

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.)

<u>DIMITRIOS KIRTOPOULOS</u>		<u>BUILDING CONCEPTS</u>			
APPLICANT'S NAME		ADDRESS			
<u>Michael &amp; Cristin Wallace</u>		<u>302 E. MAIN ST. BRANFORD, CT 0640</u>			
OWNER'S NAME		ADDRESS			
<u>68 DeForest Rd</u>		<u>R-2</u>			
PROPERTY LOCATION		ZONING DISTRICT			
<u>2251</u>	<u>2328</u>	<u>0256</u>	<u>117</u>	<u>29</u>	<u>2.345</u>
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.

**Variances Required (SEC. 29-5.D)**

1. Side yard setback of 36.3 in lieu of 40' minimum required - to allow repair to existing sunroom - NO CHANGE in footprint - only new windows and roof. Roof design will be modified from current hip roof to an asphalt cathedral roof. No eaves added. Roof ridge ht reduced from 10' - 9" to 10" - 1 15/16
2. Site Coverage of 13.1% in lieu of 12% allowed - Existing - added at some point between 2011 - present. NOTE: The sunroom repair does not impact coverage

**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.

**Hardships**

1. ZBA Granted a variance (ZBA#69-7-15) Room is leaking badly and in a state of disrepair. Polycarbonate roof and windows need to be replaced in order to stop the leaking - NO CHANGE IN FOOTPRINT
2. Shared driveway (#72 DeForest Rd ) consumes approx. 2600 -2800sq ft of site coverage of 68 DeForest Rd. therefore impacting the site coverage maximum - creating a challenge when looking to make reasonable (and needed) improvements to their home.