## 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 brie	f explanation.)
Daniel ONeill APPLICANT'S NAME	48 Sharp Itill Road #2
Daniel ONeill	(Same as above)
OWNER'S NAME 48 Sharp Hill Road Unit #2	ADDRESS
PROPERTY LOCATION	ZONING DISTRICT
44262519263	57 74 916 acres Total, including
WLR MAP# VOLUME PAGE	TAX MAP # LOT # ACREAGE \ Unit # 1
proposed to be varied and the specific variance requested (an addition, a pool, average lot width, or whatever) with variance request for a building addition that encroaches in would read as follows: "Request a variance of Section 29.	in lieu of the required For instance, a anto the required fifty foot rear setback area by 7 feet -5.D to allow a building addition with a 43 foot rear yard
Lequest or Variance of section	ARATE SHEETS AS REQUIRED.  19-51) to allow Heat Amp with  the required 50 feet.  20.01 to allow Propore Tank with
5.5 Foot New yord Setback in the U.	29.90 to allow Propose Tank with
Leguest a variance or section	lien of the regular 1 50 feet
a 6 foot new yard Setback in	
"exceptional difficulty or unusual hardship" with respect zoning district, which would make development in full addifficult. ATTACH SEPARATE SHEETS AS REOUIR	the specific conditions pertaining to the perceived to the parcel of land, not generally encountered within the coordance with the existing Zoning Regulations extremely ED.
48 Sharp Hill Unit #2 is a	pre-existing & non-conforming extent boun which Town Clerk
Structure. It is a longer	to have been there
maps and records prove	La Hally ever Drion.
in the 1950s and pt	) Hall to your your
The house itself is only 6.	S feet from my back neighbors

* All submitted plans and documents shall bear an original signature, seal, and license number of the professional responsible for preparing each item. Maps should be folded, not rolled.    APPLICATION FORM	* Please see SPECIAL INSTRUCTIONS DURING COVID at: Application Forms / Materials   Wilton CT							
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 - available here: map.pdf (wiltonct.org). Site location shall be identified on map.  DIRECTIONS to subject property from Toyn Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).  LIST OF PREVIOUS ZONING VARIANCES – available here: History of Previous Variances   Wilton CT   PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.  ONE COPY OF DEED (Available in Town Clerk's Office)  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)]  ENVELOPES, addressed to each property owner within 500' of any portion of subject property. [See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonct.org)]  LECCTRONIG SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael.wrinn@wiltonck.org and daphne.white@wiltonct.org  TWO #10 (4"x 9.5") PLAIN ENVELOPES addressed to the applicant (No Return Address)  S310 FILING FEE payable to: Town of Wilton  IS THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY? YES or NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  STHE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or Water Supple Wiltonct.org or Water Subject Property Purchased? And was THE SUBJECT PROPERTY PURCHASED? And was THE SUBJECT PROPERTY PURCHASED? OF SITE	* All submitted plans and documents shall bear an original signature, seal, and license number of the							
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 - available here: map.pdf (wiltonct.org). Site location shall be identified on map.  DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).  LIST OF PREVIOUS ZONING VARIANCES – available here: History of Previous Variances   Wilton CT   PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.  ONE COPY OF DEED (Available in Town Clerk's Office)  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)]  ENVELOPES, addressed to each property owner within 500' of any portion of subject property. [See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonct.org)]  LECTRONIC SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org  TWO #10 (4"x 9.5") PLAIN ENVELOPES addressed to the applicant (No Return Address)  \$310 FILING FEE payable to: Town of Wilton  STHE SUBJECT PROPERTY LOCATED WITHIN 7500 FEET OF THE MUNICIPAL BORDER?  or  street is the subject property PURCHASED?  or  watercompanyanddphnoiffication.pdf (wiltonct.org)  IS THE SUBJECT PROPERTY LOCATED WITHIN 7500 FEET OF THE MUNICIPAL BORDER?  or  street is the subject property PURCHASED?  or  watercompanyanddphnoiffication.pdf (wiltonct.org)  IS THE SUBJECT PROPERTY LOCATED WITHIN 7500 FEET OF THE MUNICIPAL BORDER?  or  street is the subject property PURCHASED?  or  subject property by  street is the subject property PURCHASED?  or  subject								
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 - available here: map.pdf (wiltonct.org). Site location shall be identified on map.  DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).  LIST OF PREVIOUS ZONING VARIANCES – available here: History of Previous Variances   Wilton CT   PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.  ONE COPY OF DEED (Available in Town Clerk's Office)  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)]  ENVELOPES, addressed to each property owner within 500' of any portion of subject property. [See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonct.org)]  LEECTRONIG SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael wrinn@wiltonct.org and daphne.White@wiltonct.org  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 THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY? YES or NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN?   or	APPLICATION FORM							
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 - available here: man.pdf (wiltonct.org). Site location shall be identified on map.  DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).  LIST OF PREVIOUS ZONING VARIANCES – available here: History of Previous Variances   Wilton CT    PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.  ONE COPY OF DEED (Available in Town Clerk's Office)  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)]  ENVELOPES, addressed to each property owner within 500' of any portion of subject property.  [See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonct.org)]  LELECTRONIG SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org  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 THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY?  YES or NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or   WHEN WAS THE SUBJECT PROPERTY PURCHASED?	A-2 SURVEY of the subject property showing all existing building and site conditions.							
DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).  LIST OF PREVIOUS ZONING VARIANCES – available here: History of Previous Variances   Wilton CT    PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.  ONE COPY OF DEED (Available in Town Clerk's Office)  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)]  ENVELOPES, addressed to each property owner within 500' of any portion of subject property. [See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonct.org)]  LELECTRONIC SUBMISSION of all materials (Consolidated into 4-2 PDFs Maximum), emailed to michael wrinn(wiltonct.org and daphne white@wiltonct.org)  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 THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY? YES or NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or   Or   Or   Or   Or   Or   Or   Or	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.							
LIST OF PREVIOUS ZONING VARIANCES – available here: History of Previous Variances   Wilton CT	LOCATION MAP - available here: map.pdf (wiltonct.org). Site location shall be identified on map.							
PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.  ONE COPY OF DEED (Available in Town Clerk's Office)  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 (wiltonet.org)]  ENVELOPES, addressed to each property owner within 500' of any portion of subject property.  [See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonet.org)]  LELECTRONIC SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael.wrinn@wiltonet.org and dapline.white@wiltonet.org  TWO #10 (4"x 9.5") PLAIN ENVELOPES addressed to the applicant (No Return Address)  \$\frac{1}{2}\$ \$\frac{1}{2}\$ \$\frac{1}{2}\$\$ \$	DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).							
ONE COPY OF DEED (Available in Town Clerk's Office)  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)]  ENVELOPES, addressed to each property owner within 500' of any portion of subject property.  [See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonct.org)]  ELECTRONIC SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org  TWO #10 (4"x 9.5") PLAIN ENVELOPES addressed to the applicant (No Return Address)  \$\frac{1}{2}\$ \$1	LIST OF PREVIOUS ZONING VARIANCES – available here: History of Previous Variances   Wilton CT							
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 (wiltonet.org)]  ENVELOPES, addressed to each property owner within 500' of any portion of subject property.  [See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonet.org)]  LELECTRONIC SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael wrinn@wiltonet.org and daphne.white@wiltonet.org  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? or Is THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY? YES or NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonet.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or WHEN WAS THE SUBJECT PROPERTY PURCHASED? Or	PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.							
[See online GIS instructions at: owner list 500 ft gis directions 0.pdf (wiltonct.org)]  ENVELOPES, addressed to each property owner within 500' of any portion of subject property. [See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonct.org)]  LELECTRONIC SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael wrinn@wiltonct.org and daphne.white@wiltonct.org  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? or or stress or NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or water Subject PROPERTY LOCATED IN THE FLOOD PLAIN? or stress or NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  WHEN WAS THE SUBJECT PROPERTY PURCHASED? Or MITTING WITHIN STRUCTURE CONSTRUCTED? WITHIN SUBJECT PROPERTY PURCHASED? Or MITTING WITHIN SUBJECT PROPOSED: (AS PERCENTAGE OF SITE)  BUILDING COVERAGE PROPOSED: (AS PERCENTAGE OF SITE)  THE APPLICANT understands that this application is to be considered complete only when all information and documents	ONE COPY OF DEED (Available in Town Clerk's Office)							
[See "Envelopes Instructions" at: envelopes instructions.pdf (wiltonct.org)]    ELECTRONIC SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael wrinn@wiltonct.org and daphne.white@wiltonct.org    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?								
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? or IS THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY? YES OF NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or WHEN WAS THE SUBJECT PROPERTY PURCHASED? OF STEE OF THE MAIN STRUCTURE CONSTRUCTED? The Main Structure Constructed Con								
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?  or  or  IS THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY? YES OF NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN?  or  WHEN WAS THE SUBJECT PROPERTY PURCHASED?  Or  Or  SUBJECT PROPERTY PURCHASED?  Or  Or  SUBJECT PROPERTY PURCHASED?  OR  OR  OR  OR  OR  OR  OR  OR  OR  O	ELECTRONIC SUBMISSION of all materials (Consolidated into 1-2 PDFs Maximum), emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org							
IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE MUNICIPAL BORDER? or or IS THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY? YES OF NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or WHEN WAS THE SUBJECT PROPERTY PURCHASED? Or DOCUMENT OF THE SUBJECT PROPERTY PURCHASED? OF SITE OVERAGE PROPOSED: (AS PERCENTAGE OF SITE)  BUILDING COVERAGE PROPOSED: (AS PERCENTAGE OF SITE)  THE APPLICANT understands that this application is to be considered complete only when all information and documents								
IS THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY? YES OF NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or when was the Subject property purchased? watercompanyanddphnotification.pdf (wiltonct.org)]  WHEN WAS THE SUBJECT PROPERTY PURCHASED? or word by the fill be forced [43].  SITE COVERAGE PROPOSED: BUILDING COVERAGE PROPOSED: (AS PERCENTAGE OF SITE)  THE APPLICANT understands that this application is to be considered complete only when all information and documents	\$310 FILING FEE payable to: Town of Wilton							
YES OF NO [If YES, see DPH Addendum Form here: watercompanyanddphnotification.pdf (wiltonct.org)]  IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or  WHEN WAS THE SUBJECT PROPERTY PURCHASED? OCTOBER OF SUBJECT PROPOSED:   (AS PERCENTAGE OF SITE)  BUILDING COVERAGE PROPOSED:  (AS PERCENTAGE OF SITE)  THE APPLICANT understands that this application is to be considered complete only when all information and documents	IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE MUNICIPAL BORDER? Or or							
WHEN WAS THE SUBJECT PROPERTY PURCHASED? OCTOBED 2020  IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? BUILDING COVERAGE PROPOSED:  (AS PERCENTAGE OF SITE)  BUILDING COVERAGE PROPOSED:  (AS PERCENTAGE OF SITE)  THE APPLICANT understands that this application is to be considered complete only when all information and documents								
IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? Gas - moved by the fill be fived 1931.  SITE COVERAGE PROPOSED: BUILDING COVERAGE PROPOSED: (AS PERCENTAGE OF SITE)  THE APPLICANT understands that this application is to be considered complete only when all information and documents	IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? or							
(AS PERCENTAGE OF SITE)  BUILDING COVERAGE PROPOSED:  (AS PERCENTAGE OF SITE)  (AS PERCENTAGE OF SITE)  THE APPLICANT understands that this application is to be considered complete only when all information and documents	WHEN WAS THE SUBJECT PROPERTY PURCHASED? OCTOBER 2020							
(AS PERCENTAGE OF SITE)  BUILDING COVERAGE PROPOSED: (AS PERCENTAGE OF SITE)  THE APPLICANT understands that this application is to be considered complete only when all information and documents	IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? Barn - march to US stulp 1811 be twee 193							
	SITE COVERAGE PROPOSED: BUILDING COVERAGE PROPOSED:							
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.								
Tarul Oleil 4/23/24 Spriel@dvone.11.com 2032789757	Tanul (Mell 4/23/24 Inicloduonell and 203278 9757							
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE 9759	APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE							
James Signature Date EMAIL ADDRESS TELEPHONE								

Property Location 48 SHARP HILL RD Map ID 57/ / 74/ 2/ Bldg Name State Use 1-5 Vision ID 2989 Account # 006002 Bldg # 1 Sec # 1 of 1 Card # 1 of 1 Print Date 4/10/2024 4:29:17 PM CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED) Element Description Element Cd Description Style: 55 Condominium Model 05 Res Condo Grade 03 Average Occupancy 22 12 Interior Wall 1: CONDO DATA SLB. BAS. FHS Drywall BAS Parcel Id 101488 C 13 Owne 0.0 Interior Wall 2: Interior Floor 1 48 Sharp Hill B 1 |S|1 Pine/Soft Wood 09 Adjust Type | Code Description Factor% Interior Floor 2 Hardwood Condo Fir Colonial 2 294 Heat Fuel: Gas-Propane Condo Unit 100 Heat Type: Forced Air COST / MARKET VALUATION AC Type: None Ttl Bedrms: 2 Bedrooms Building Value New 716.516 Ttl Bathrms: 2 Full 23 Ttl Half Bths: Xtra Fixtrs 1960 Year Built Total Rooms: Effective Year Built 1989 Bath Style: Average Depreciation Code Kitchen Style: Average Remodel Rating Elevator Year Remodeled 12 Fireplace Depreciation % 12 Sauna Functional Obsol Spa/Jet Tub 22 External Obsol Whirlpool Trend Factor Extra Kitchen Condition Condition % Percent Good 472,900 Cns Sect Rcnld Dep % Ovr Dep Ovr Comment Misc Imp Ovr Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) Code Description % Gd | Grade | Grade Adj. | Appr. Value L/B | Units | Unit Price | Yr Blt | Cond. Cd | SHD1 Shed 20.00 2002 80 40 00 1.00 600 WDK Wood Deck 124 17.00 2007 40 00 1.00 BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area | Floor Area Eff Area Unit Cost Undeprec Value BAS First Floor 950 950 **FHS** Half Story, Finished 489 698 SLB Slab 698 Ttl Gross Liv / Lease Area 1,439 2,346

Prope Visio	n ID 29																4:29:16 PM					
*	, CUR	RENT OW	NER	M	* *	TOPO :	* # <b>U</b>	TILITIES *	STR	T/ROA	D LOC	ATION	T	¥ij	, G	<b>URREN</b>	T'ASSE	SSMENT	T , × ;*			
ONE	LL DANII	FI								<del></del>	Arta:			Description		Code		essed	Assessed			3404
ONE	CC DANN													COND		1-5		472,90		31,030		6161
														NDO OP		1-7		1,40		980		
27 =	10 T 10 AT	H ST APT	£ E			39 %	2 × 20	SUPPLEME	NTAL:	DATA	. н <sub>ей</sub> 🚜	: <sup>(دا</sup> الأبي		100 01	.	'-'		1,40	9	900	WIIT	TON, CT
21 0	101 1241	III SI AFI	JE		Alt	Prol ID 44				egal No											****	011, 01
						able/Ex 1:				egal No			- 1						1			<del></del>
						Distric 1:				egal No			- 1						Ì			
NEW	YORK	NY	100	035		ncus Tr 45	2		lī.	egal No	te		- 1			1			1			
						al Note	_			ali Back			ı	,					1			SION
						al Note			July 2000				İ								AIC	
					1												1					
					GIS	S ID 10	1488		A	ssoc Pi	d#			*****		Total		474,30	0 33	2,010		
E #W	REC	ORD OF O	WNER	SHIP	<u> </u>	# #BK-VC	L'PAGE	SALE DAT	E OIL	J: V/I	SALE PRI	CE V	<u>cl.                                     </u>				VIOHS		MENTS (HIS		81 K K	
	LL DANII												- T.	ar   Cod	e l As	sessed	Year	Code	Assessed V			Assessed
						2519	1	10-28-202		1 - 1		,000   0					+		<del> </del>	1		
		E SALLY H					0143	01-17-199				,750   0				331,030		1-5	331,030	2022		251,370
IOL	., DUNCA	AIN				0650	0347	06-20-198	8   Q		262	,500   0	וי	1-7		980		1-7	980		1-7	700
							1			1 1											1	•
						1				1 1												
							1			-			-		tal	332.010	<del></del>	Total	332,010	-	Total	252,070
-	31.6	. %	EXEN	IPTIO	NS			<u>'                                    </u>	# * °	67	THER ASSE	SSMEN	TS **	*	* * *				a visit by a Data			
Yea	Code	<del>- Î</del>		cription			Amount	Code	Desc	ription	Number		mount	Co	mm Int	11.10 01911	iataro aort	.iomougoo	a viole by a bata	Oolicott	7, 01 7,000,000	•
_ <del></del>	1										1	+ **		<del>  "</del>		┪						
	.					İ						1										
	1															K F F	- 8	APPR	AISED VALU	ESUM	MARY*	*
<b></b>						Total	0.	200				1				Apprais	ed Bldg.	. Value (0	Card)			472,900
	- × M	ei <sup>ge</sup>						NEIGHBOR	UOOD	*	_% * ** **	<u> </u>		* 4.1		1 ''	-	-	•			
*	Nbho	<del></del>		Albbd	Name			<i>NEIGHBUR</i> B	7000		*	3 3,		* * ** Detek	. *	Apprais	ea xt (B	) Value (	Biag)			0
<b></b>	<del></del>	<del></del>		IADIIG	IVallie	·		<u> </u>	<del> </del>	116	acing			Batch		- Apprais	ed Ob (I	B) Value	(Bldg)			1,400
	0001															Annraia	ممالمما	· LVolue /F	olde)			
2 H	Appraised Land Value (Bldg)									U												
UNIT	UNIT#2 Special Land Value C																					
DEC	ADED	ONDO 1987	7													Total A	nnraicad	Parcel V	/alua			474,300
			•													10(217)	ppiaiscu	11 4:001 1	aide			474,500
1987	REMODA	/ADD														Valuati	on Meth	od				С
1ST	FI R. PRC	DPANE HEA	т																			
2ND	FLR; ELE	ECTRIC HEA	AΤ																			
IF 1/	13															Total A	nnraise	d Parcel \	Value			474,300
	. 4 48	*	ja 88	ş.	ne K	- 7 DI	UL DINIC E	PERMIT REC	ODD :												5517 7 1	474,000
Per	mit Id	Issue Date	Typ	<u> </u>	Descr		Amount	Insp Date			Date Comp	90 H N	Car	nments	× 2	,			IT / CHANGE			/Dear-lit
21-13			<del></del>												CINICO		ate			d	Purpose	
21-13	<b>~</b>  '	03-23-2021	DP	l <sub>B</sub>	ulluling	Permit	75,00	7	- I - 7	100	10-06-2023	INITD-2	IKUUI	UKAL KI	EINFU		-2023	TH			mit Inspect	iion
			1			1		1									)-2023	WG			d Review	
1						I		i									-2023	DMI	1 1		a Mir Sent	
			1			1		1									-2017	WG				No Change
						1											-2017	WG	2	3 Fiel	d Review 0	Change
																	-2017	GS	6	i1  Dat	a Mailer No	o Change
	LAND'LINE VALUATION SECTION  O1-03-2013 DL 00 Measur+Listed								1													
<del></del>	<del>" - * 1</del>			Τ	i i	# 28	T									ell *		* T	* 8	-		;
B  U	se Code	Descript	ion	Zone	Dist	Land Type	Land L	Jnits Unit	Price	Size Ad	lj Site Index	Cond.	Nbhd.	Nbhd. A	\dj	No	otes		Location Adjus	stmen	Adj Unit P	Land Value
1	1-5	Res Condo		R-2	<del> </del>		+	O SF 5	43.00	1.00000	5	1.00		1.000	<del> </del>					0.0000		<u> </u>
1 ' 1	1-5	ites Condo		'\-2	l		1		43.00	1.00000	7 3	1.00		1.000					۱,	ן טטטט.י		ا ا
					1				İ													l
							1		-						- 1							
							1	]														
				1			1				1				- 1							
				1			1	1 1			1											
											1											
			Tof	tal Car	d Land	Units	0 SF	P:	rcel To	otal Land	d Area 0.00									Total I	and Value	

Book: 2519 Page: 263 Page: 1 of 2



Please return to: Nathaniel Shipp, Esq. 214 Cheesespring Road Wilton, Connecticut 06897

## WARRANTY DEED

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT Sally H. Poundstone of 48 Sharp Hill Road, Unit 2, Wilton, Connecticut 06897 (hereinafter referred to as the "GRANTOR"), for the consideration of One Hundred Ninety One Thousand Dollars (\$191,000.00) grants to Daniel O'Neill of 27 East 124th Street, Apt. 5E, New York, New York 10035 (hereinafter referred to as the "GRANTEE") WITH WARRANTY COVENANTS, all that certain real property known as 48 Sharp Hill Road, Unit 2, Wilton, Connecticut 06897, being more particularly described as follows:

ALL THAT CERTAIN real property situated in the Town of Wilton, County of Fairfield and State of Connecticut, being known and designated as Unit No. 2 of BRYANTS BROOK CONDOMINIUM, together with all appurtenances thereto, being more particularly designated and described in a certain Declaration of Condominium dated May 1, 1987 and recorded in Volume 600 at Page 245, of the Wilton Land Records, as the same may be amended, modified and/or supplemented.

SAID premises conveyed are subject to the following:

- 1. Taxes of the **Town of Wilton**, next becoming due and payable after the date of the delivery of the deed, which taxes the GRANTEE shall assume and agree to pay as part of the consideration for the deed.
- 2. Any and all provisions of any ordinance, municipal regulation or public or private law inclusive of zoning, building and planning laws, rules and regulations as established in and for the **Town of Wilton**.
- 3. Public improvement assessments, and/or any unpaid installments thereof, which assessments and/or installments become due and payable after the date of the delivery of the deed, which assessments and/or installments the GRANTEE shall assume and agree to pay as part of the consideration for the deed.
- 4. Terms, covenants, restrictions, easements, grants, by-laws, rules and regulations all as set forth in the Declaration of Condominium referred to in Schedule A hereof, and in the surveys, plans and exhibits referred to therein, as the same may be amended, modified /or supplemented from time to time.
- 5. Rights of others in and to Bryants Brook, as shown on Map No. 4426 on file in the Office of the Wilton Town Clerk, as flows through the subject premises and to such of the subject premises as may be situated below the mean high water line thereof, as now or formerly established.

Book: 2519 Page: 263 Page: 2 of 2

6. Notations, facts and conditions shown on Map No. 4426 on file in the Office of the Wilton Town Clerk.

TO HAVE AND TO HOLD the premises hereby conveyed, with the appurtenances thereof, unto the GRANTEE and unto the GRANTEE'S heirs, legal representatives and assigns forever and to the GRANTEE'S and its own proper use and behoof;

AND the GRANTOR does for itself, its heirs, legal representatives and assigns, covenant with the GRANTEE, its heirs, legal representatives and assigns that the GRANTOR is well seized of the premises as a good indefeasible estate in FEE SIMPLE; and has good right to grant and convey the same in manner and form as is herein written and the same are free from all encumbrances whatsoever, except as herein stated.

AND FURTHERMORE, the said GRANTOR does by these presents bind itself and its heirs, legal representatives and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the GRANTEE, and its heirs, legal representatives 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 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 signed and its seal to be affixed hereto on the date set forth below.

IN THE PRESENCE OF OR ATTE	
BY:	Jaly H. Poulston
witness - Samuel D. Bush	Sally M. Poundstone
witness - Wlan S. Pickel	CONVEYANCE TAX RECEIVED TOWN: \$477.50 STATE: \$1,432.50
	Clari a Hobert
STATE OF CONNECTICUT )	WILTON, CT TOWN CLERK
COUNTY OF FAIRFIELD )	SS: STAMFORD
On this the day of	f October 2020 before me personally appeared Sally

On this the \_\_\_\_\_ day of October, 2020, before me personally appeared Sally H. Poundstone, known to me, or satisfactorily proven to be, the person whose name is subscribed to the within instrument and acknowledged that she executed the same for purposes therein contained and that same was her free act and deed.

Samuel D. Bush
Commissioner of the Superior Court

Received for Record at Wilton, CT On 10/28/2020 At 9:35:29 am

Clari a. ysobak