

ANY REPRODUCTION, ALTERATION, OR REMOVING WITHOUT THE SURVEYOR'S KNOWLEDGE AND APPROVAL, WILL VOID ANY CERTIFICATIONS, AND NO LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR THE SAME.

THIS MAP NOT VALID WITHOUT THE SURVEYOR'S LIVE SIGNATURE AND EMBOSSED SEAL.

UNDERGROUND UTILITIES, STRUCTURES, AND FACILITIES NOT FIELD LOCATED. THE SIZE, LOCATION, EXISTENCE OR NON-EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES. CONTACT: CALL BEFORE 100 DGS AT 1-800-342-4453.

REFERENCE MADE TO MAP #1721 OF THE TOWN CLERK'S OFFICE.

ENCROACHMENTS, IF ANY, NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.

WETLANDS, IF ANY, NOT LOCATED FOR THE PURPOSE OF THIS SURVEY.

THE PURPOSE OF THIS SURVEY IS TO ALLOW DETERMINATION OF COMPLIANCE WITH ZONING REGULATIONS.

DRIVEWAY EASEMENT RECORDED IN VOL. 1566 AT PG. 263, AND PG. 267, CONTAINS MULTIPLE DIMENSIONAL ERRORS, AND IS THEREFORE ONLY SHOWN GRAPHICALLY ON THIS MAP. ITS LOCATION SHOULD BE CONSIDERED APPROXIMATE AND IS SUBJECT TO REVISION.

PROPOSED GENERATOR AND LPG TANKS AS SHOWN ON SKETCH PROVIDED BY THE PROPERTY OWNER.

MAXIMUM BUILDING COVERAGE: 7% EXISTING BUILDING COVERAGE: 5.6%

MAXIMUM SITE COVERAGE: 12% EXISTING SITE COVERAGE: 9.4%

N / F
CHRISTOPHER M. MCCAGG
LORI L. FLEMING

N / F
SYED H. REZA

N / F
LU HUANG
XICHAD JAMES LIU

N / F
ISMET SABIVIC

LOT 7
2.058 ACRES

GREY
ROCKS
ROAD

THIS MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF
CONNECTICUT STATE AGENCIES SECTION 20-300B-1 THROUGH 20-300B-20
AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT"
AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
ON SEPTEMBER 26, 1996, AMENDED OCTOBER 26, 2018.

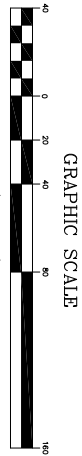
SURVEY TYPE: ZONING LOCATION SURVEY
BOUNDARY DETERMINATION CATEGORY: RESURVEY
CLASS OF ACCURACY: A-8

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

CERTIFIED BY:

Roger A. Stalker
ROGER A. STALKER, LS # 70009

PDF COPY



ZONING LOCATION SURVEY
68 GREY ROCKS ROAD
ZONE: R-2A
WILTON, CONNECTICUT
PREPARED FOR
PHILIP STARK
AND
LINDA FLETCHER
NOVEMBER 7, 2023

NO.	DATE	REV. PR.	LPG TANK LOCATION	RAS	BY	STALKER LAND SURVEYING	CHECKED BY:	DATE:	DRAWING NO.:	SHEET	OF
1	11-29-23	REV. PR.	LPG TANK LOCATION	RAS	BY	Stalker Land Surveying 35 Honey Road Ext. Danbury, Connecticut 06811 TEL (203) 730-0697 www.stalkerls.com	RAS	11-7-23	68 GREY RK	1	1

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.)

APPLICANT'S NAME PHILIP STARK + ADDRESS 68 GREY ROCKS ROAD
OWNER'S NAME LINDA FLETCHER ADDRESS _____
PROPERTY LOCATION _____ ZONING DISTRICT R2
WLR MAP# _____ VOLUME 3427/0586 PAGE _____ TAX MAP # 94/25 LOT # _____ ACREAGE 2.06

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.

REQUEST A VARIANCE OF SECTION 29-5.D
TO ALLOW THE INSTALLATION OF A GENERATOR AND TANKS
WITH THE ONLY POSSIBLE LOCATION OF THE GENERATOR IS
32.5' FROM OUR NEIGHBOR'S PROPERTY AND THE TANKS BEING
16.0' FROM NEIGHBORS AT 60 GREY ROCKS RD, OWNER CHRISTOPHER
MCCAGG AND LOUISE FLEMING. THEY HAVE AGREED TO COMPLY WITH
ONE DEEDS AND THEIR LETTER WILL FOLLOW
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.

ACCORDING TO JOSHUA AT GAY GENERATOR IN WESTPORT,
THERE IS NO OTHER FEASIBLE LOCATION TO PLACE THE
GENERATOR AND TANKS DUE TO THE CONFIGURATION
OF THE LAND - IN TERMS OF SLOPES AND LEDGES -

Thank you.

ANOTHER PRESSING HARDSHIP CONSIDERATION IS OUR
HEALTH - PHILIP WILL BE HAVING A TOTAL KNEE
REPLACEMENT THIS WINTER - FOLLOWED BY A SECOND
ONE - LINDA IS RECOVERING FROM A STROKE - HAVING AN
AUTOMATED GENERATOR WILL ALLEVIATE A GREAT DEAL OF ANXIETY

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.

☐ 1 APPLICATION FORM

☒ 2 A-2 SURVEY of the subject property showing all existing building and site conditions.

☒ 3 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.

☒ 4 LOCATION MAP - available here: [map.pdf \(wiltonct.org\)](#). Site location shall be identified on map.

☒ 5 DIRECTIONS to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).

☒ 6 LIST OF PREVIOUS ZONING VARIANCES - available here: [History of Previous Variances | Wilton CT](#)

☒ 7 PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.

☒ 8 ONE COPY OF DEED (Available in Town Clerk's Office)

☒ 9 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.wrtm@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? ☒ YES or ☐ NO

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? ☒ NO or ☐ YES

WHEN WAS THE SUBJECT PROPERTY PURCHASED? 11/12/2015

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1962

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.

Philip Stark 11/26/23 philip@philstark.com 212-868-5555
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
Linda Fletcher 11/26/23 TFRAEM@AOL.COM 212-524-0760
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE













00137682

CONNECTICUT - WARRANTY DEED - SURVIVORSHIP

RETURN TO : BRAD M ARON, ESQ.
180 POST ROAD EAST
WESTPORT CT 06880

VOL: 2427 PG: 586

*To all People to Whom these Presents Shall Come, Greetings: Know
Ye, That*

JAMES A. PERRY and JACKIE PERRY of 68 Grey Rocks Road, Wilton, CT
06897

for the consideration of Five hundred seventy-nine thousand and no/100ths (\$579,000.00)
DOLLARS

received to our full satisfaction of

PHILIP STARK and LINDA FLETCHER of 312 E 90th St. New
York, NY 10128

do give, grant, bargain, sell and confirm unto the said
Philip Stark and Linda Fletcher

and unto the survivor of them, and unto such survivor's heirs and assigns forever

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF

To Have and to Hold the above granted and bargained premises, with the appurtenances
thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs
and assigns forever, to them and their own proper use and behoof.

And also, we the said grantors do for ourselves, our heirs, executors, administrators, and
assigns, covenant with the said grantees and with the survivor of them, and with such survivor's
heirs and assigns, that at and until the ensembling of these presents we are well seized of the
premises, as a good indefeasible estate in FEE SIMPLE; and we have good right to bargain and
sell the same in manner and form as is above written; and that the same is free from all
encumbrances whatsoever, except as hereinbefore mentioned.

Conveyance Tax Received
TOWN \$ 1447.50
STATE \$ 4342.50

Lori A. Kaback
Town Clerk of Wilton

00137682

VOL: 2427 PG: 587

SCHEDULE A

ALL THAT CERTAIN piece, parcel or tract of land, situated in the Town of Wilton, County of Fairfield and State of Connecticut, in area 2.058 acres +, together with the buildings thereon, being shown and designated as Lot No. 7 on that certain map entitled, "Map Prepared for Frank and Ellen J. Fleming, Wilton, Connecticut, Area = 35.670 Acres" certified "Substantially Correct", Henrici Associates, Henry F. Henrici, Land Surveyor, New Canaan, Conn., Jan. 21, 1956, which map is on file in the Office of the Clerk of the Town of Wilton as Map No. 1721, reference to which map being hereby made for and had for a more particular description of said premises.

Being a portion of the property conveyed by Mary E. Simmons to Frank Flemming, Jr. and Ellen J. Flemming by Warranty Deed dated 4/14/23 and recorded in the Wilton Land Records in Volume 31 at Page 310, the last name of said Grantees having been incorrectly spelled with two "m's".

TOGETHER WITH a right of way for all lawful purposes, including public utilities, from Grey Rocks Road as shown on said map and extending to Millstone Road; the said right of way to be used in common by the parties hereto, their respective heirs and assigns and others to whom a similar right may have been granted.

TOGETHER WITH a "RECIPROCAL EASEMENT AGREEMENT" dated May 8, 2003 and recorded in Volume 1566 at Page 263

TOGETHER WITH an EASEMENT dated May 8, 2003 and recorded in Volume 1566 at Page 267 of the Wilton Land Records.

TOGETHER WITH "EASEMENT FOR LAWN MAINTENANCE EQUIPMENT" dated September 9, 2003 and recorded in Volume 1613 at Page 23 of the Wilton Land Records.

SCHEDULE B

Taxes to the Town of Wilton hereafter due and payable.

Limitations of use imposed by any Governmental Authority.

Easement to The Connecticut Light Power Company dated 5-17-1957 and recorded in Volume 69 at Page 557 of the Wilton Land records.

RECIPROCAL EASEMENT AGREEMENT dated May 8, 2003 and recorded in Volume 1566 at Page 263

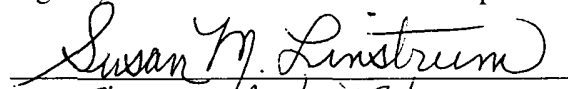
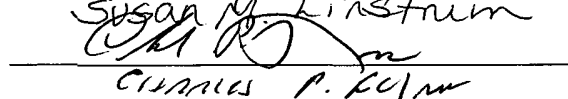
EASEMENT dated May 8, 2003 and recorded in Volume 1566 at Page 267 of the Wilton Land Records.

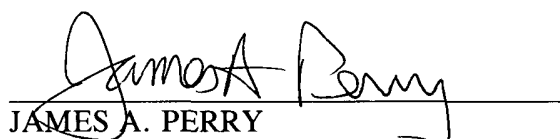
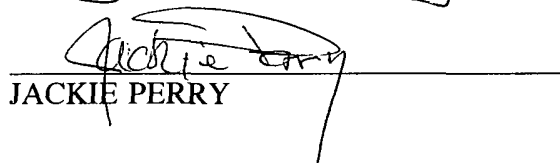
EASEMENT FOR LAWN MAINTENANCE EQUIPMENT dated September 9, 2003 and recorded in Volume 1613 at Page 23 of the Wilton Land Records.

And Furthermore, we the said grantors do by these presents bind ourselves and our heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, we have hereunto set our hands and seal this 1 day of July in the year two thousand and fifteen

Signed, Sealed and Delivered in the presence of


Susan M. Linstrum

Charles P. Flynn


JAMES A. PERRY

JACKIE PERRY

State of Connecticut :

ss: Wilton


County of Fairfield :

On this the 1st day of July, 2015, before me the undersigned officer, personally appeared

JAMES A. PERRY and JACKIE PERRY

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.


Charles P. Flynn
Commissioner of the Superior Court
Title of Officer

Latest address of Grantee:
No. and Street 68 Gray Rocks Rd.
City Wilton
State CT Zip 06897

Received For Record
Jul 07, 2015 AT 01:20P
Lori A. Kaback
Wilton Town Clerk