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'Ne	ill		27 East	27 East 124th street 5e new york NY 10035									
APPLICANT'S	S NAME		ADDRESS	ADDRESS									
Daniel O'Ne	ill		27 East	27 East 124th street 5e new york NY 10035									
OWNER'S NA	ME		ADDRESS	ADDRESS									
48 sharp hill	road #2		R-2	R-2									
PROPERTY L	OCATION		ZONING I	DISTRICT									
4426	2519	263	57	74	.916								
WLR MAP#	VOLUME	PAGE	TAX MAP	# LOT #	ACREAGE								

<u>VARIANCE DESCRIPTION</u>: 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.

<u>HARDSHIP DESCRIPTION</u>: In the space below, state the specific conditions pertaining to the perceived "exceptional difficulty or unusual hardship" <u>with respect to the parcel of land</u>, 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 Road #2 is a pre-existing, non-conforming structure. It is a converted barn which Town Clerk maps prove to have been there since the 1950's and potentially even prior. The house itself is only 6.5 feet from the back neighbor's property.

^{1.} Request a variance of Section 29-5D 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 29-5D to allow Propane Tank with a 8.5 foot rear yard setback in lieu of the required 50 feet.

* 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	The composite promption of principles of the control of the contro						
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)] TWO #10 (4"x 9.5") PLAIN ENVELOPES addressed to the applicant (No Return Address) 3310 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 Graph of Gra	* 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						
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Property Location 48 SHARP HILL RD Bldg Name Map ID 57/ / 74/ 2/ 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 CONDO DATA Interior Wall 1: Drywali SLB. BAS. FHS BAS 101488 Owne 0.0 Interior Wall 2: Parcel Id C 13 48 Sharp Hill IB1 IS1 Interior Floor 1 Pine/Soft Wood 09 Adjust Type | Code Description Factor% Interior Floor 2 Hardwood Condo Fir Colonial 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 Year Built 1960 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 22 Spa/Jet Tub 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) TL/B | Units | Unit Price | Yr Bit | Cond. Cd | % Gd | Grade | Grade Adj. | Appr. Value Code Description SHD1 Shed 80 20.00 2002 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

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<u>Please return to:</u>
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:

- 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.
- 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.
- 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.

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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.

SIGNED, SEALED AND DELIVERED	GRANTOR,
IN THE PRESENCE OF OR ATTESTED	
BY:	
	Sell Har John
	Chilly 10 to 10 to 10
witness - Samuel D. Bush	Sally 1. Poundstone
1/1/5/1/0	
witness - Alan S. Pickel	CONVEYANCE TAX RECEIVED
vv/Mm -1 A the-h	TOWN: \$477.50 STATE: \$1,432.50
	Olari a. Hobak
OTATE OF CONNECTIONS	WILTON, CT TOWN CLERK
STATE OF CONNECTICUT)	
) SS: STAMF	ORD
COUNTY OF FAIRFIELD)	
On this the day of October, 20	020, before me personally appeared Sally H.
Poundstone, known to me, or satisfactorily prove	
the within instrument and acknowledged that she	executed the same for purposes therein contained
and that came was her free act and deed	

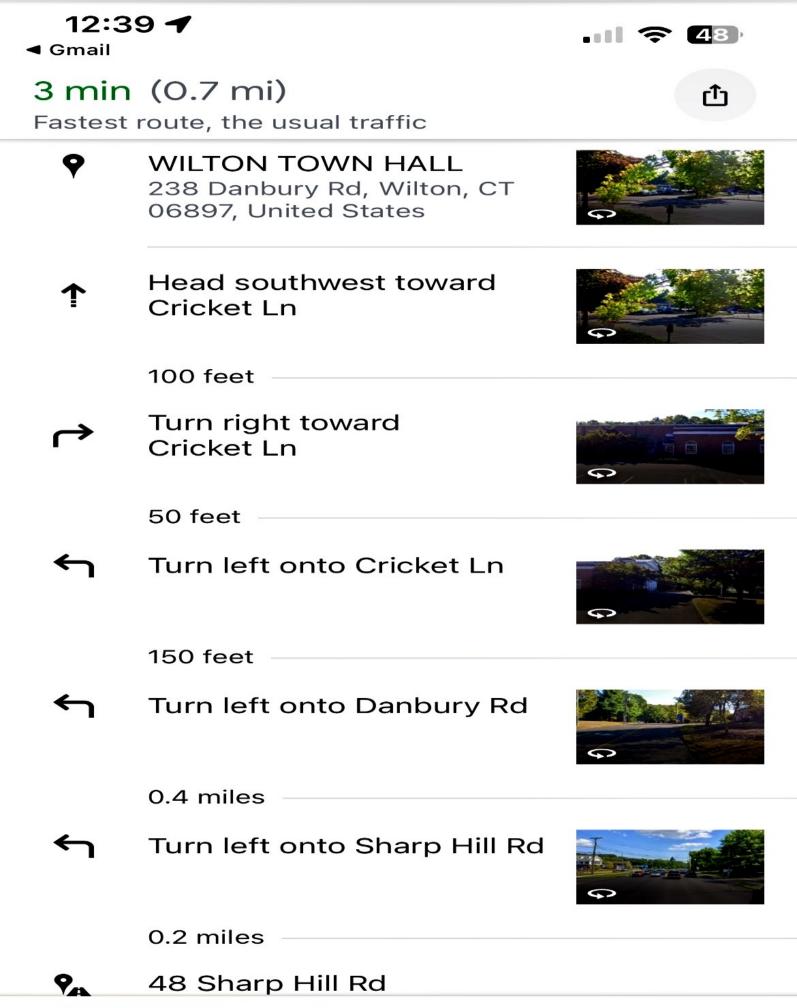
Samuel D. Bush

Commissioner of the Superior Court

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







>>> Preview



Show map



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