

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.)

Fred Canedo	73 Cherry Lane				
APPLICANT'S NAME	ADDRESS				
John and Mary Ellen Gill	73 Cherry Lane				
OWNER'S NAME	ADDRESS				
73 Cherry Lane	R-2				
PROPERTY LOCATION	ZONING DISTRICT				
3155 2493 0101 43 35 1.74					
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.

Request variance of section 29-5D for demolition and rebuild of existing portion of home with 17ft front setback in lieu of required 50ft
Request variance of section 29-5D to allow for 15ft side yard setback in lieu of required 40ft
Request variance of section 29-5D to allow for 23.8ft building height at highest ridge

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.

Non-conforming lot/Hardship property

Wetlands in back of property

Property pre-dates zoning

Proposed teardown of front portion of house that is not liveable (see photos) and rebuild, maintaining the majority of existing footprint, with the exception of slight extensions on side and rear.

This is a rear lot, with a house in front. Demo permit already issued by Building Dept.

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 \(wiltonct.org\)](#)]

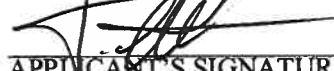

IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? ☐ or ☒

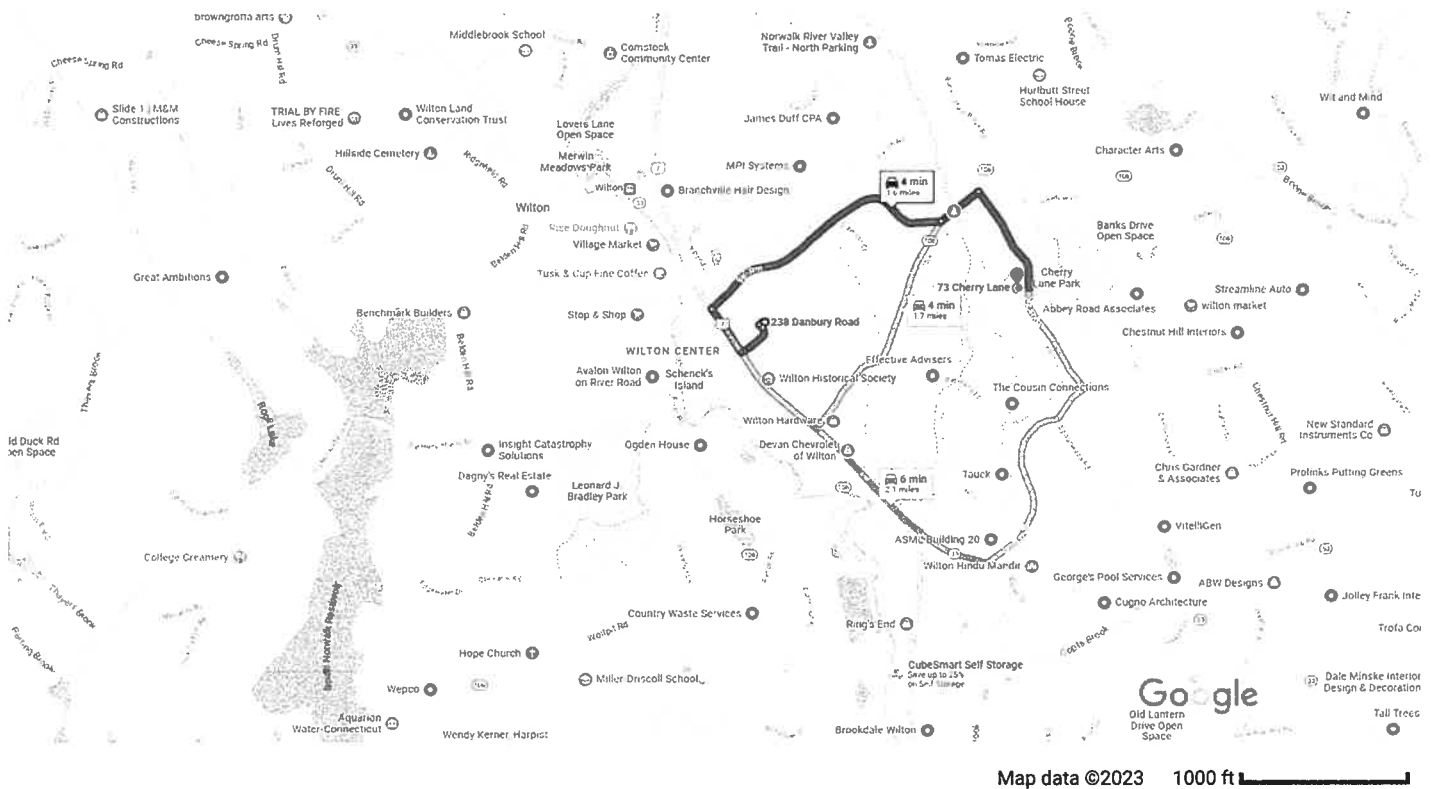
WHEN WAS THE SUBJECT PROPERTY PURCHASED? 2018

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1930

SITE COVERAGE PROPOSED: 9.5 BUILDING COVERAGE PROPOSED: 4.4
(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.

 APPLICANT'S SIGNATURE	6/29/23 DATE	canedogc@gmail.com EMAIL ADDRESS	203-820-3625 TELEPHONE
 OWNER'S SIGNATURE	6/29/23 DATE	grgna@aol.com EMAIL ADDRESS	203-722-8153 TELEPHONE



238 Danbury Rd
Wilton, CT 06897

- ↑ 1. Head southwest toward US-7 N
89 ft
 - ↶ 2. Turn left toward US-7 N
72 ft
 - ↷ 3. Turn right toward US-7 N
0.1 mi
 - ↷ 4. Turn right onto US-7 N
0.2 mi
 - ↷ 5. Turn right onto Old Hwy
0.8 mi
 - ↶ 6. Slight left onto CT-106 N
0.1 mi
 - ↷ 7. Turn right onto Cherry Ln
0.3 mi
- i** Destination will be on the right

73 Cherry Ln
Wilton, CT 06897

31-52
WILLIAMS RICHARD F & KARA P
104 CHERRY LA
WILTON CT 06897

43-25
LOGAN D CRAIG & SHARON
55 CHERRY LA
WILTON CT 06897

43-27
VIKTORIYA SAVVOULIDES 2016 REVOC
63 CHERRY LA
WILTON CT 06897

43-30
CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

43-34
MITCHELL JAMES V
71 CHERRY LA
WILTON CT 06897

44-1
ROSSI IVAN
87 CHERRY LA
WILTON CT 06897

44-4
WEISS GERALD H & MARTHA M
105 CHERRY LA
WILTON CT 06897

44-42
CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

31-53
WILTON TOWN OF
238 DANBURY RD
WILTON CT 06897

43-25-1
CHRISTIANSON TY & ELISHA H
51 CHERRY LA
WILTON CT 06897

43-28
65 CHERRY LANE, LLC
65 CHERRY LA
WILTON CT 06897

43-31
GRIFFIN GERALD P III &
69 CHERRY LA
WILTON CT 06897

43-35
GILL JOHN & MARY ELLEN
73 CHERRY LA
WILTON CT 06897

44-2
BROWN DAVID J & MAUREEN L
95 CHERRY LA
WILTON CT 06897

44-13
HELMUTH ELIZABETH A
103 SHARP HILL RD
WILTON CT 06897

44-50
CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

43-14
CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

43-26
DIMEGLIO ANGELO & ANNAMARIA
61 CHERRY LA
WILTON CT 06897

43-29
CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

43-32
GRIFFIN GERALD P III &
69 CHERRY LA
WILTON CT 06897

43-36
ALLEVA NEILL & ELIZABETH
77 CHERRY LA
WILTON CT 06897

44-3
GREENBERG MICHAEL & SUSAN M AS TR
101 CHERRY LA
WILTON CT 06897

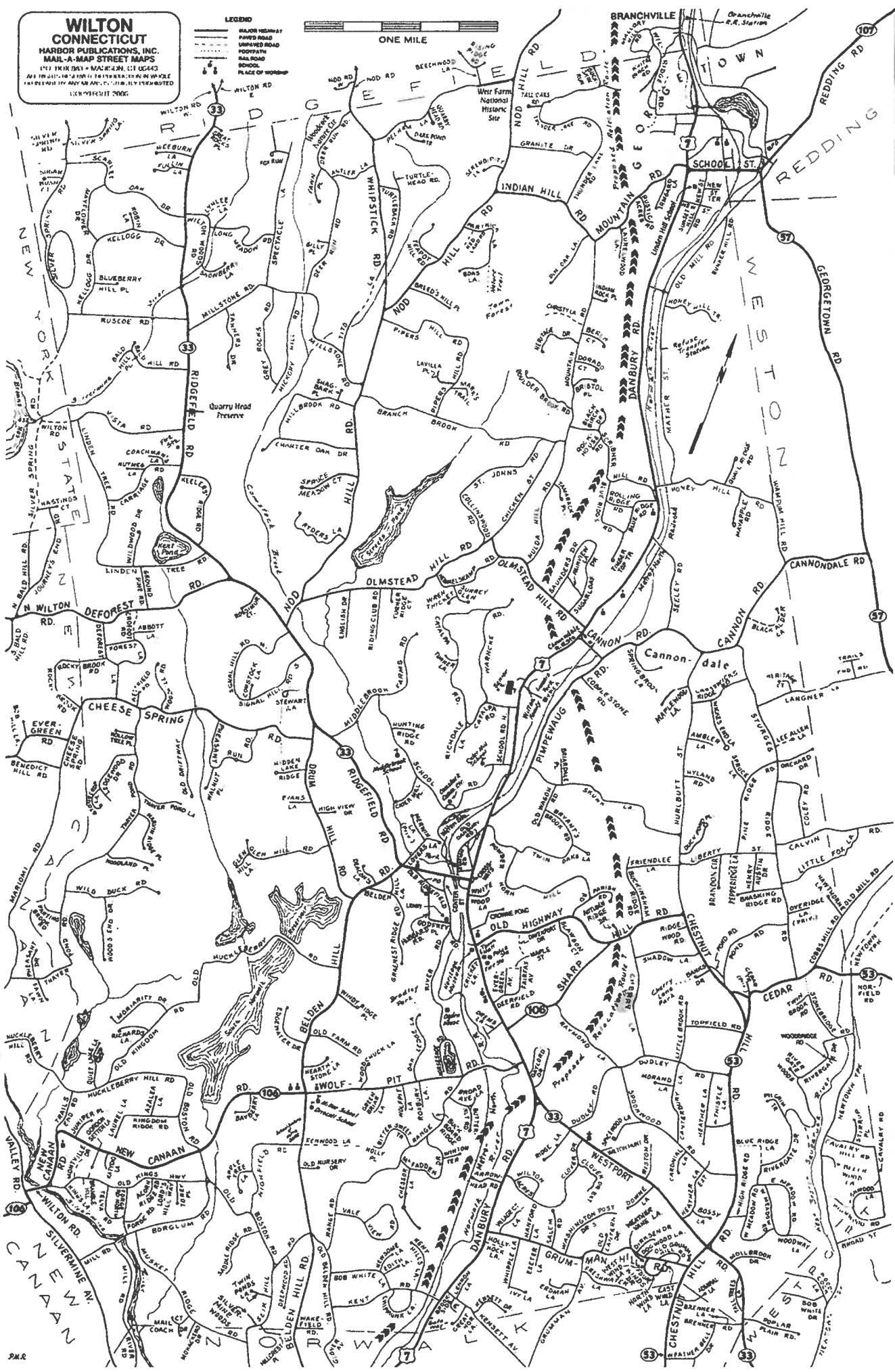
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2800 BERLIN TPKE
NEWINGTON CT 06131

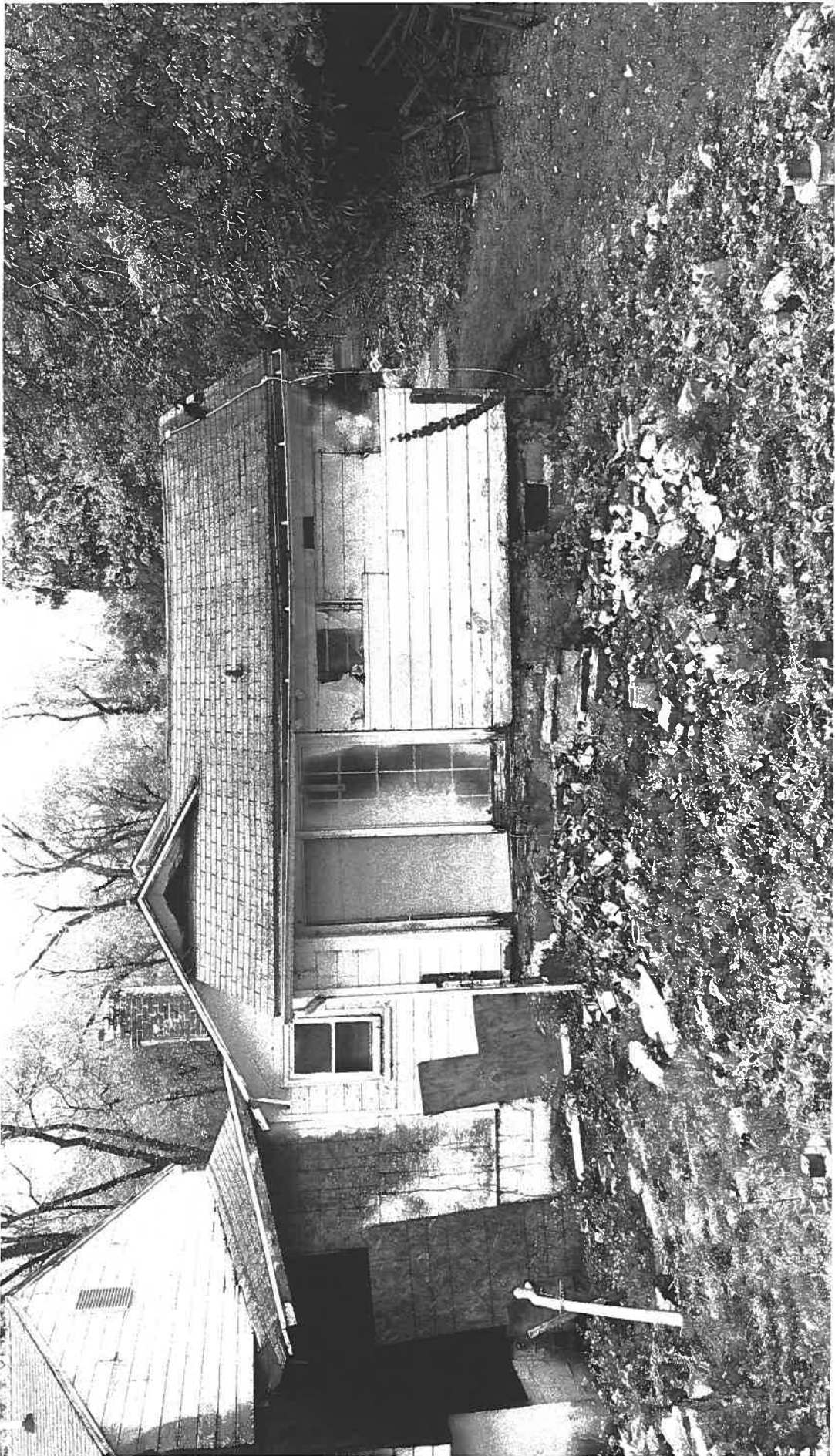
44-51
CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

WILTON
CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
1971 (REVISED) - 1972 (REVISED) - 1973 (REVISED)
1974 (REVISED) - 1975 (REVISED) - 1976 (REVISED)
1977 (REVISED) - 1978 (REVISED) - 1979 (REVISED)
1980 (REVISED) - 1981 (REVISED) - 1982 (REVISED)
1983 (REVISED) - 1984 (REVISED) - 1985 (REVISED)
1986 (REVISED) - 1987 (REVISED) - 1988 (REVISED)
1989 (REVISED) - 1990 (REVISED) - 1991 (REVISED)
1992 (REVISED) - 1993 (REVISED) - 1994 (REVISED)
1995 (REVISED) - 1996 (REVISED) - 1997 (REVISED)
1998 (REVISED) - 1999 (REVISED) - 2000 (REVISED)

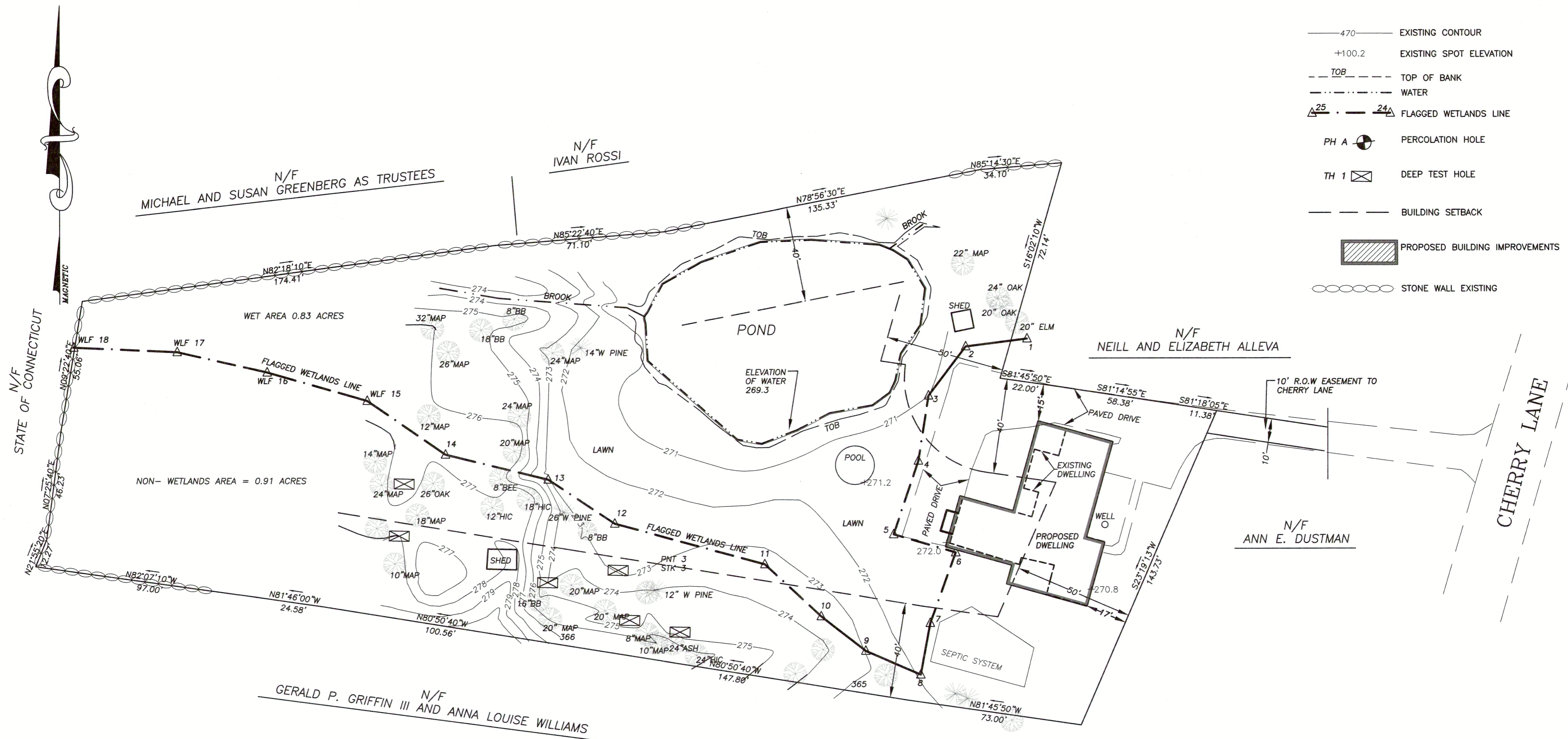
LEGEND
MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
FOOTPATH
RAILROAD
RIVER
PLACE OF WORSHIP

ONE MILE









TOTAL PROPERTY AREA = 1.74 ACRES

PROPERTY IN ZONE R-2A (2 AC)

PROPERTY PREDATES ZONING

PROPOSED BUILDING COVERAGE 4.4%

PROPOSED SITE COVERAGE 9.5%

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONN. STATE AGENCIES- "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN." AS ENDORSED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC. THIS SURVEY IS A ZONING LOCATION AND IS BASED UPON A DEPENDENT RESURVEY BOUNDARY DETERMINATION CONFORMING TO A HORIZONTAL ACCURACY OF A CLASS A-2 SURVEY.

TOPOGRAPHIC SURVEY CONFORMING TO VERTICAL ACCURACY OF A CLASS T-2.

ZONING LOCATION SURVEY

AND

LIMITED AREA

TOPOGRAPHIC MAP

PREPARED FOR

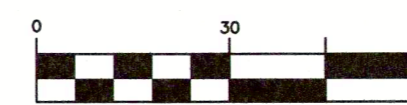
JOHN AND MARY ELLEN GILL

73 CHERRY LANE, WILTON, CONN.

JULY 13, 2022

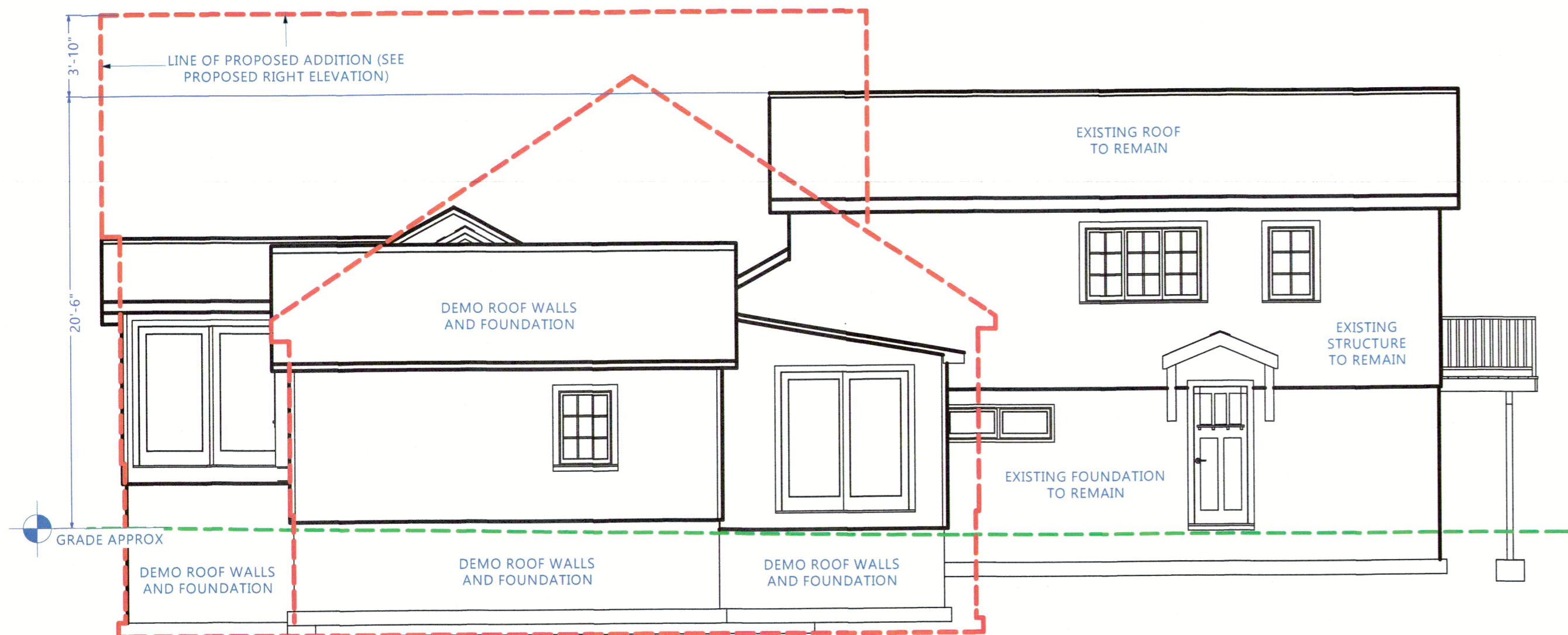
SURVEYORS EMBOSSED SEAL
REQUIRED TO VALIDATE SURVEY

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON.

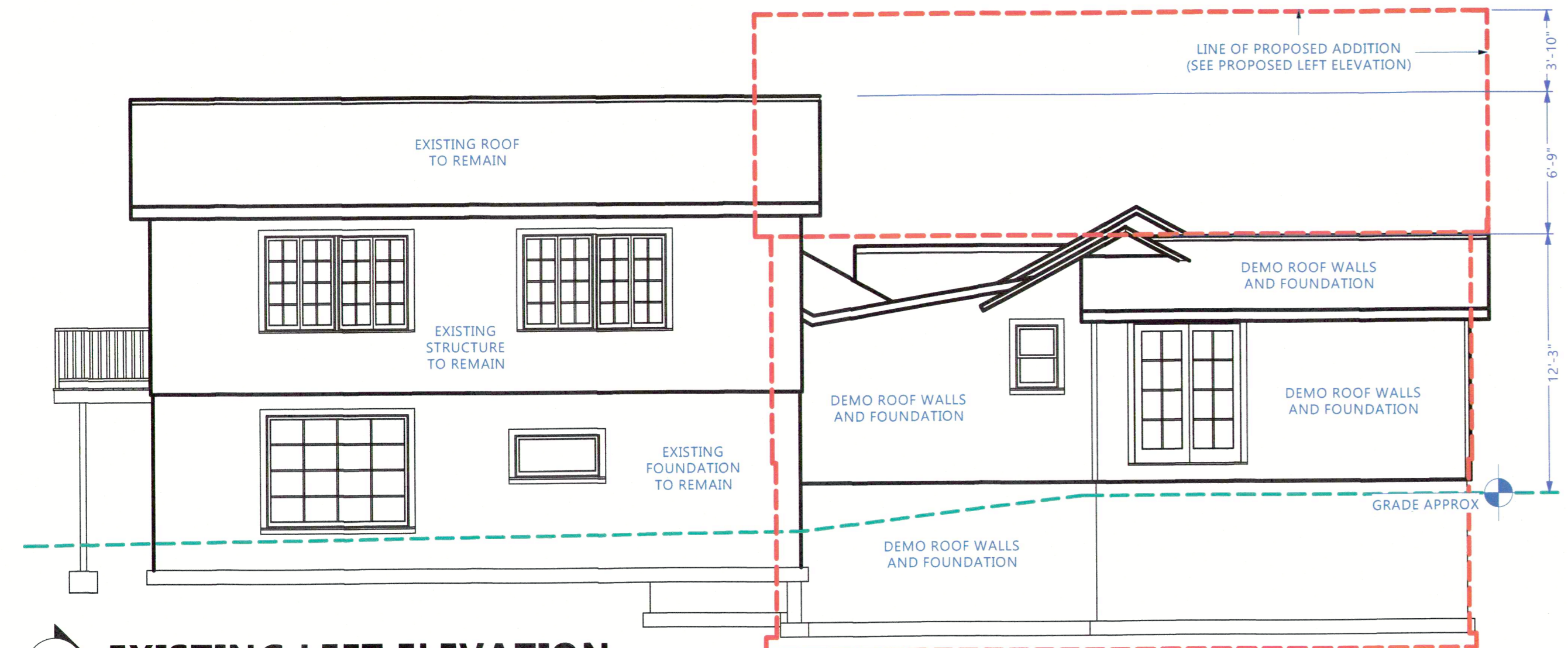


Scale : 1"=30'

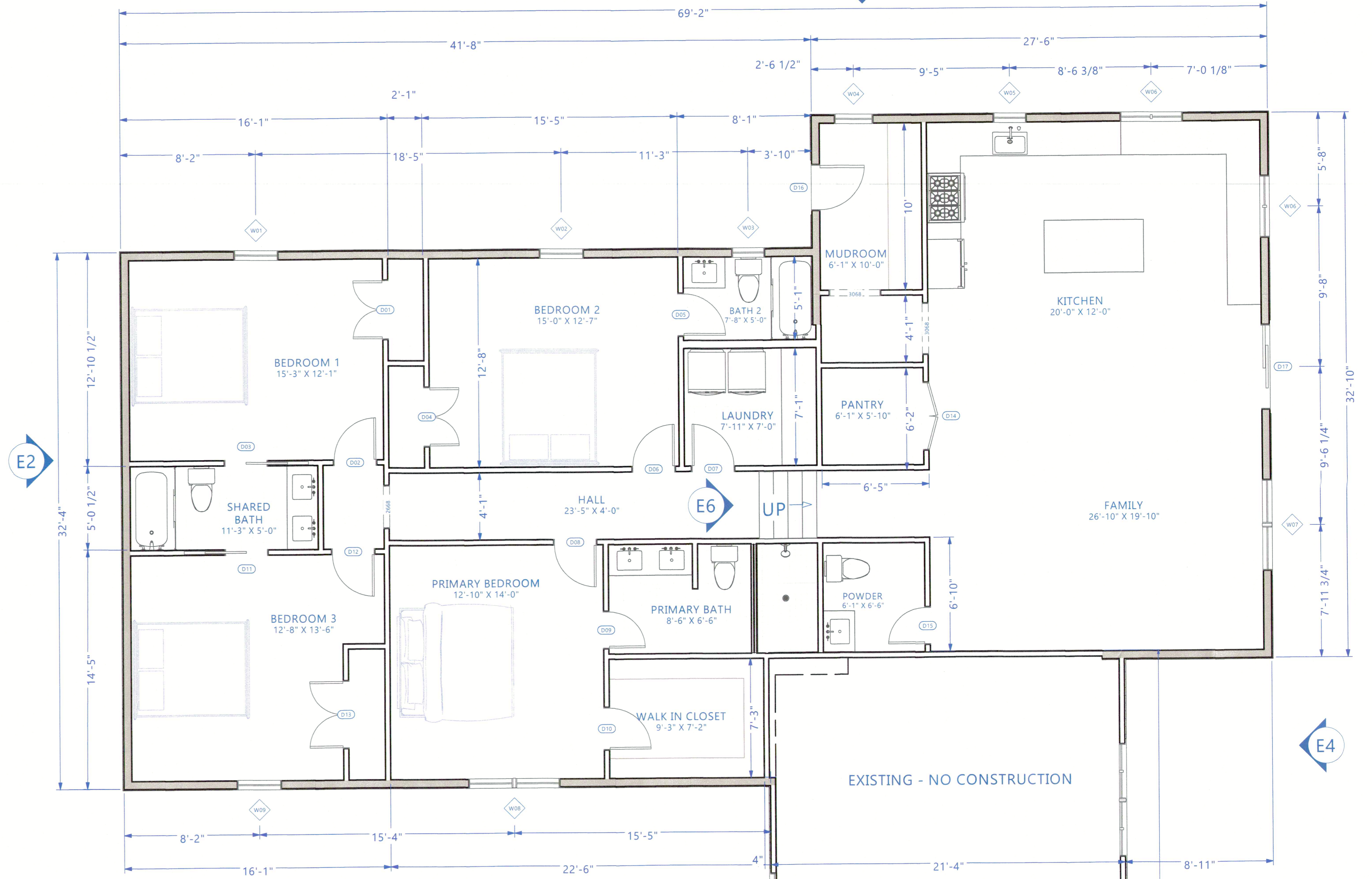
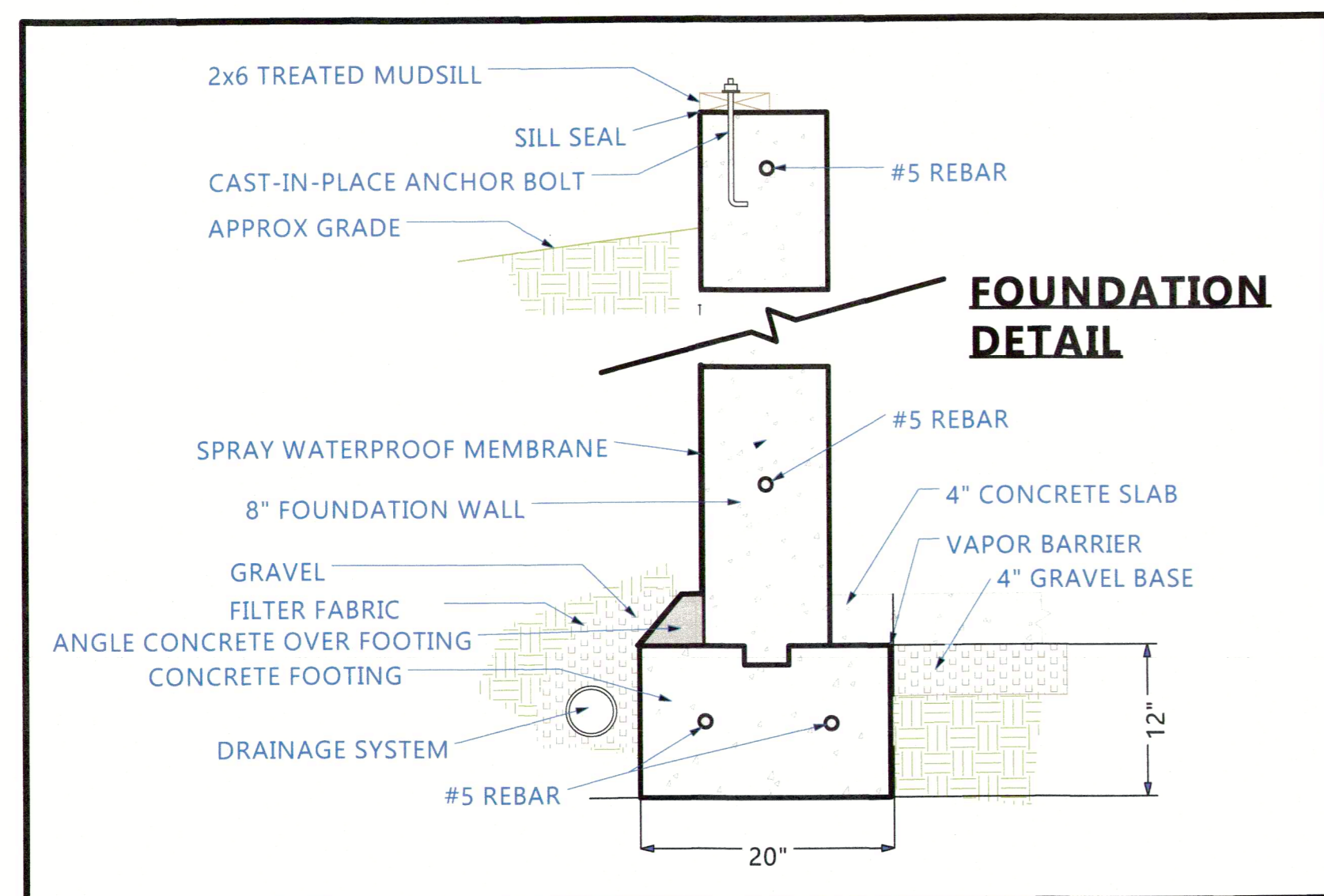
ROLAND H. GARDNER, JR.
CT. LAND SURVEYOR Lic. NO. 12876
TELE: 203-762-3248



E2 EXISTING RIGHT ELEVATION
SCALE: 3/16" = 1'



E4 EXISTING LEFT ELEVATION
SCALE: 3/16" = 1'



PROPOSED 1ST FLOOR
SCALE: 1/4" = 1'

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	ROOM NAME	DESCRIPTION
D01	1	1	42"	80"	BEDROOM 1/CLOSET 1	DOUBLE HINGED-DOOR P01
D02	1	1	30"	80"	BEDROOM VESTIBULE/BEDROOM 1	HINGED-DOOR P01
D03	1	1	30"	80"	SHARED BATH/BEDROOM 1	POCKET-DOOR P01
D04	1	1	42"	80"	CLOSET 2/BEDROOM 2	DOUBLE HINGED-DOOR P01
D05	1	1	30"	80"	BEDROOM 2/BATH 2	HINGED-DOOR P01
D06	1	1	30"	80"	BEDROOM 2/HALL	HINGED-DOOR P01
D07	1	1	30"	80"	LAUNDRY/HALL	HINGED-DOOR P01
D08	1	1	30"	80"	PRIMARY BEDROOM/HALL	HINGED-DOOR P01
D09	1	1	26"	80"	PRIMARY BEDROOM/PRIMARY BATH	HINGED-DOOR P01
D10	1	1	29 3/4"	80"	PRIMARY BEDROOM/WALK IN CLOSET	HINGED-DOOR P01
D11	1	1	30"	80"	BEDROOM 3/SHARED BATH	POCKET-DOOR P01
D12	1	1	30"	80"	BEDROOM 3/BEDROOM VESTIBULE	HINGED-DOOR P01
D13	1	1	48"	80"	CLOSET 3/BEDROOM 3	DOUBLE HINGED-DOOR P01
D14	1	1	48"	80"	PANTRY/FAMILY	DOUBLE HINGED-DOOR P01
D15	1	1	26"	80"	FAMILY/POWDER	HINGED-DOOR P01
D16	1	1	32"	80"	MUDROOM	EXT. HINGED-DOOR E21
D17	1	1	60"	80"	FAMILY	EXT. SLIDER-GLASS PANEL

WINDOW SCHEDULE						
NUMBER	QTY	FLOOR	HEIGHT	WIDTH	ROOM NAME	DESCRIPTION
W01	1	1	54"	32"	BEDROOM 1	DOUBLE HUNG
W02	1	1	54"	32"	BEDROOM 2	DOUBLE HUNG
W03	1	1	36"	24"	BATH 2	DOUBLE HUNG
W04	1	1	48"	28"	MUDROOM	DOUBLE HUNG
W05	1	1	36"	24"	KITCHEN	SINGLE CASEMENT-H/L
W06	2	1	36"	45"	KITCHEN	DOUBLE CASEMENT-L/H/RHR
W07	1	1	54"	66"	FAMILY	MULLED UNIT
W08	1	1	54"	66"	PRIMARY BEDROOM	MULLED UNIT
W09	1	1	54"	32"	BEDROOM 3	DOUBLE HUNG



DRAWINGS BY DAVID SZYMANSKI
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david-szymanski.com

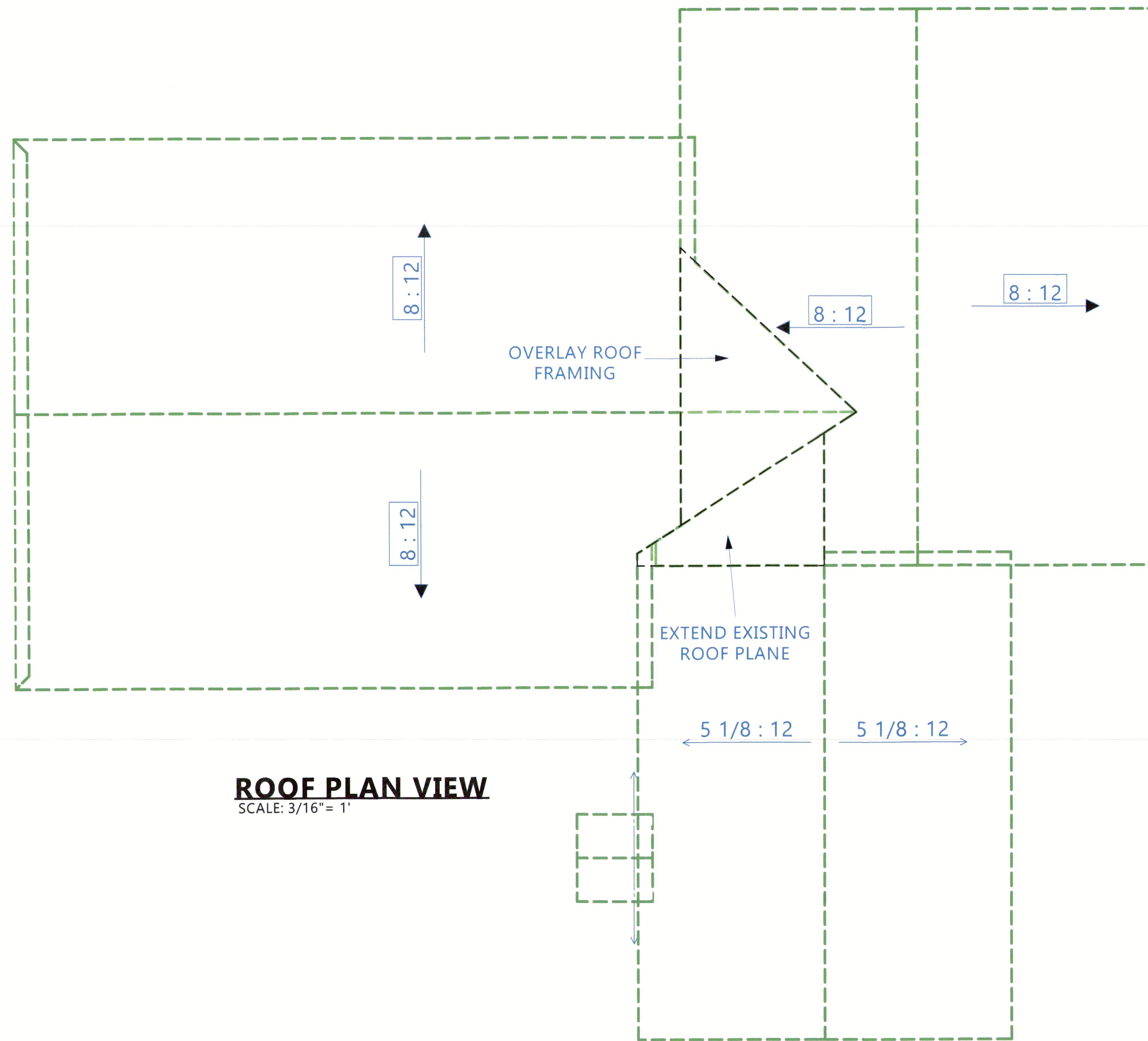
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P-4	ROOF PLAN CROSS SECTION MISC NOTES

6/5/2023

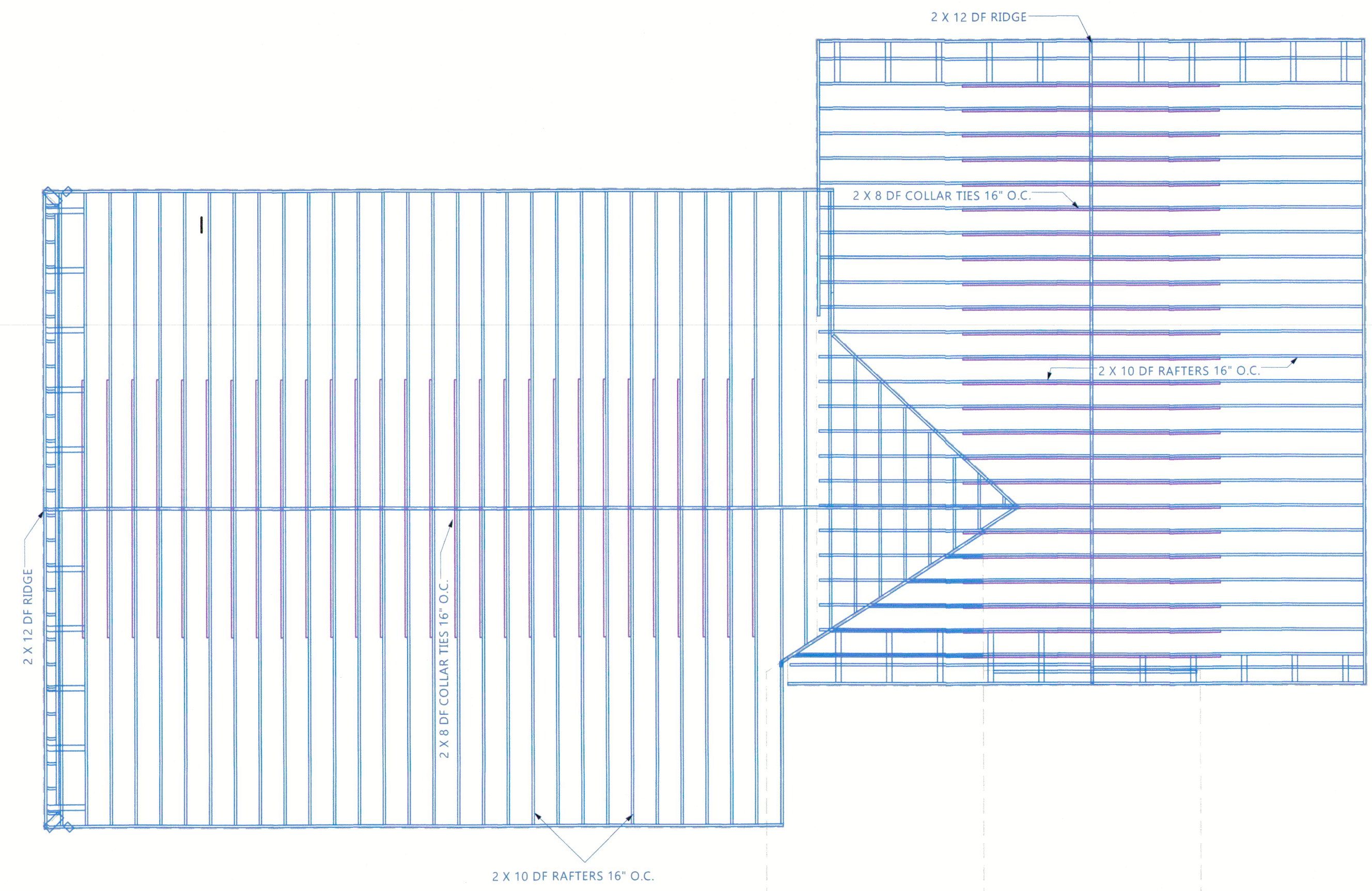
73 CHERRY LANE
WILTON, CT

P-2

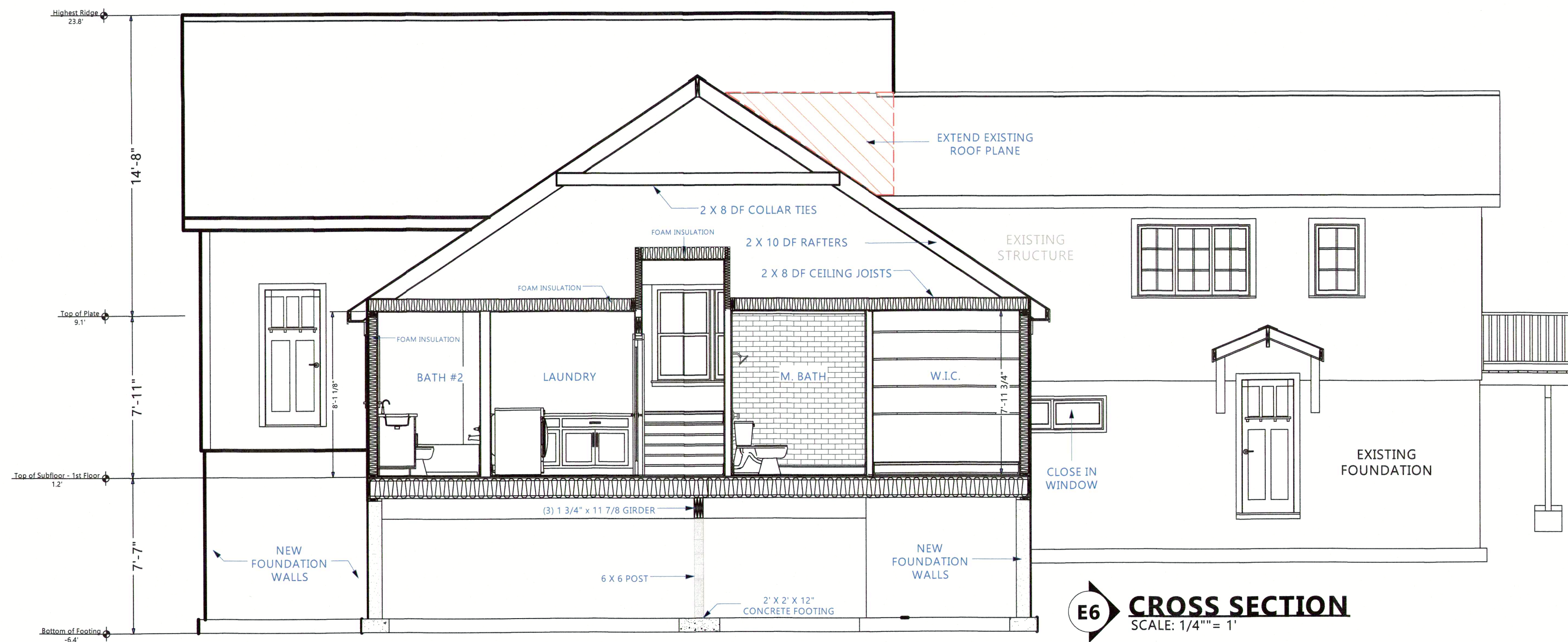
EXISTING
ELEVATIONS
PROPOSED
FLOOR PLAN



ROOF PLAN VIEW
SCALE: 3/16" = 1'



ROOF FRAMING VIEW
SCALE: 3/16" = 1'



E6 CROSS SECTION
SCALE: 1/4" = 1'

MISCELLANEOUS NOTES:

EACH BEDROOM TO HAVE A MINIMUM WINDOW OPENING OF 5.7 SQ. FT. WITH A MINIMUM WIDTH OF 20 IN. AND A SILL LESS THAN 44" ABOVE FIN. FLR.

ALL GLAZING WITHIN 18 IN. OF THE FLOOR AND/OR WITHIN 24 IN. OF ANY DOOR (REGARDLESS OF WALL PLANE) ARE TO HAVE SAFETY GLAZING. ALL GLAZING WITHIN 60 IN. OF TUB OR SHOWER FLOOR, 60 IN. OF A STAIR LANDING OR GREATER THAN 9 SQUARE FEET ARE TO HAVE SAFETY GLAZING

ALL EXTERIOR WINDOWS ARE TO BE DOUBLE GLAZED AND ALL EXTERIOR DOORS ARE TO BE SOLID CORE WITH WEATHERSTRIPPING.

PROVIDE ONE SMOKE DETECTOR IN EACH ROOM AND ONE IN EACH CORRIDOR ACCESSING BEDROOMS. CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTER-CONNECT SMOKE DETECTORS TO HOUSE POWER AND INTERCONNECT SO THAT, WHEN ANY ONE IS TRIPPED, THEY ALL WILL SOUND. PROVIDE BATTERY BACKUP FOR ALL UNITS.

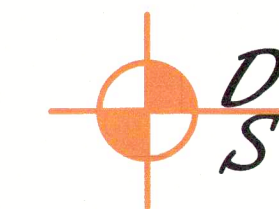
PROVIDE COMBUSTION AIR VENTS (W/SCREEN AND BACK DAMPER) FOR GAS FIRE-PLACE AND ANY OTHER APPLIANCES WITH AN OPEN FLAME.

BATHROOMS AND UTILITY ROOMS ARE TO BE VENTED TO THE OUTSIDE WITH A FAN CAPABLE OF PRODUCING A MINIMUM OF 5 AIR EXCHANGES PER HOUR.

RANGE HOODS ARE ALSO TO BE VENTED TO THE OUTSIDE.

ELECTRICAL RECEPTACLES IN BATHROOMS, KITCHENS AND GARAGES SHALL BE G.F.I. OR G.F.I.C. PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

PROVIDE CRAWLSPACE VENTING TO MEET THE REQUIREMENTS OF THE 2006 EDITION OF THE I.R.C.



DRAWINGS BY DAVID SZYMANSKI
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6/5/2023

73 CHERRY LANE
WILTON, CT

P-4
ROOF PLAN
CROSS SECTION
MISC NOTES

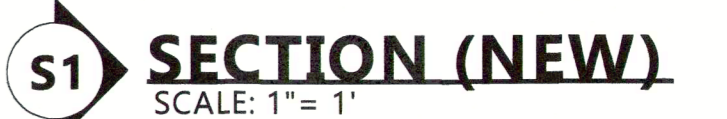
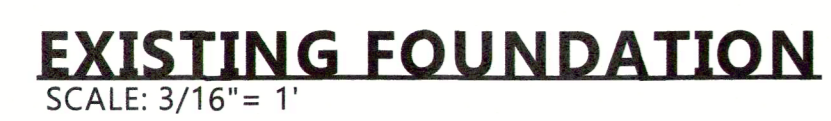
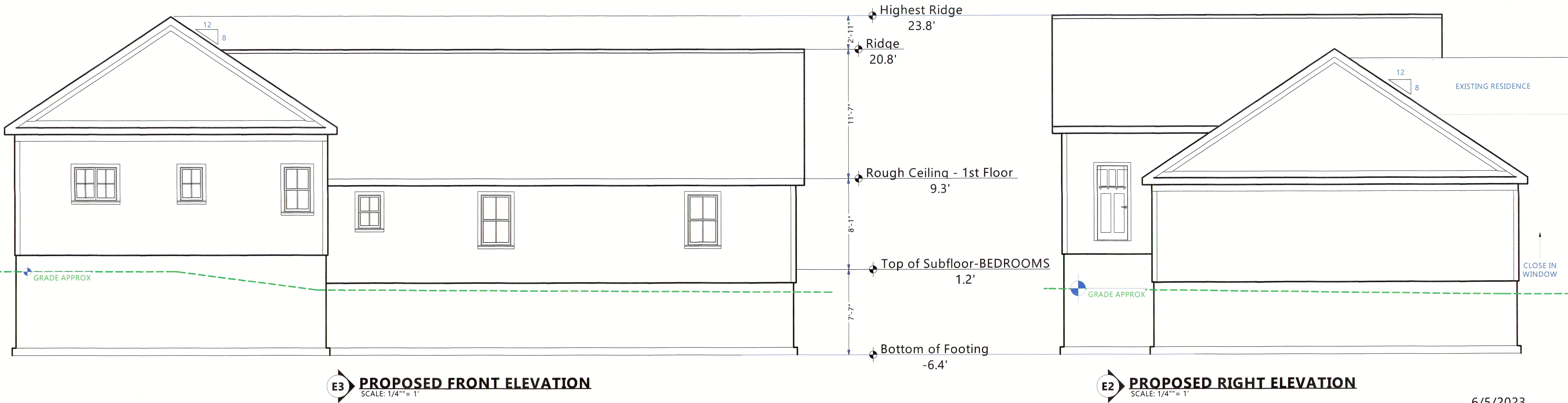
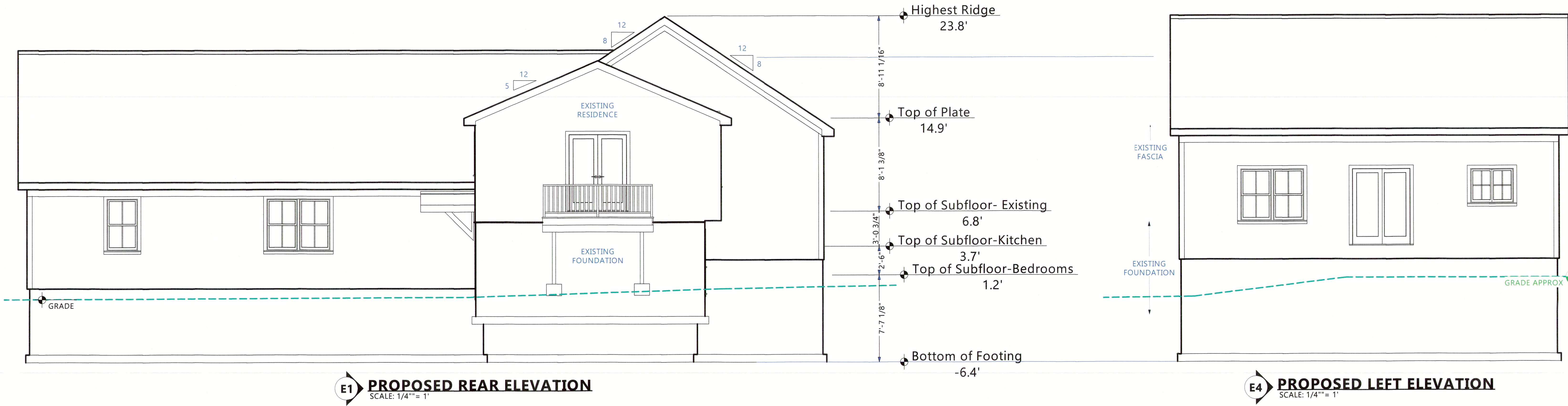


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FOUNDATION NOTES:

SLOPE CRAWL SPACE TO DRAIN. MAXIMUM SLOPE IS 2 HORIZ., 1 VERT. BETWEEN FOOTINGS AT DIFFERENT ELEVATIONS.

ALL FOOTINGS TO REST ON CLEAN, FIRM UNDISTURBED SOIL. STEP FOOTINGS ARE REQUIRED TO MAINTAIN REQUIRED DEPTH BELOW FINISH GRADES.

CONCRETE STRENGTH, 3,000 PSI AT 28 DAYS FOR ALL SLABS. (FOUNDATION DESIGN BASED ON 2,500 PSI). 3,000 PSI AT 28 DAYS FOR ALL OTHER CONDITION. MAXIMUM SLUMP: 4" USE ASTM A-615 GRADE 60 DEFORMED REINFORCING BARS UNLESS NOTED OTHERWISE

CONCRETE EXPANSION ANCHORS SHALL BE 'SIMPSON WEDGE-ALL STUD ANCHORS' OR ENGINEER APPROVED EQUAL. EPOXY TO BE SIMPSON "SET" ADHESIVE OR APPROVED EQUAL.

INFILTRATION. ALL OPENINGS IN THE EXT. BLDG. ENVELOPE SHALL BE SEALED AGAINST AIR INFILTRATION. THE FOLLOWING AREAS MUST BE SEALED.

- * JOINTS AROUND WINDOW AND DOOR FRAMES
- * JOINTS BETWEEN WALL CAVITY AND WINDOW/DR. FME.
- * JOINTS BETWEEN WALL AND FOUNDATION
- * JOINTS BETWEEN WALL AND ROOF
- * JOINTS BETWEEN WALL PANELS
- * UTILITY PENETRATIONS THROUGH EXTERIOR WALLS

FRAMING NOTES:

PROVIDE DOUBLE JSTS. UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA. END OF EA. RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

LUMBER SPECIES:

1. POSTS, BEAMS, HEADERS, JOISTS, AND RAFTERS TO BE DF-#2 UNLESS OTHERWISE NOTED
2. EXPOSED ARCH BEAMS TO BE DF-#1 OR BETTER.
3. SILLS, PLATES BLOCKING, AND BRIDGING TO BE DF-#2.
4. ALL STUDS TO BE DF-#2 OR BETTER.
5. PLYWOOD SHEATHING SHALL BE AS FOLLOWS:
6. ROOF SHEATHING SHALL BE 1/2" PLYWOOD OR 7/32 OSB.
7. WALL SHEATHING SHALL BE 1/2" INT-APA RATED 32/16 OR 7/16" OSB.
8. FLOOR SHEATHING SHALL BE 3/4" T & G INT-APA RATED OSB.

6/5/2023

73 CHERRY LANE
WILTON, CT

P-3
PROPOSED
ELEVATIONS
GENERAL
NOTES

DRAWINGS BY DAVID SZYMANSKI
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