

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? 16 Jun 2 2022

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1953

SITE COVERAGE PROPOSED: 3234 8% BUILDING COVERAGE PROPOSED: 8%
(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.

Wileen Luparello 5/23/2023 Permitsolutionsofctllc@gmail.com 203-984-1541
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE
George F. DiScala 5/24/2023 Georgel.Brownloggc.com 203-943-6760
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

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.)

William Ireland
APPLICANT'S NAME

1 ALLEN COURT ; NORWALK CT 06851
ADDRESS

B9 William Street LLC/G. DISCALA
OWNER'S NAME

33 STONY BROOK RD; NORWALK CT 06851
ADDRESS

8 Gaylord Drive
PROPERTY LOCATION

R-1 A
ZONING DISTRICT

WLR MAP# 2552 VOLUME 308-309 PAGE 56 TAX MAP # 24 LOT # 0.73 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 A VARIANCE 29-5.D TO ALLOW REAR DECK
31'-0" IN LIEU OF REQUIRED 40'-0".

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.

ATTACHED



PAUL E. ZEISS
11 OLIVE LN
NORWALK, CT 06854
(203)-856-3813
PEZICE1951@AOL.COM

PROPOSAL

The applicant has demolished a car port, chicken coop and stairs and patio that were located in the set back. Also all asphalt was removed at the direction of Zoning to bring coverage. The property has been cleaned and the home being renovated with permits and a new septic system to improve surrounding property values. The proposal will not impact neighboring property owners nor impair property values and is consistent with properties in the area.

The rear setback of 40'-0" requires a 9'-0" variance in order provide safe access to back yard and compliant stairs to driveway that is cropped with ledge.

SCHEDULE A

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, comprising all of Lot No. 8 and the southerly 100 feet of Lot No. 9 in Block A as shown and designated on a certain map entitled, "Indian Rock at Wilton, Conn., Charles A. Meyer, Owner and Developer", prepared by Wm. E. Godfrey, Surveyor, May 2, 1932 and on file in the Office of the Wilton Town Clerk as Map No. 240, reference to which map is hereby expressly made for a more particular description of said premises.

Said premises are bounded:

NORTHERLY: by the remaining portion of said Lot No. 9, as shown on said map;
EASTERLY: 205 feet by land now or formerly of William C. Strong;
SOUTHERLY: 163 feet by Lot No. 7 in Block A, as shown on said map; and
WESTERLY: 205 feet by Gaylord Drive, so-called, as shown on said map.

Said premises are conveyed subject to:

1. Limitations of use imposed by governmental authority.
2. Taxes to the Town of Wilton next becoming due and payable which Grantee assumes and agrees to pay.

Received for Record at Wilton, CT
On 06/20/2022 At 10:27:00 am

Alan A. Sobrak

After recording, please return to:
William A. Pelletreau, LLC
PO Box 270
Norwalk CT 06852-0270

STATUTORY WARRANTY DEED

JUSTIN SOLIS, residing at 9 Tod Road, Norwalk CT 06851, for consideration paid of One Hundred Ninety-Two Thousand (\$192,000.00) grants to **89 WILLIAM STREET LLC**, a Connecticut Limited Liability Company, having its principal place of business at 33 Stonybrook Road, Norwalk CT 06851, with **WARRANTY COVENANTS**, all that certain property known as 8 Gaylord Drive South, situated in the Town of Wilton, County of Fairfield and State of Connecticut, more particularly described in Schedule A attached hereto and made a part hereof.

Signed this 16th day of June, 2022.

Witnesses:

Christine M. Cassidy
Christine M. Cassidy
Deborah A. Dayton
Deborah A. Dayton

Justin Solis
Justin Solis

CONVEYANCE TAX RECEIVED
TOWN: \$480.00 STATE: \$1,440.00

Olivia A. Holbrook
WILTON, CT TOWN CLERK

STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) ss. Norwalk

The foregoing instrument was acknowledged before me this 16th day of June, 2022, by Justin Solis

Deborah A. Dayton
Deborah A. Dayton
Notary Public
Expiration: 12/31/2022

Grantee's address:
33 Stonybrook Road
Norwalk CT 06851

8 GAYLORD DR

Location 8 GAYLORD DR

Mblu 56 / 1 24 / 1

Acct# 002640

Owner 89 WILLIAM STREET LLC

Assessment \$358,750

Appraisal \$512,500

PID 2885

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$137,400	\$375,100	\$512,500

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$96,180	\$262,570	\$358,750

Owner of Record

Owner 89 WILLIAM STREET LLC

Sale Price \$192,000

Co-Owner

Certificate

Address 33 STONYBROOK ROAD
NORWALK , CT 06851

Book & Page 2552/0308

Sale Date 06/20/2022

Instrument WD

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
89 WILLIAM STREET LLC	\$192,000		2552/0308	WD	06/20/2022
SOLIS JUSTIN	\$0		2546/0558	CD	01/18/2022
ILIFF LILLIAN R EST OF	\$0		2506/0936	PO	03/12/2020
ILIFF LILLIAN R	\$0		1246/0151	QC	10/26/2000
ILIFF, LILLIAN R	\$0		0966/0251	00	10/30/1995

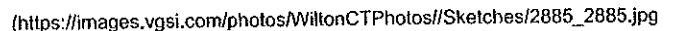
Building Information

Building 1 : Section 1

Year Built: 1953

Building Attributes	
Field	Description
Style:	Ranch
Model	Residential
Grade:	Average
Stories	1 Story
Occupancy	1
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asphalt Shngl.
Interior Wall 1	Drywall
Interior Wall 2	
Interior Fir 1	Hardwood
Interior Fir 2	Carpet
Heat Fuel	Oil
Heat Type:	Hot Water
AC Type:	Central
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Extra Fix	
Total Rooms:	7
Bath Style:	Average
Kitchen Style:	Average
Elevator	
Fireplaces	1
Sauna	
Spa/Jet Tub	
Whirlpool Tub	
Calh. Ceil	
Num Park	
Fireplaces	
# of Kitchens	
Fndtn Cndtn	
Basement	

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,394	2,394
FEP	Enclosed Porch	96	0
FOP	Open Porch	60	0
UBM	Basement, Unfinished	728	0
UGR	Garage, Under	264	0
WDK	Wood Deck	60	0
		3,602	2,394

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1-1
Description Residential
Zone R-1
Neighborhood 04
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.7
Frontage
Depth
Assessed Value \$262,570
Appraised Value \$375,100

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	Shed			96.00 S.F.	\$1,000	1
FCP	Carport			240.00 S.F.	\$2,200	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2021	\$137,400	\$375,100	\$512,500
2020	\$137,400	\$375,100	\$512,500
2019	\$137,400	\$375,100	\$512,500

Assessment			
Valuation Year	Improvements	Land	Total
2021	\$96,180	\$262,570	\$358,750
2020	\$96,180	\$262,570	\$358,750
2019	\$96,180	\$262,570	\$358,750



LEDGER BOARD OUT LINING SIZE &
LOCATION.





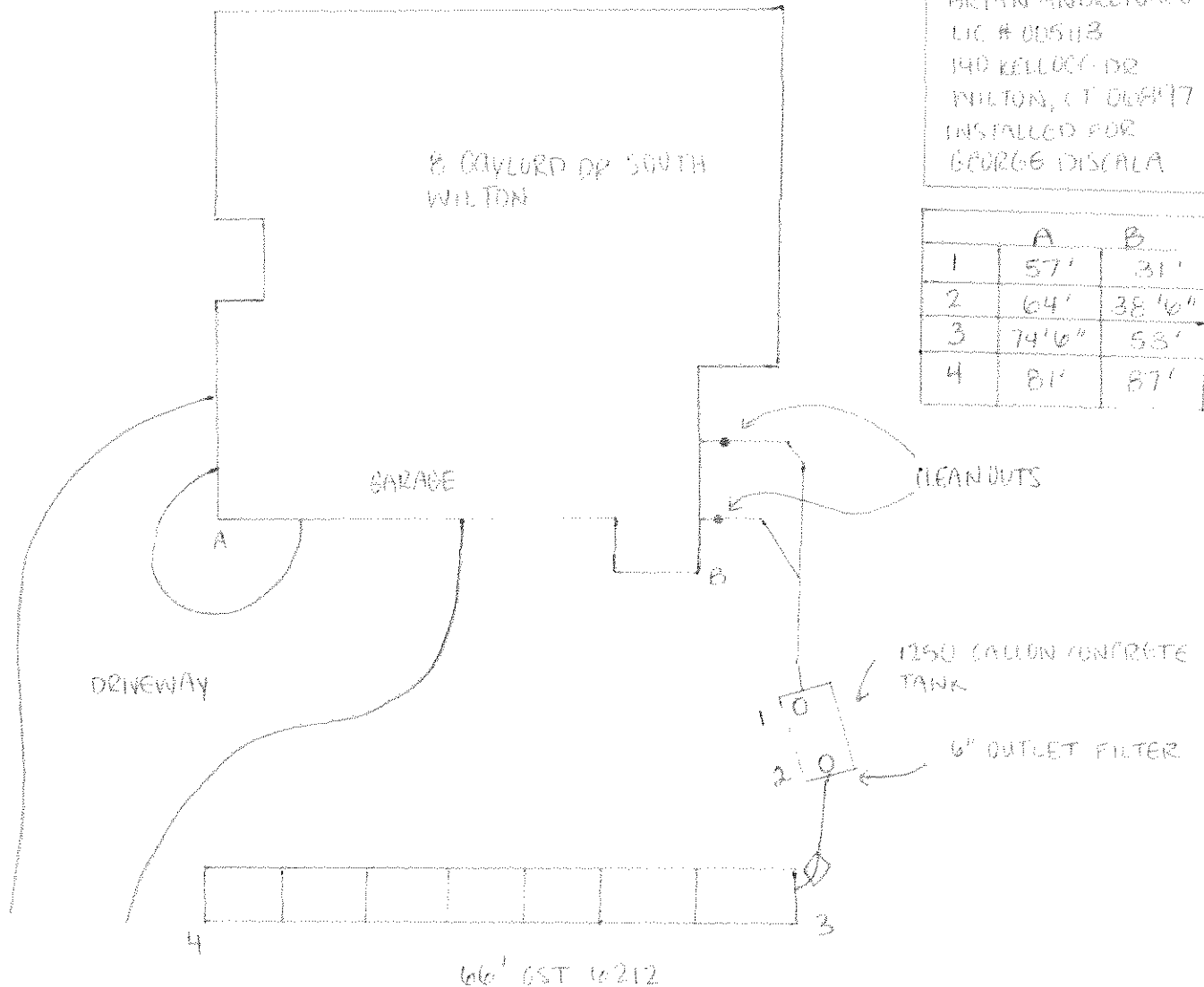
VIEW TO REAR





AS BUILT 5/10/12
 8'x10'x10' DR. 3' VENT
 INSTALLED BY:
 ANDERSONS SEPTIC SERV.
 BRIAN ANDERSON
 LIC. # 005113
 140 KELLOGG DR
 WILTON, CT 06897
 INSTALLED FOR
 GEORGE DISCALA

	A	B
1	57'	31'
2	64'	38' 1/2"
3	74' 6"	53'
4	81'	87'



43-38

WILTON LAND CONSERVATION TRUST B
P O BOX 77
WILTON CT 06897

56-19

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

56-23

GEDNEY JOHN B & CAROLINE W
10 GAYLORD DR
WILTON CT 06897

56-26

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

56-29

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

56-32

WARNER DONALD C ETAL
7 GAYLORD DR
WILTON CT 06897

56-35

WANG DAWEI &
17 GAYLORD DR
WILTON CT 06897

56-38

LUSSIER MARK J
23 GAYLORD DR
WILTON CT 06897

56-50A

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

56-14

190 DANBURY RD ASSOCIATES LLC
190 DANBURY RD
WILTON CT 06897

56-21

GOULD RICHARD
14 GAYLORD DR
WILTON CT 06897

56-24

SOLIS JUSTIN
8 GAYLORD DR
WILTON CT 06897

56-27

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

56-30

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

56-33

LOCHER JEFFREY H & TRACY A
9 GAYLORD DR
WILTON CT 06897

56-36

BERMUDEZ MARITZA
19 GAYLORD DR
WILTON CT 06897

56-39

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

57-77

WILTON TOWN OF
238 DANBURY RD
WILTON CT 06897

56-17

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

56-22

PODOLYUK VIKTOR & OKSANA
12 GAYLORD DR
WILTON CT 06897

56-25

SIMMONS SALLY A
6 GAYLORD DR
WILTON CT 06897

56-28

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

56-31

JOHNSON DAVID C
5 GAYLORD DR
WILTON CT 06897

56-34

WELKER JANE
11 GAYLORD DR
WILTON CT 06897

56-37

SAPONARA GIUSEPPE
21 GAYLORD DR
WILTON CT 06897

56-40

CONNECTICUT STATE OF
2800 BERLIN TPKE
NEWINGTON CT 06131

Google Maps

238 Danbury Rd, Wilton, CT 06897 to 8 Gaylord Dr S,
Wilton, CT 06897

Drive 1.0 mile, 4 min



238 Danbury Rd
Wilton, CT 06897

- ↑

1. Head southwest toward US-7 S

89 ft
- ↶

2. Turn left toward US-7 S

72 ft
- ↷

3. Turn right toward US-7 S

0.1 mi
- ↶

4. Turn left onto US-7 S

0.7 mi
- ↶

5. Turn left onto Gaylord Dr S

0.2 mi
- 📍

Destination will be on the right

8 Gaylord Dr S
Wilton, CT 06897



Subject Property
88 Gaylord Dr.