



N/F  
TOWN OF WILTON  
SHARP HILL ROAD  
DEED VOL. 1684, PG. 71 W.L.R.

N/F  
WENDY & MAC NADEL  
#40 SHARP HILL ROAD  
DEED VOL. 2137, PG. 185 W.L.R.  
LOT 2, MAP 3323 W.L.R.

N/F  
PAUL L. BACCO  
#42 SHARP HILL ROAD  
DEED VOL. 2512, PG. 678 W.L.R.  
PARCEL B, MAP 1082 W.L.R.

N/F  
MICHAEL & JANE HOFFMAN  
#48 SHARP HILL ROAD  
DEED VOL. 1082, PG. 165 W.L.R.  
UNIT #1 BRYANTS BROOK CONDOMINIUM, MAP 4426 W.L.R.

N/F  
TOWN OF WILTON  
SHARP HILL ROAD  
DEED VOL. 1684, PG. 71 W.L.R.

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	60'	MIN.	79.4'	no change
REAR:	50'	MIN.	2.7' (shed) 2.8' (deck) 6.0' (dwelling)	6' (propane tank) 5.5' (heat pump)
SIDE:	40'	MIN.	17.9'	no change
LOT AREA:	67,120 S.F.	MIN.	39,938 S.F.	no change

VARIANCES REQUIRED (SEC. 29-5.D.)

REAR YARD SETBACK OF 6' (PROPANE TANK) IN LIEU OF 50' MINIMUM REQUIRED

REAR YARD SETBACK OF 5.5' (HEAT PUMP) IN LIEU OF 50' MINIMUM REQUIRED

NOTES:

- 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 Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for Zoning Board of Appeals application purposes.
- Reference is made to Unit #2, Map 4426 and to Maps 3323 & 1082 of the Wilton Land Records (W.L.R.)
- Reference is made to Warranty Deed found in Vol. 2519 at Page 263 W.L.R.
- Reference is made to Declaration of Bryants Brook Condominium found in Vol. 600, Pg. 245 W.L.R.
- Reference is made to Tax Map 57, Lot 74, Unit 2.
- Inland Wetlands depicted hereon were identified and flagged in the field by Mary Jaehng, soil scientist 4/25/2022 and located in the field by Ryan and Faulds 5/6/2022.
- Total Lot Area (Units #1 & #2) = 39,938 S.F. / 0.916 Acres

ZONING LOCATION SURVEY  
DEPICTING

PROPOSED PROPANE TANK & HEAT PUMP  
#48 SHARP HILL ROAD  
UNIT #2 - BRYANTS BROOK CONDOMINIUM  
PREPARED FOR

**DANIEL O'NEILL**  
WILTON, CONNECTICUT

0' 20' 40' 60'  
SCALE 1" = 20'

To my knowledge and belief this map is substantially  
correct as noted hereon

*Lawrence W. Posson, Jr.*  
LAWRENCE W. POSSON, JR. CT. L.S. #18130  
6/10/2022  
DATE

JUNE 10, 2022

**Ryan and Faulds**  
LAND SURVEYORS | A Redniss & Mead Company

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