

WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION - ZBA#
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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	27 East 124th street 5e new york NY 10035
APPLICANT'S NAME	ADDRESS
Daniel O'Neill	27 East 124th street 5e new york NY 10035
OWNER'S NAME	ADDRESS
48 sharp hill road #2	R-2
PROPERTY LOCATION	ZONING DISTRICT
4426                      2519                      263                      57                      74                      .916	
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 29-5D 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.

**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 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.

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: watercompanyanddphnotification.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 48 stump 1811 between 1931-1951

**SITE 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 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.

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



**CONSTRUCTION DETAIL****CONSTRUCTION DETAIL (CONTINUED)**

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	1	
Sauna		
Spa/Jet Tub		
Whirlpool		
Extra Kitchen		

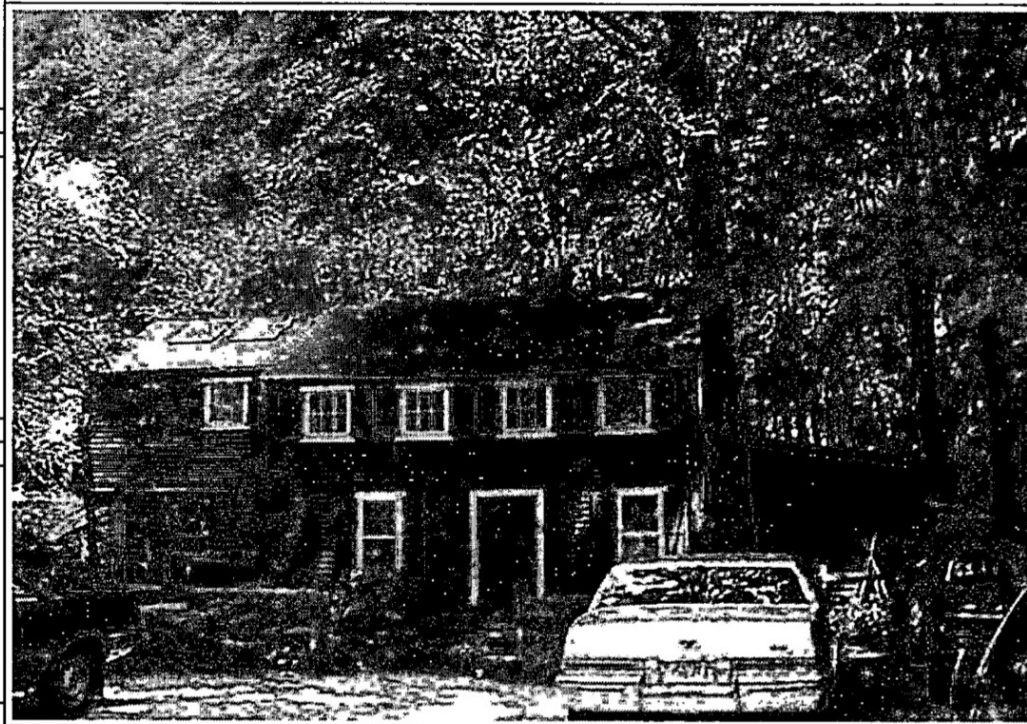
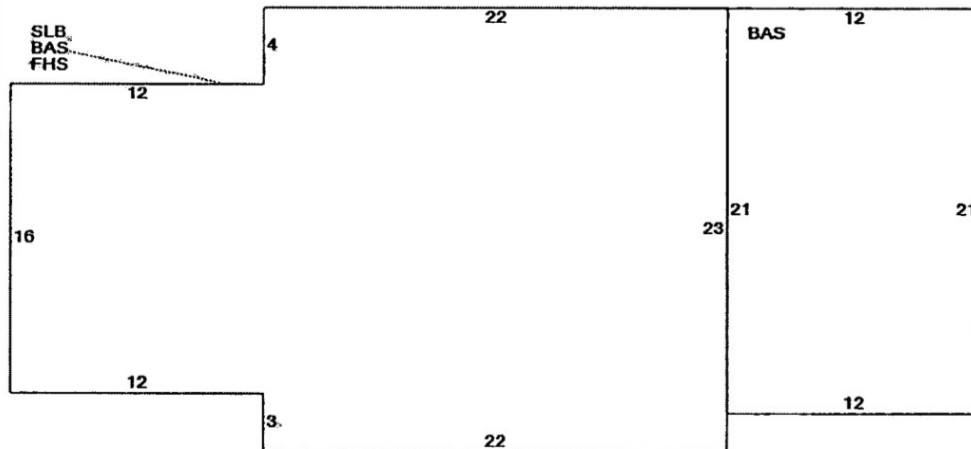
CONDO DATA				
Parcel Id	101488	C 13	Owne	0.0
48 Sharp Hill		B 1	S 1	
Adjust Type	Code	Description	Factor%	
Condo Flr	2	Colonial	294	
Condo Unit			100	
COST / MARKET VALUATION				
Building Value New			716,516	
Year Built			1960	
Effective Year Built			1989	
Depreciation Code			A	
Remodel Rating				
Year Remodeled				
Depreciation %			34	
Functional Obsol			0	
External Obsol			0	
Trend Factor			1	
Condition				
Condition %				
Percent Good			66	
Cns Sect Rcnd			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			



## VISION





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 124<sup>th</sup> 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.













3 min (0.7 mi)



Fastest route, the usual traffic



WILTON TOWN HALL  
238 Danbury Rd, Wilton, CT  
06897, United States



Head southwest toward  
Cricket Ln



100 feet



Turn right toward  
Cricket Ln



50 feet



Turn left onto Cricket Ln



150 feet



Turn left onto Danbury Rd



0.4 miles



Turn left onto Sharp Hill Rd



0.2 miles



48 Sharp Hill Rd

&gt;&gt; Preview

Show map

Pin