

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.)

JEFF TURNER		69 OLD KINGS HWY	
APPLICANT'S NAME		ADDRESS	
NADINE M. and JEFFREY W. TURNER		69 Old Kings Hwy	
OWNER'S NAME		ADDRESS	
69 Old Kings Hwy		R. A	
PROPERTY LOCATION		ZONING DISTRICT	
2447/2509/2335		136 43 1.02	
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.

REQUEST A VARIANCE OF SECTION 29-5.D TO ALLOW
A BUILDING ADDITION WITH AN 18 FOOT SIDE SETBACK
IN LIEU OF THE REQUIRED 30 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 sloping contour of our property significantly limits the buildable envelope, and this side yard is the only land at the same grade as the main floor. The variance would allow an addition that integrates with current interior rooms far better than any other location, and helps address a few shortcomings of our current floor plan. Further, the southern exposure on this side of the house is the natural location for the addition with intended use as sunroom/family room.

Thank you for your consideration,
Jeff & Nadine Turner

THE FOLLOWING MATERIAL SHALL BE ATTACHED: (see last 2 pages for brief explanation)

All submitted plans and documents shall bear the signature, seal and license number, as appropriate, of the professional responsible for preparing each item.

All plans shall be collated into sets (either clipped or stapled), with maps folded (not rolled).

SUBMIT TEN (10) **COLLATED** SETS (INCLUDING 1 ORIGINAL SET) OF THE FOLLOWING DOCUMENTS:

- ☒ APPLICATION FORM
- ☒ LIST OF OWNERS WITHIN 500' of the subject property as shown by Tax Map & Lot #.
- ☒ 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 at a scale of 1"=800' or less. Said map shall identify the site location and shall show the surrounding area and streets.
- ☒ DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).
- NA LIST OF PREVIOUS ZONING VARIANCES describing any variances and the action taken.
- ☒ PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.

ALSO SUBMIT:

- ☒ ONE COPY OF DEED INCLUDED WITH ORIGINAL SET ONLY (Obtain in Town Clerk's Office)
- ☐ ONE #10 TOWN OF WILTON ENVELOPE, provided by the Town at time of application submission, addressed to each owner of real property within 500' (see attached instructions)
- ☒ 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, contact Planning & Zoning Dept for DPH Addendum Form.]

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

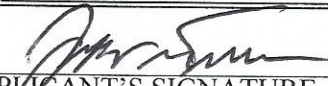
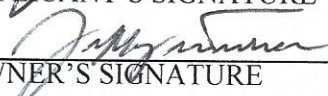
WHEN WAS THE SUBJECT PROPERTY PURCHASED? AUGUST 2005

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1967

SITE COVERAGE PROPOSED: 6.0%
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 5.9%
(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.

	<u>6/24/2020</u>	<u>TURNERNEWS@AOL.COM</u>	
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	<u>6/24/2020</u>		<u>203-981-6398</u>
OWNER'S SIGNATURE	DATE		TELEPHONE

TOWN OF WILTON, CONNECTICUT

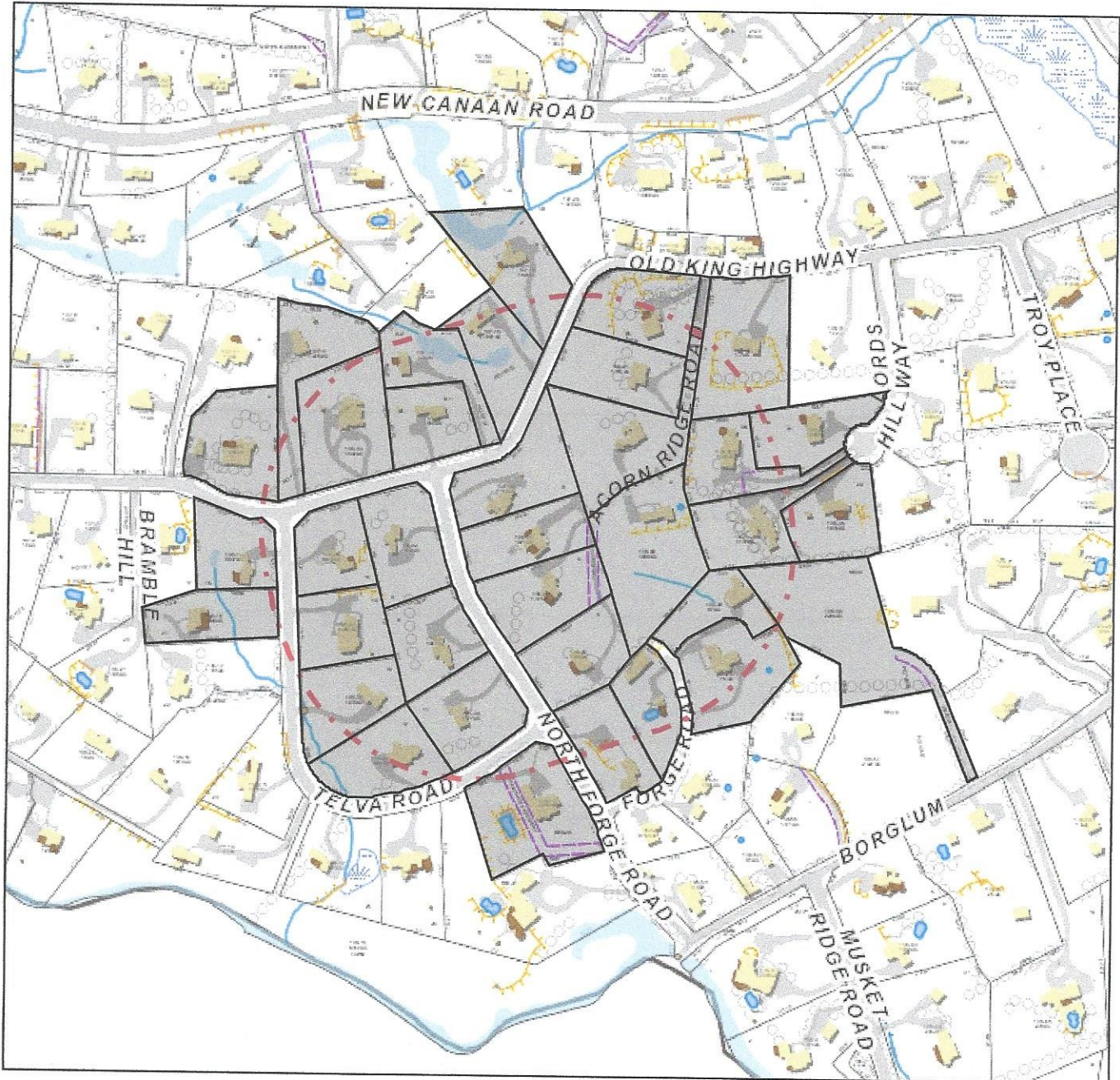
Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
136-10	9 FORGE RD	BIBB AMY	9 FORGE RD	WILTON	CT	06897-0000
136-18	129 OLD KINGS HGWAY	CASE THOMAS J JR	129 OLD KINGS HGWAY	WILTON	CT	06897-0000
136-19	3 TELVA RD	HICKEY ROBERT O & PAMELA M	3 TELVA RD	WILTON	CT	06897-0000
136-26	4 TELVA RD	ZIMMERMAN KATHLEEN Q	4 TELVA RD	WILTON	CT	06897-0000
136-27	12 TELVA RD	GEHRLEIN BRUCE J & DEBRA P	12 TELVA RD	WILTON	CT	06897-0000
136-28	20 TELVA RD	NEVINS KENT S & ANN M	20 TELVA RD	WILTON	CT	06897-0000
136-29	34 TELVA RD	PATILLO DAVID & JENNIFER	34 TELVA RD	WILTON	CT	06897-0000
136-30	21 FORGE RD NORTH	MOORE ELLEN O'HANDLEY	23 TELVA RD	WILTON	CT	06897-0000
136-31	11 FORGE RD NORTH	VAN NOSTRAND BRADLEY &	11 FORGE RD NORTH	WILTON	CT	06897-0000
136-32	3 FORGE RD NORTH	CRON JEFFREY & ALEXANDRA	3 FORGE RD NORTH	WILTON	CT	06897-0000
136-33	116 OLD KINGS HGWAY	PERIANO STEVEN A & KELLY A	116 OLD KINGS HGWAY	WILTON	CT	06897-0000
136-34	106 OLD KINGS HGWAY	GOLODINSKII MIROSLAV	106 OLD KINGS HGWAY	WILTON	CT	06897-0000
136-35	17 LORDS HILL WAY	17 LORDS HILL LLC	207 OLD BOSTON RD	WILTON	CT	06897-0000
136-35-1	16 LORDS HILL WAY	FOX CLIFFORD G & NORMA J	16 LORDS HILL WAY	WILTON	CT	06897-0000
136-36	15 LORDS HILL WAY	DEFEO ROBERTO & DEBRA A	15 LORDS HILL WAY	WILTON	CT	06897-0000
136-36-1	13 LORDS HILL WAY	CHAMPLIN MARIO	13 LORDS HILL WAY	WILTON	CT	06897-0000
136-38	65 OLD KINGS HGWAY	JACKSON KEVIN M & NICOLE	65 OLD KINGS HGWAY	WILTON	CT	06897-0000
136-39	87 OLD KINGS HGWAY	MACKAY JOHN L &	87 OLD KINGS HGWAY	WILTON	CT	06897-0000
136-40	83 OLD KINGS HGWAY	MHATRE NITIN J & MANISHA N	83 OLD KINGS HGWAY	WILTON	CT	06897-0000
136-41	85 OLD KINGS HGWAY	WILLIAMS DAVID M & KATHLEEN M	85 OLD KINGS HIGHWAY	WILTON	CT	06897-0000
136-42	2 FORGE RD NORTH	SHAY CHRISTOPHER R & AMY R	2 FORGE RD NORTH	WILTON	CT	06897-0000
136-44	71 OLD KINGS HGWAY	BELL DAVID P	71 OLD KINGS HGWAY	WILTON	CT	06897-0000
136-45	73 OLD KINGS HGWAY	DEUTSCH MICHAEL & JILLIAN	73 OLD KINGS HGWAY	WILTON	CT	06897-0000
136-46	17 FORGE RD	TRIPP WILLIAM H	17 FORGE RD	WILTON	CT	06897-0000
136-47	35 FORGE RD	MOHN LOUIS R & MARY ANNE	35 FORGE RD	WILTON	CT	06897-0000
136-48	67 OLD KINGS HGWAY	SCHROEDER ERIC R &	67 OLD KINGS HIGHWAY	WILTON	CT	06897-0000
136-49	34 FORGE RD	WALKER BRIAN D	34 FORGE RD	WILTON	CT	06897-0000
136-50	32 FORGE RD	MANNIX JOSEPH MATTHEW &	32 FORGE RD	WILTON	CT	06897-0000
136-58	90 BORGLUM RD	BORGLUM DAVID SOLON	80 BORGLUM RD	WILTON	CT	06897-0000
137-12	132 OLD KINGS HGWAY	OKH LLC	9653 E TEAR DROP COVE	SCOTTSDALE	AZ	85262-0000
137-13	118 OLD KINGS HGWAY	POPOFF DAVID A	118 OLD KINGS HGWAY	WILTON	CT	06897-0000
137-14	102 OLD KINGS HGWAY	KUGLER ROBERT N &	102 OLD KINGS HGWAY	WILTON	CT	06897-0000
137-15	96 OLD KINGS HGWAY	SANDSTROM LAUREN E	96 OLD KINGS HGWAY	WILTON	CT	06897-0000
137-16	88 OLD KINGS HGWAY	HOFFMAN GLENN H & PATRICIA A	88 OLD KINGS HGWAY	WILTON	CT	06897-0000

Town of Wilton

Geographic Information System (GIS)



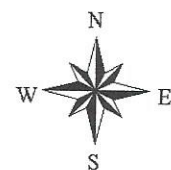
Date Printed: 5/1/2020



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.

Approximate Scale: 1 inch = 50 ft

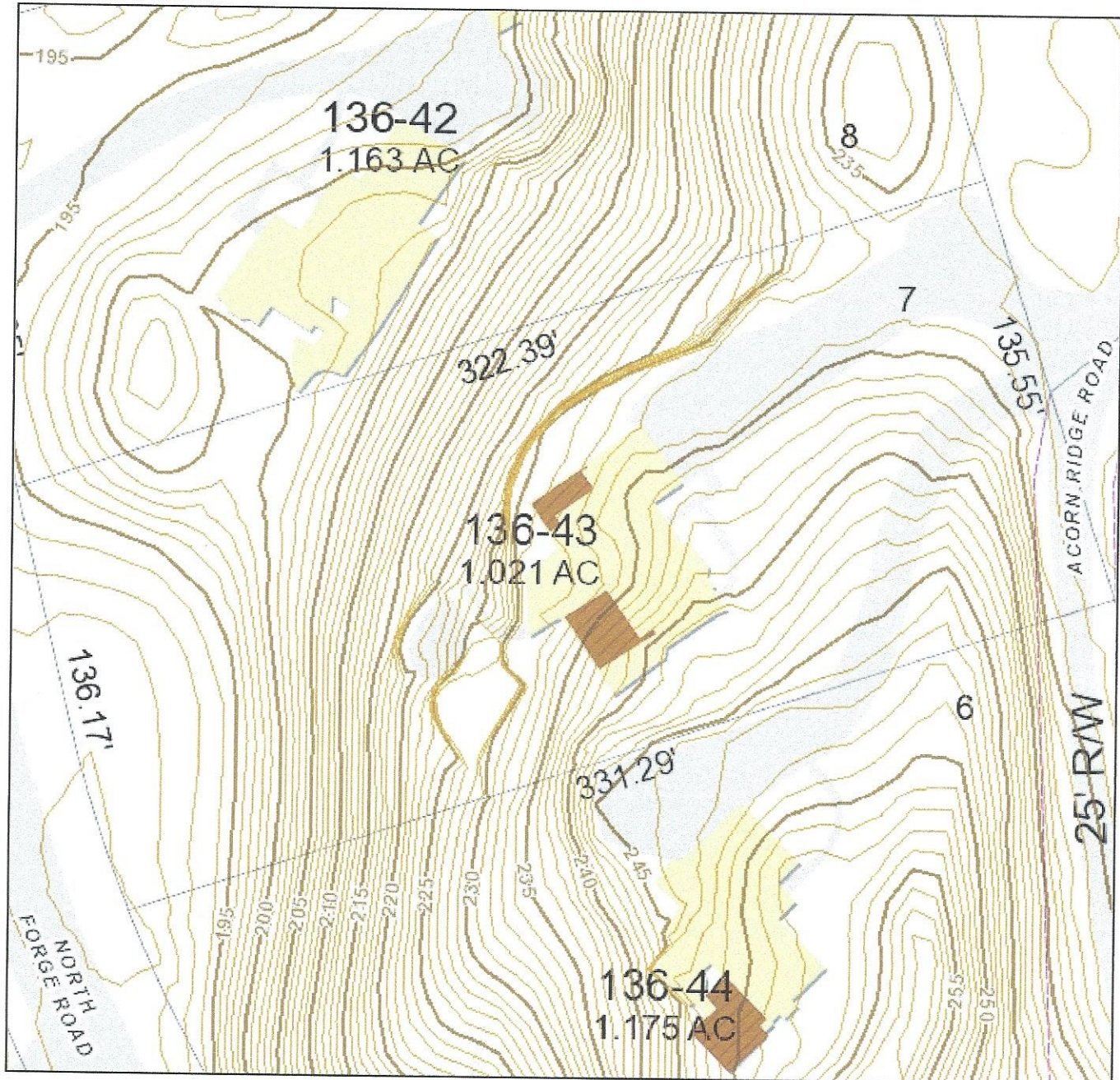


Town of Wilton

Geographic Information System (GIS)



Date Printed: 6/18/2020



MAP DISCLAIMER - NOTICE OF LIABILITY

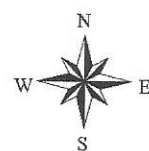
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Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 50 feet

0 50
Feet



YOUR TRIP TO:

69 Old Kings Hwy, Wilton, CT, 06897-3720

7 MIN | 3.0 MI 

Est. fuel cost: \$0.29

Trip time based on traffic conditions as of 6:35 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. Take the 1st **right** onto Old Kings Hwy.

If you are on Borglum Rd and reach Musket Ridge Rd you've gone about 0.5 miles too far.

Then 0.30 miles 3.04 total miles

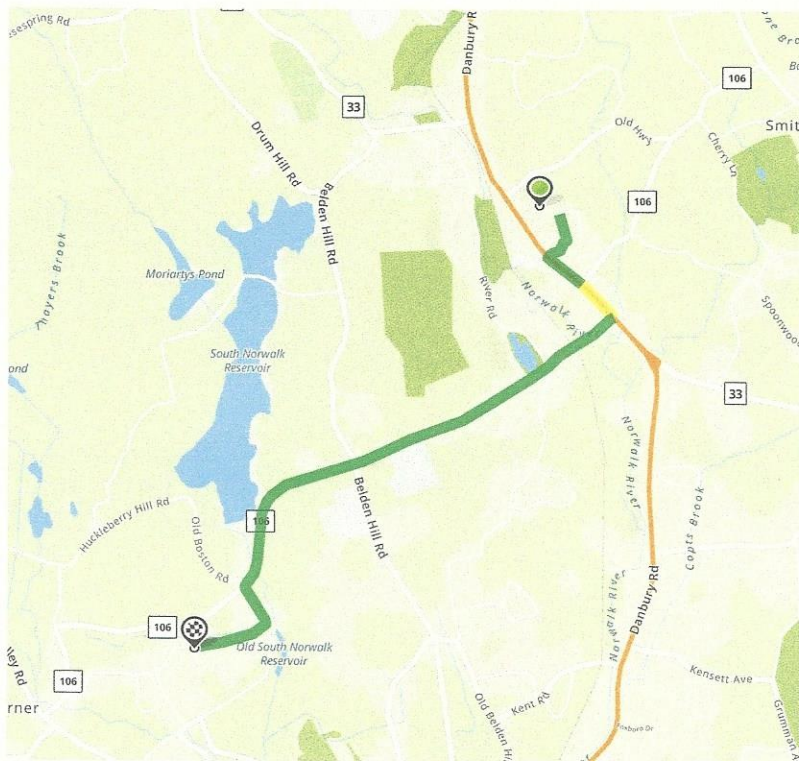


7. 69 Old Kings Hwy, Wilton, CT 06897-3720, 69 OLD KINGS HWY is on the left.

Your destination is just past Lords Hill Way.

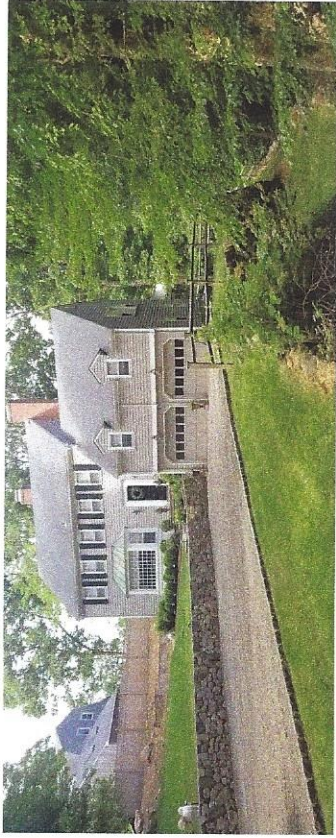
If you reach Acorn Ridge Rd you've gone a little too far.

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.

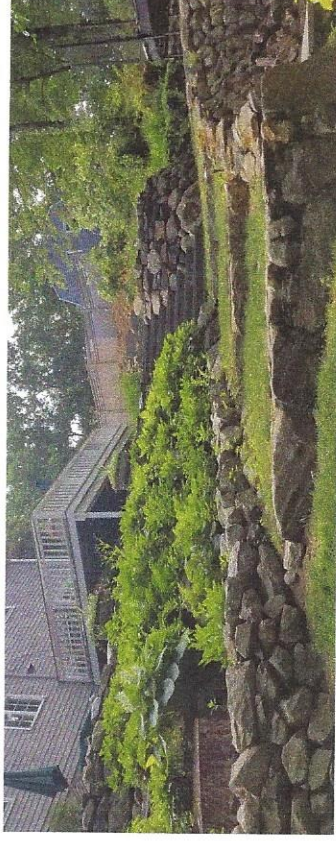


69 Old Kings Hwy (aka Acorn Ridge)

Site Conditions, showing all Geographic Perspectives



Front



Rear



Left Side, Site of Proposed Addition



Right Side from lower yard