

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.)

Daniel O'Neill 48 Sharp Hill Road #2
 APPLICANT'S NAME ADDRESS
Daniel O'Neill (Same as above)
 OWNER'S NAME ADDRESS
48 Sharp Hill Road Unit #2 R-2
 PROPERTY LOCATION ZONING DISTRICT
4426 2519 263 57 74 .916 acres (Total, including Unit #1)
 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.

1. Request a variance of Section 29-5.D to allow Heat Pump with a 5.5 foot rear yard setback in lieu of the required 50 feet.
2. Request a variance of Section 29-5.D to allow Propane Tank with a 6 foot rear yard setback in lieu of the required 50 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.

48 Sharp Hill Unit #2 is a pre-existing & non-conforming structure. It is a converted barn which Town Clerk maps and records prove to have been there in the 1950s and potentially even prior.

The house itself is only 6.5 feet from my back neighbor's property.

THE FOLLOWING MATERIALS ARE REQUIRED:

* Please see **SPECIAL INSTRUCTIONS DURING COVID** at: Application Forms / Materials | Wilton CT

* 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**
- ☐ **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)]
- ☐ **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? ☐ or ☐

IS THE SUBJECT PROPERTY LOCATED WITHIN THE PUBLIC WATER SUPPLY WATERSHED BOUNDARY?
YES or NO [If YES, see DPH Addendum Form here: watercompanyanddpnotification.pdf (wiltonct.org)]

IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? ☐ or ☐

WHEN WAS THE SUBJECT PROPERTY PURCHASED? October 2020

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? Barn - moved to US stulp 1811 between 1931-1951

SITE COVERAGE PROPOSED: _____ **BUILDING COVERAGE PROPOSED:** _____
(AS PERCENTAGE OF SITE) (AS PERCENTAGE OF SITE)

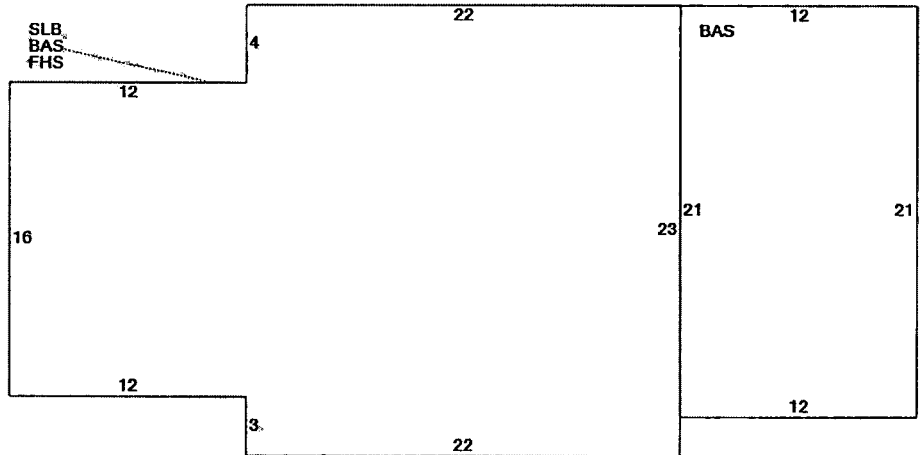
THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Board have been submitted.

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.

Daniel O'Neill 4/23/24 daniel@dvoneill.com 203 278 9757
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
Daniel O'Neill 4/23/24 daniel@dvoneill.com 203 278 9757
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

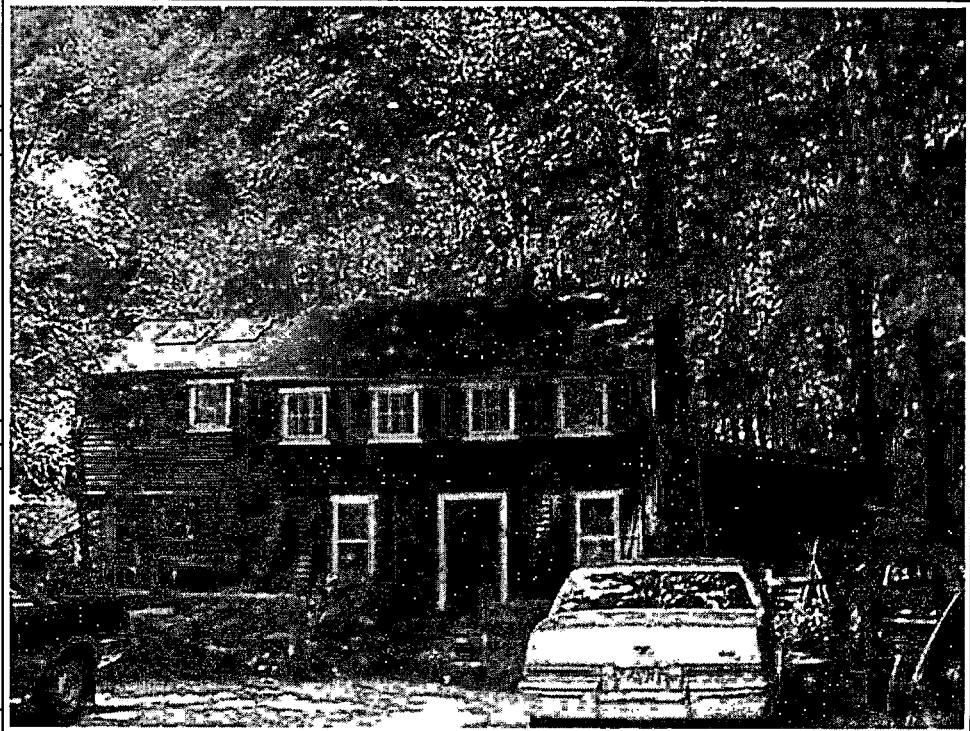
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	55	Condominium			
Model	05	Res Condo			
Grade	03	Average			
Occupancy	1				
Interior Wall 1:	05	Drywall			
Interior Wall 2:					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	12	Hardwood			
Heat Fuel:	03	Gas-Propane			
Heat Type:	04	Forced Air			
AC Type:	01	None			
Ttl Bedrms:	02	2 Bedrooms			
Ttl Bathrms:	2	2 Full			
Ttl Half Bths:	0				
Xtra Fixtrs					
Total Rooms:	5				
Bath Style:	02	Average			
Kitchen Style:	02	Average			
Elevator					
Fireplace					
Sauna	1				
Spa/Jet Tub					
Whirlpool					
Extra Kitchen					

CONDO DATA					
Parcel Id	101488	C 13	Owne	0.0	
	48 Sharp Hill		B 1	S 1	
Adjust Type	Code	Description	Factor%		
Condo Flr	2	Colonial	294		
Condo Unit			100		
COST / MARKET VALUATION					
Building Value New			716,516		
Year Built			1960		
Effective Year Built			1989		
Depreciation Code			A		
Remodel Rating					
Year Remodeled					
Depreciation %			34		
Functional Obsol			0		
External Obsol			0		
Trend Factor			1		
Condition					
Condition %					
Percent Good			66		
Cns Sect Rcnld			472,900		
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	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	80	20.00	2002		40	00	1.00	600
WDK	Wood Deck	L	124	17.00	2007		40	00	1.00	800

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	0	698			
Ttl Gross Liv / Lease Area		1,439	2,346			



CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6161 WILTON, CT VISION						
ONEILL DANIEL 27 EAST 124TH ST APT 5E NEW YORK NY 10035												Description	Code	Assessed	Assessed							
												RES CONDO	1-5	472,900	331,030							
												CONDO OPT	1-7	1,400	980							
				SUPPLEMENTAL DATA																		
				Alt Prcl ID 4426 Taxable/Ex 1: Fire Distric 1: Cencus Tr 452 Legal Note Legal Note GIS ID 101488				Legal Note Legal Note Legal Note Legal Note Call Back Assoc Pid#														
												Total				474,300	332,010					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
ONEILL DANIEL POUNDSTONE SALLY H TOLL, DUNCAN				2519 0263		10-28-2020		U I		191,000		07		Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
				0933 0143		01-17-1995		Q I		206,750		00		2023	1-5	331,030	2023	1-5	331,030	2022	1-5	251,370
				0650 0347		06-20-1988		Q I		262,500		00			1-7	980		1-7	980		1-7	700
														Total		332,010	Total		332,010	Total		252,070
EXEMPTIONS				OTHER ASSESSMENTS																		
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int		This signature acknowledges a visit by a Data Collector or Assessor								
Total				0.00																		
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name				B		Tracing				Batch										
0001																						
NOTES																						
UNIT#2 DECLARED CONDO 1987 1987 REMOD/ADD 1ST FLR; PROPANE HEAT 2ND FLR; ELECTRIC HEAT IF 1/13																						
BUILDING PERMIT RECORD																						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments														
21-134	03-23-2021	BP	Building Permit	75,000		100	10-06-2023	MLD-STRUCTURAL REINFO														
VISIT / CHANGE HISTORY																						
Date	Id	Type	Is	Cd	Purpose/Result																	
11-15-2023	TH	03		50	Permit Inspection																	
06-20-2023	WG			21	Field Review																	
05-10-2023	DMI			63	Data Mlr Sent																	
10-06-2017	WG			22	Field Review No Change																	
09-07-2017	WG			23	Field Review Change																	
07-21-2017	GS			61	Data Mailer No Change																	
01-03-2013	DI			00	Measure+ Listed																	
LAND LINE VALUATION SECTION																						
B	Use Code	Description	Zone	Dist	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustmen	Adj Unit P	Land Value						
1	1-5	Res Condo	R-2			0 SF	543.00	1.00000	5	1.00		1.000			0.0000	0						
Total Card Land Units						0 SF	Parcel Total Land Area						0.00	Total Land Value				0				



Doc ID: 001212560002 Type: LAN

BK 2519 PG 263-264

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.

