 miles

3.35 total miles



7. Take the 1st **right** onto Forge Rd.
Forge Rd is just past Musket Ridge Rd.


If you reach Mill Rd you've gone a little too far.

Then 0.02 miles

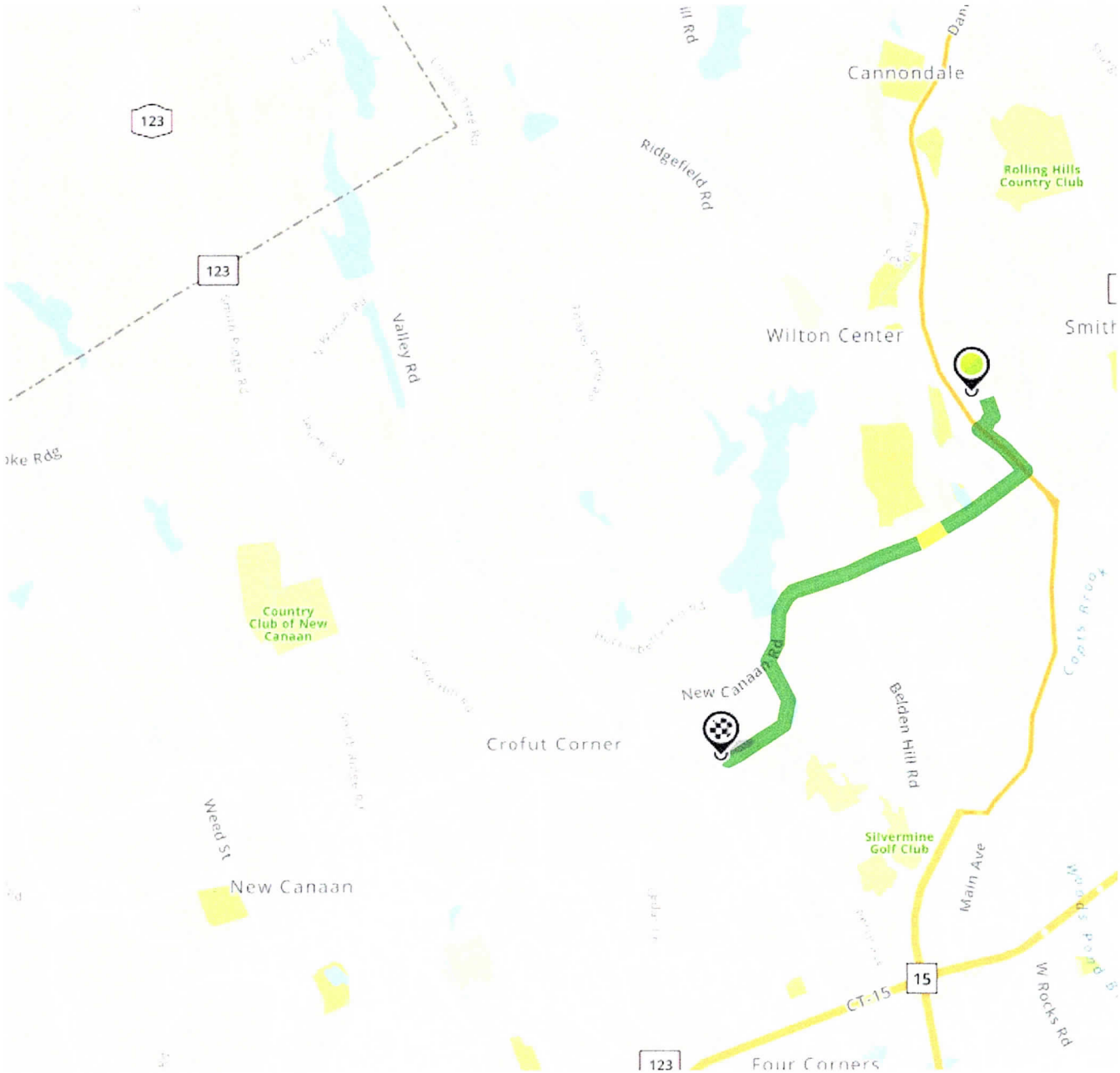
3.37 total miles



8. 8 Forge Rd, Wilton, CT 06897-3708, 8 FORGE RD is on the **right**.
If you reach Old Forge Rd you've gone a little too far.

 Save to My Maps

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.

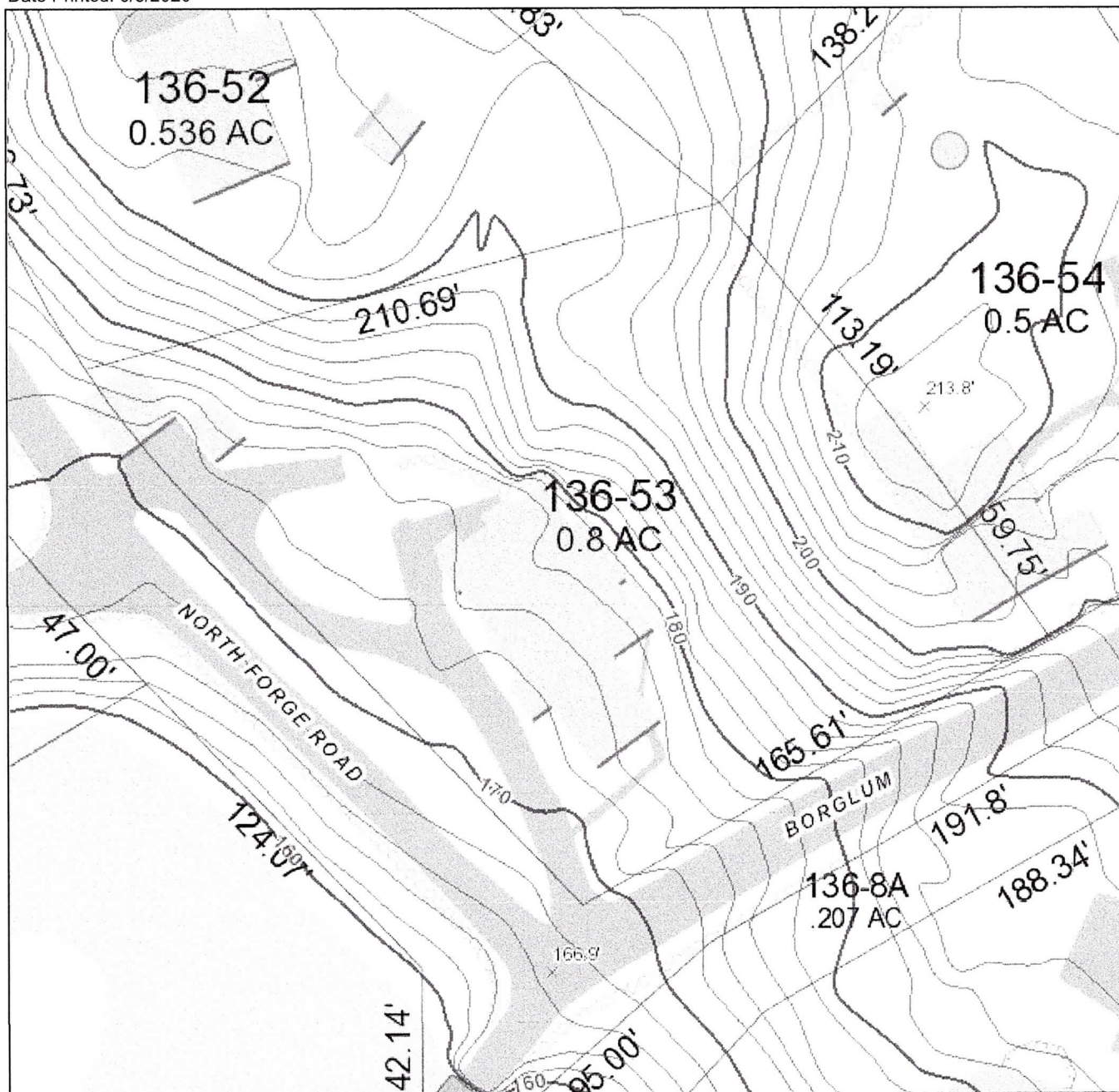


Town of Wilton

Geographic Information System (GIS)



Date Printed: 6/3/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. 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.

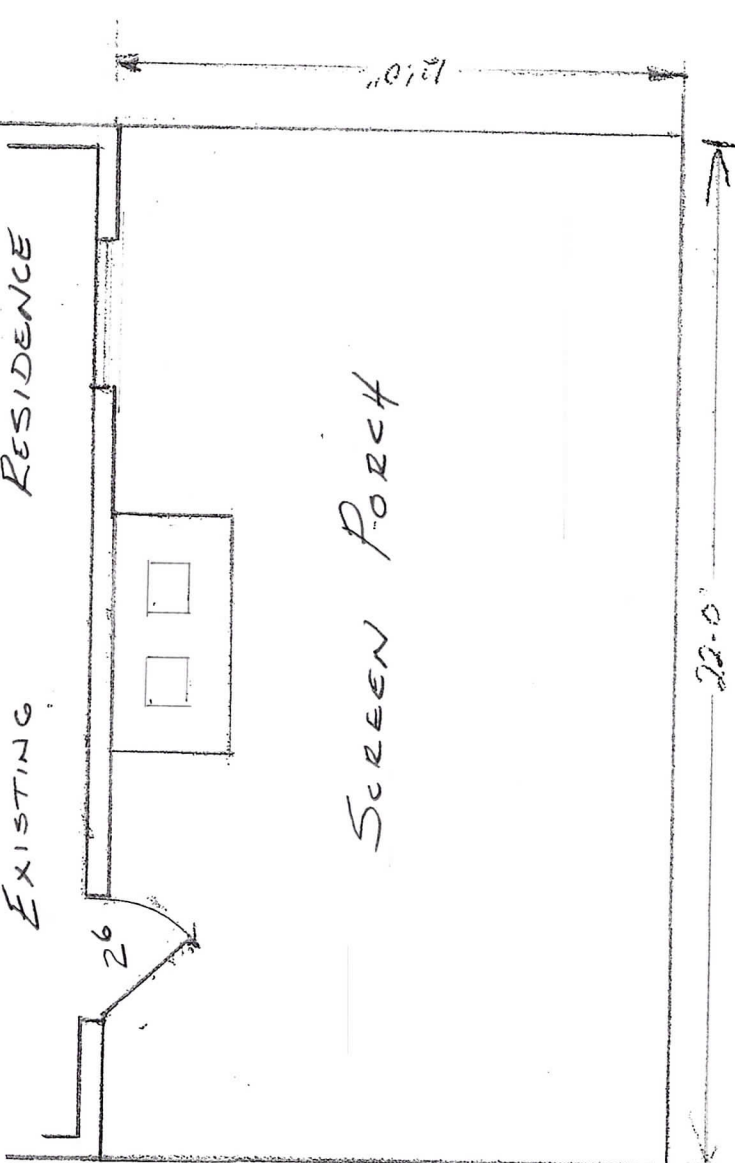
Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 50 feet



EXISTING RESIDENCE

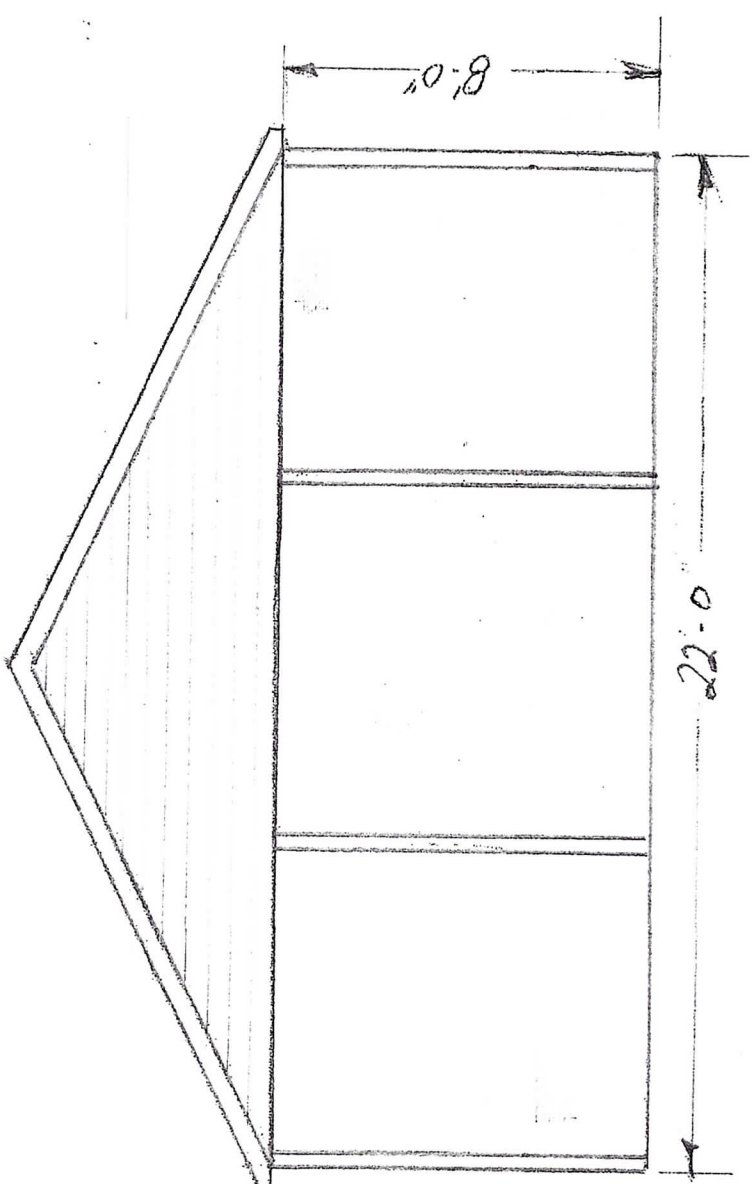


SCREEN PORCH

22'-0"

12'-0"

PORCH PLAN
GLEN + SANDY HELLER
8 FORCE ROAD
WILTON, CT JUNE 2020
SCALE 1/4" = 1'-0"



12'-0"

22'-0"

000087010 Bk:01679
Pg:00308

TO ALL PEOPLE WHOM THESE PRESENTS SHALL COME, GREETING:

KNOW YE, that we, DANNY W. LENZ and SHIRLEY A. LENZ of the town of Daytona Beach, in the county of Volusia and state of Florida, for the consideration of Seven Hundred Seventy-seven Thousand Dollars (\$777,000.00) received to our full satisfaction of GLEN D. HELLER and SANDRA K. HELLER of 8 Forge Road, Wilton, Connecticut 06897 do give, grant, bargain, sell and confirm unto the said GLEN HELLER and SANDRA HELLER and unto the survivor of them, and unto such survivor's heirs and assigns forever: All that certain lot of land, with the buildings and improvements thereon, situated in the town of Wilton, county of Fairfield and state of Connecticut, known and designated as Lot No. 1 on a certain map entitled, "Map Showing Property of Clifton S. Meek, Wilton, Conn.", which map is on file in the office of the town clerk of said Wilton as map numbered 65, reference thereto being had; Said premises being bounded as follows:

NORTHERLY: 210± feet by land now or formerly of Elmer R. Jones;
EASTERLY: 173.77 feet by land now or formerly of Carl Schmitt;
SOUTHERLY: 165.65 feet by Borglum Road; and
WESTERLY: 239.91 feet by Forge Road.

Together with an easement for the installation of a water pipe line appurtenant thereto as set forth in an agreement between Dever S. Byard and Clifton S. Meek dated November 16, 1923 and recorded in the land records of said town of Wilton in Book 35 at Page 265, and also together with, but subject to, the reservations concerning the installation of water pipe lines in a deed from Clifton W. Meek to Sara S. Davenport and Emma E. Davenport dated February 12, 1926 and recorded in said land records in Book 38 at Page 39. Said premises are also conveyed together with all the right, title and interest of the grantor in and to Borglum Road and Forge Road.

Said premises are to be conveyed subject to:

- 1) Limitations of use imposed by governmental authority.
- 2) Taxes of the Town of Wilton on the List of October 1, 2003 next becoming due and payable.
- 3) The right to place electric light poles along the westerly line of said premises with the necessary cross arms and guy wires as reserved.
- 4) The effects of a certain Guarantee Rebate Agreement dated February 8, 1989 and recorded in Volume 680 at Page 113 of the Wilton Land Records.
- 5) A Certificate of Lien and Notice of Benefit Assessment for Water Main Extension recorded in Volume 713 at Page 197 of the Wilton Land Records and A Caveat: Notice of Deferred Benefit Assessment for Water Main Extension recorded in Volume 713 at Page 196 of the Wilton Land Records.

continued

State:3885.00 TOWN:1942.50
Bettys Joan Rasognetti
Town Clerk of Wilton

Conveyance Tax Collected

Lenz/Heller Deed
Page Two

000087010 Bk:01679
Pg:00309

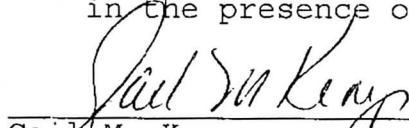
TO HAVE AND TO HOLD the above granted and bargained premises, with the privileges and appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and to their own proper use and behoof;

AND ALSO, we the said grantors do for ourselves, our heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensealing of these presents we are well seized of the premises as a good indefeasible estate in FEE SIMPLE, and have good right to bargain and sell the same in manner and form as is above written, and that the same are free from all encumbrances whatsoever, except as aforesaid; and

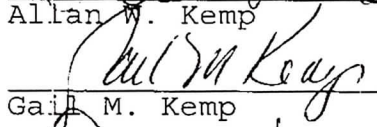
FURTHERMORE, we the said grantors do by these presents bind ourselves, and our heirs and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to the said grantees and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as aforesaid.

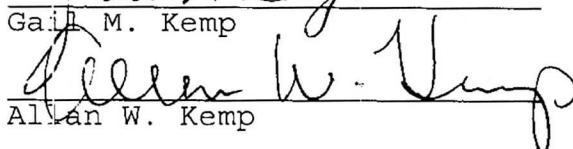
IN WITNESS WHEREOF, I/we have hereunto set our hands and seals this 19th day of April, 2004.

SIGNED, SEALED AND DELIVERED
in the presence of:

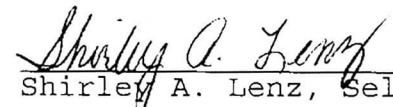

Gail M. Kemp


Allan W. Kemp


Gail M. Kemp


Allan W. Kemp


Danny W. Lenz, Seller


Shirley A. Lenz, Seller

continued

Lenz/Heller Deed
Page Three

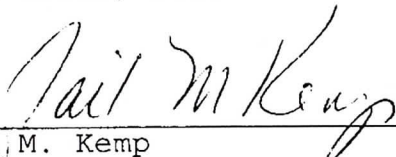
000087010 BK:01679
Pg:00310

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD)

ss: Wilton

April 19, 2004

Personally appeared Danny W. Lenz and Shirley A. Lenz, signers and sealers of the foregoing instrument, and acknowledged the same to be their free acts and deeds, before me.



Gail M. Kemp
Commissioner of the Superior Court

RECEIVED FOR RECORD 04/22/2004
AT 03:33:03PM
ATTEST: Bettie Joan Rasognetti

TOWN CLERK

