

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.)

Kay Phelan	110 Dudley Road, Wilton, CT 06897				
APPLICANT'S NAME	ADDRESS				
Kay Phelan	110 Dudley Road, Wilton, CT 06897				
OWNER'S NAME	ADDRESS				
110 Dudley Road	R-2A				
PROPERTY LOCATION	ZONING DISTRICT				
2022B	2444	0606	43	21	1.009
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 29-8.B.8.e.(3) to allow driveways serving the same lot to be 96 feet apart (measured center line to center line) in lieu of the required 150 feet apart.

2. Request a variance of Section 29-8.B.8.b.(3) to allow a driveway to have a grade in excess of five percent beginning 30 feet from the centerline of the traveled way in lieu of the required 35 feet and beginning 5.5 feet from the street right-of-way line in lieu of the required 10 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.

I live in a non-compliant antique (built 1900) house. My house and property are unique. The house is positioned sideways on my lot in relationship to Dudley Road. The property is one acre (in two acre zoning) with the narrowest portion of the acre abutting Dudley Road. My property also has many steep grades.

Currently, one enters my house on the second floor via a "back door" because the front door is not easily accessible. The only way to the "back door" is via a very steep walkway. The front door is only accessible by walking on Dudley Road.

When pulling out of my driveway, my only option is pulling out backwards. It is not safe due to poor visibility.

I raised my family in Wilton and am hoping to 'age in place'. I'd like to create a beautiful driveway that allows me to enter my house through the front door on the ground level. This would also enable me to pull out from my driveway onto Dudley Road facing forward and with more visibility, ensuring maximum safety.

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](mailto:michael.wrinn@wiltonct.org) and [daphne.white@wiltonct.org](mailto: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**? 4/18/2016

IN WHAT YEAR WAS THE MAIN STRUCTURE **CONSTRUCTED**? 1900

**SITE COVERAGE PROPOSED:** 6.5% **BUILDING COVERAGE PROPOSED:** 3.6%  
(AS PERCENTAGE OF SITE) (AS PERCENTAGE OF SITE)

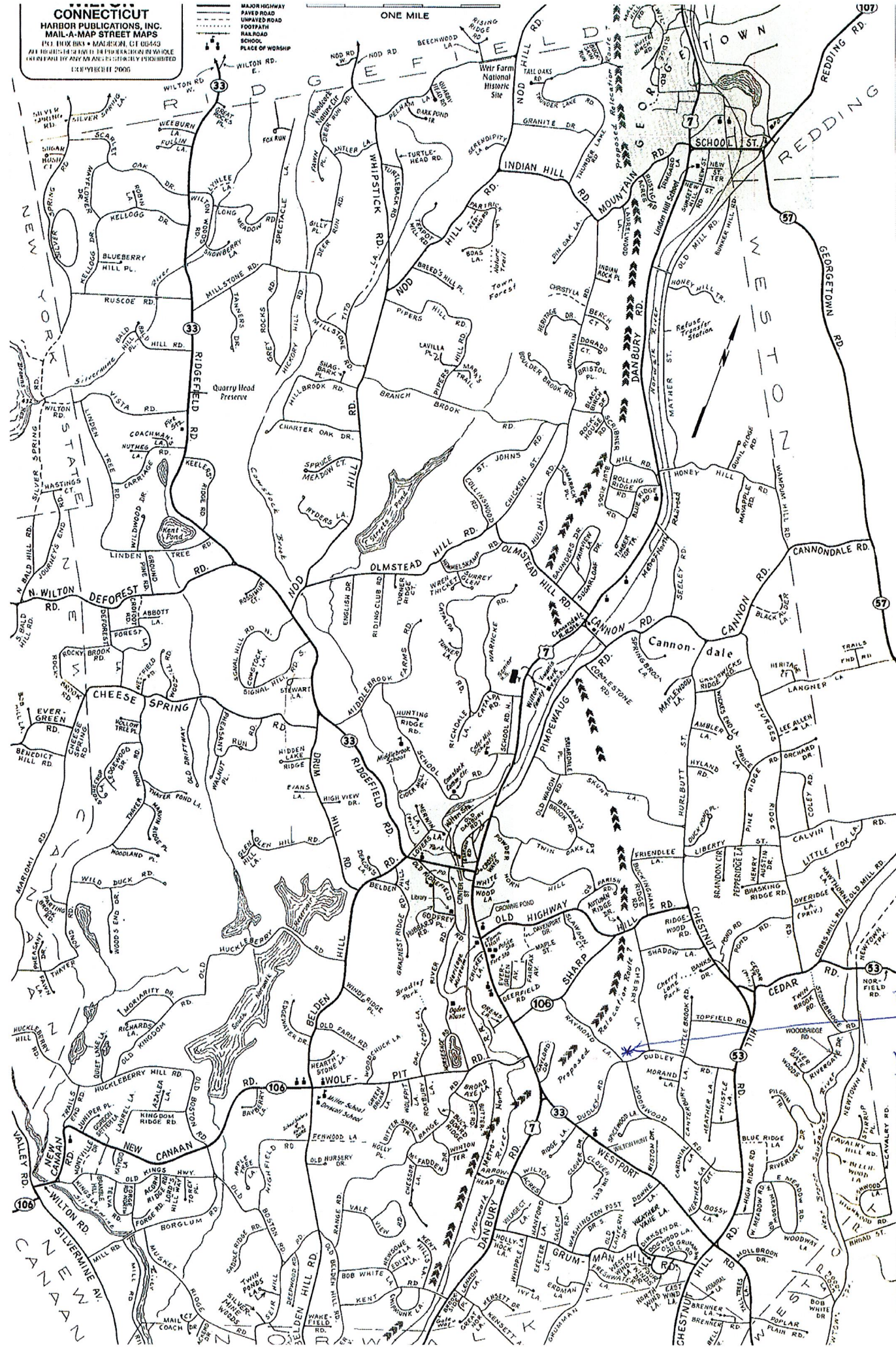
THE APPLICANT understands that this application is to be considered complete only when all information and documents required by the Board have been submitted.  
THE UNDERSIGNED WARRANTS the truth of all statements contained herein and in all supporting documents according to the best of his or her knowledge and belief; and hereby grants visitation and inspection of the subject property as described herein.

<i>Kaycna Philcar</i>	2/13/23	kaycna@yahoo.com	203-213-7987
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
<i>Kaycna Philcar</i>	2/13/23	kaycna@yahoo.com	203-213-7987
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE



MAJOR HIGHWAY  
PAVED ROAD  
UNPAVED ROAD  
FOOTPATH  
RAILROAD  
SCHOOL  
PLACE OF WORSHIP

ONE MILE



Project site  
110 Dudley Road

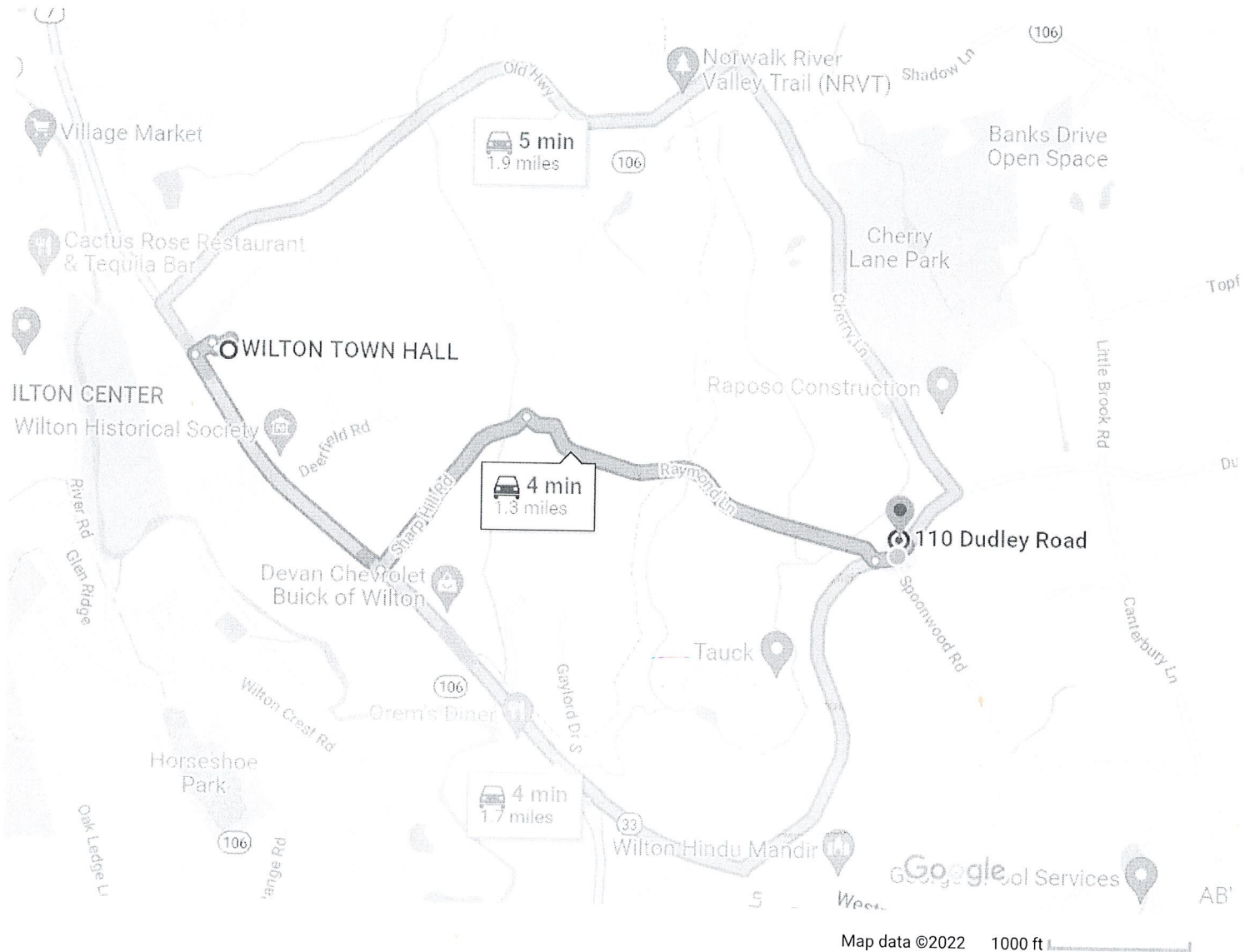


**DIRECTIONS**

Google Maps

**WILTON TOWN HALL to 110 Dudley Rd, Wilton, CT 06897**

Drive 1.3 miles, 4 min

**WILTON TOWN HALL**

238 Danbury Rd, Wilton, CT 06897

- ↑ 1. Head southwest toward Cricket Ln  
121 ft
- ↘ 2. Turn right toward Cricket Ln  
46 ft
- ↙ 3. Turn left onto Cricket Ln  
151 ft
- ↙ 4. Turn left at the 1st cross street onto US-7 S  
0.4 mi
- ↙ 5. Turn left onto CT-106 N  
0.3 mi
- ↘ 6. Turn right onto Raymond Ln  
0.5 mi



- ← 7. Turn left onto Dudley Rd  
Destination will be on the left

262 ft

110 Dudley Rd  
Wilton, CT 06897

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.

# LIST OF PREVIOUS ZONING VARIANCES - 110 DUDLEY ROAD

A	B	C	D	E	F	G	H
2	Street Name	Street #	Owner	Variance Description	Status	ZBA #	
1699	Duck Pond Pl						
1700							
1701	Dudley Road						
1702	& Westport Rd	Tobin		no info	??	50-6-6	
1703							
1704		39	Lapko	to permit constr of a deck w/a side yd setback of 23' in lieu of 30'	Granted	92-01-01	
1705							
1706		??	Distasio Brothers	to allow constr of house 31.2' from rear prop line in lieu of 40'	??	79-12-66	
1707							
1708		45	Paulsen	to move prop line which would make ex'g home approx 30' from back lot line in lieu of 50'	Denied	74-11-30	
1709							
1710		??	Gregory, executor for estate of Elisabeth Adolph	no info	Denied	71-12-51	
1711							
1712		108	Kitchens & Bathrooms by Freedman (owner-Kelly)	to enclose preexisting nonconforming porch 47+/- ft from side prop line in lieu of 50'	Granted	78-12-53	
1713							
1714		110	Hein	for garage 10' from front & side lines	Granted	74-3-5	
1715							
1716		110	Day	to permit 8x10' board and batten storage shed w/east side yd setback of 15' in lieu of 40'	Granted	91-03-06	
1717							
1718		110	Ruane	to permit 8x10' board and batten storage shed w/east side yd setback of 12' in lieu of 40'	Granted	91-09-15	
1719							
1720		156	Taylor	no info	??	62-12-45	
1721							
1722		188	Marushak	Cease & Desist by ZEO appealed	Order vacated 7/2/73	73-6-26	
1723							
1724		200	Hacking	to permit one story addition 34x20' w/side yd setback of 31' in lieu of 40'	Granted	88-10-45	
1725							
1726							
1727	East Meadow Rd						
1728		40	Mackenzie	to permit deck adjacent to nonconforming garage w/rear yd setback of 40' in lieu of 50'	Granted	89-05-17	
1729							





current  
driveway



current  
sight  
line





Current  
entrance  
via  
back door  
from  
driveway



Current  
steps /  
walkway  
from driveway



Front  
of  
house



Steps to  
Front  
door  
via  
Dudley Road







Area  
proposed  
for  
new  
drive way





00139905

VOL: 2444 PG: 606

After Recording Return To:  
Kenneth M. Gruder, Esq  
Goldman Gruder & Woods, LLC  
200 Connecticut Avenue  
Norwalk, CT 06854

## WARRANTY DEED

**To All People To Whom These Presents Shall Come, Greeting:**

**KNOW YE**, THAT **JOHN RUANE A/K/A JOHN P. RUANE** of the Town of Wilton County of Fairfield and State of Connecticut (hereinafter referred to as the "Grantor"), for the Consideration of **THREE HUNDRED ELEVEN THOUSAND AND 00/100 (\$311,000.00)** received to our full satisfaction of **KAY E PHELAN** of Wilton, CT (hereinafter referred to as the "Grantee"), does hereby give, grant, bargain, sell and confirm unto the said Grantee and unto her heirs and assigns, a certain piece or parcel of land, with the buildings and improvements thereon and appurtenances thereto situated in the Town of Wilton, County of Fairfield and State of Connecticut, known as **110 Dudley Rd, Wilton, CT 06897** and being more particularly described in Schedule "A" attached hereto and made a part of.

**TO HAVE AND TO HOLD** the above granted and bargained premises, with the appurtenances thereof, unto it, the said Grantee and her successors and assigns forever, to their own proper use and behoof. And Also, I the said Grantor, do for myself and my, executors, and administrators, covenant with the said Grantee and her successors and assigns, that at and until the ensembling of the presents, I am well seized of the premises, as a good indefeasible estate in Fee Simple; and 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.

**AND FURTHERMORE**, I the said Grantor, do by these presents bind myself and my heirs, executors, and administrators forever to **WARRANT AND DEFEND** the above granted and bargained premises to it the said Grantee, and her successors and assigns, against all claim and demands whatsoever, except as hereinbefore mentioned.

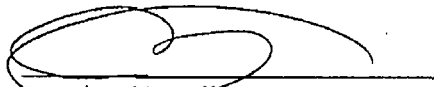
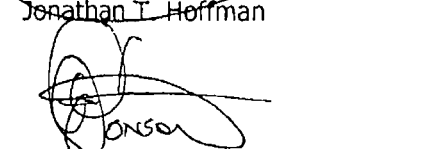
No Conveyance Tax Collected  
Lori A. Kaback  
Town Clerk of Wilton

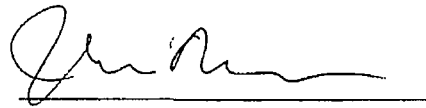
00139905

VOL: 2444 PG: 607

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 8<sup>th</sup> day of April, 2016.

Signed, Sealed and Delivered in the  
Presence of:

  
Jonathan T. Hoffman  
  
ORLANDO FONSECA

  
John Ruane a/k/a John P. Ruane


STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD )

ss. Stamford

April 8, 2016

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of April, 2016 by John Ruane a/k/a John P. Ruane as his free act and deed.

  
Jonathan T. Hoffman  
Commissioner of The Superior Court



00139905

VOL: 2444 PG: 608

Property Description

All that certain tract or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, and designated as "Parcel 'B' 1.0 Ac." on "Map Showing Parcels A & B Prepared for Oliver Banks, Wilton, Connecticut, Scale 1" = 30' October 19, 1960 by Leo Leonard, Jr., C.E. & Surveyor, Norwalk, Conn." Certified Substantially Correct" Leo Leonard, Jr., which map is on file in the Office of the Town Clerk of the Town of Wilton bearing No. 2022. Said Parcel "B" is bounded as shown on said map:

NORTHERLY: 213.27 feet by land, now or formerly, of Edmund C. Ridley, et ux, in part, and in part by land now or formerly of R. P. Bunyan, et ux;

EASTERLY: 257.77 feet by land now or formerly of R. P. Bunyan, et ux;

SOUTHERLY: by Dudley Road; and

WESTERLY: 300.72 feet by Parcel "A", being land now or formerly of Oliver Banks.

Said premises are also known as 110 Dudley Road.

Received For Record  
Apr 18, 2016 AT 11:50A  
Lori A. Kaback  
Wilton Town Clerk

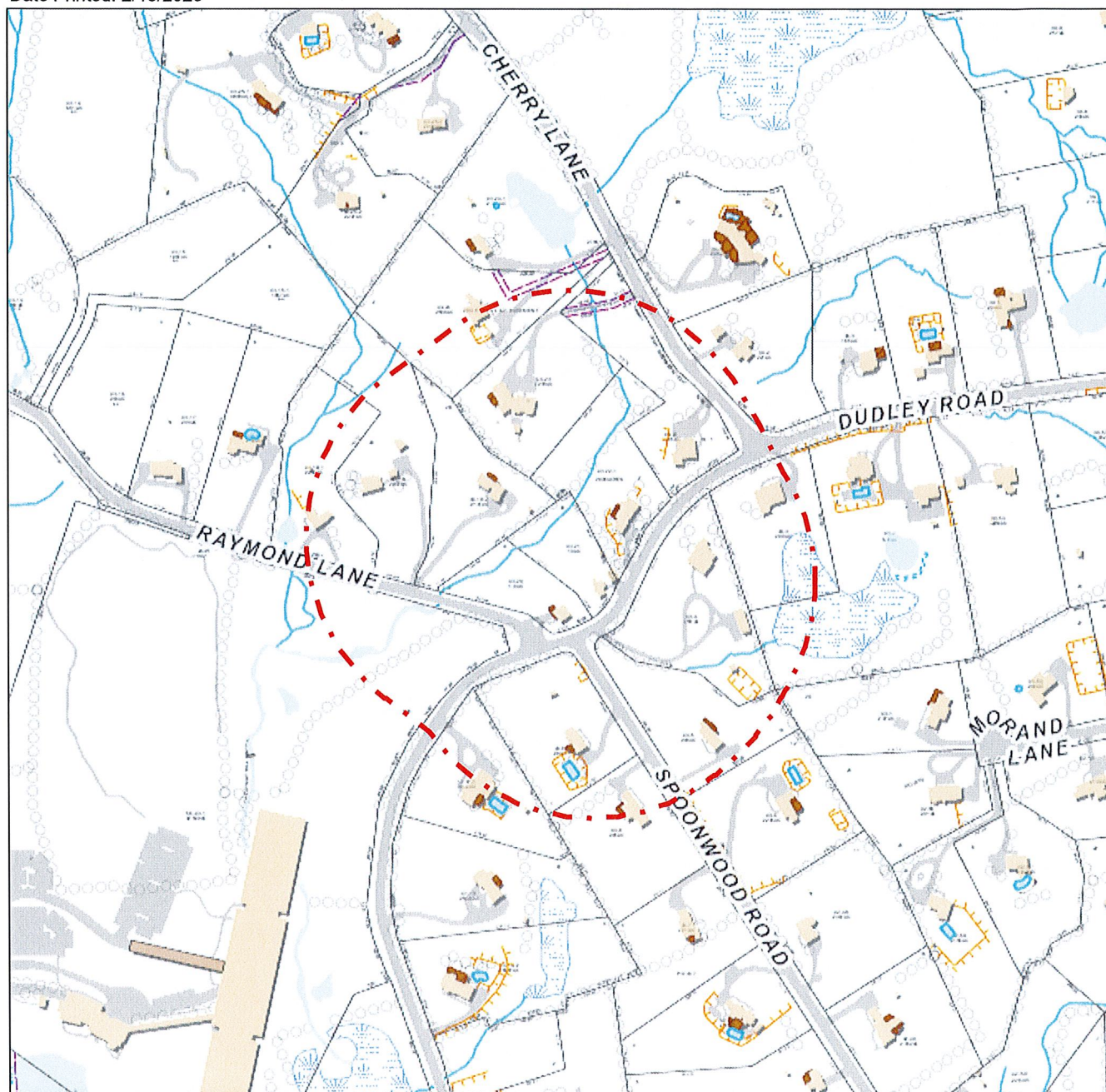
# Town of Wilton

Geographic Information System (GIS)

OWNERS WITHIN 500' OF 110 DUDLEY ROAD



Date Printed: 2/13/2023



## **MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Approximate Scale: 1 inch = 400 ft



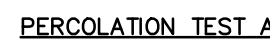
30-1 WAGNER ERICA CHAPMAN & 20 CHERRY LA WILTON CT 06897	30-2 CELUCH SUSAN S 10 CHERRY LA WILTON CT 06897	43-1 MARTINELLI DAVID & GEORGETTE 20 MORAND LA WILTON CT 06897
43-2 SIZE CAPITAL MANAGEMENT LLC 149 DUDLEY RD WILTON CT 06897	43-3 PAMNANI RAVI K & ANITA KOHLI- 137 DUDLEY RD WILTON CT 06897	43-4 ZARO DAVID ROBERT & 115 DUDLEY RD WILTON CT 06897
43-5 WALSH ROBERT C & RENEE C 176 SPOONWOOD ROAD WILTON CT 06897	43-8 KINLOCK EINAR J & KAREN J 175 SPOONWOOD RD WILTON CT 06897	43-9 ST JOHN AARON & RACHEL SV 181 SPOONWOOD RD WILTON CT 06897
43-10-1 CEFOLA VINCENT M & LUCRETIA A 69 DUDLEY RD WILTON CT 06897	43-19 CARUSO DEAN A & 94 RAYMOND LA WILTON CT 06897	43-19-1 GEIER NICHOLAS J & EVA M 84 RAYMOND LA WILTON CT 06897
43-19-2 ZALDIVAR IGNACIO PEREZ 98 RAYMOND LA WILTON CT 06897	43-20 GILI ANTHONY (50%) & 108 DUDLEY RD WILTON CT 06897	43-21 PHELAN KAY E 110 DUDLEY RD WILTON CT 06897
43-22 MBA TITA N 5 CHERRY LA WILTON CT 06897	43-23 GUNZY SCOTT & DAWN 19 CHERRY LA WILTON CT 06897	43-24 CULNANE JAMES E & ELIZABETH S 25 CHERRY LA WILTON CT 06897
56-43-1 TEACHERS INSURANCE & ANNUITY 10 WESTPORT RD WILTON CT 06897	43-22-1 COATES GRAHAM & NICOLE 126 DUDLEY RD WILTON CT 06897	



1. EXISTING UTILITIES, STRUCTURES, TOPOGRAPHY, SIGHTLINE AND PROPERTY LINE INFORMATION SHOWN HEREON ARE TAKEN FROM THE "IMPROVEMENT LOCATION MAP, 110 DUDLEY ROAD" PREPARED FOR KEY E. PHELAN BY STALKER LAND SURVEYING, INC. OF WILTON, CT, DATED AUGUST 1, 2020 AND LAST REVISED MAY 4, 2022.

- VARIANCE REQUEST:

1. REQUEST A VARIANCE OF SECTION 29-8.B.8.a.(3) TO ALLOW DRIVEWAYS SERVING THE SAME LOT TO BE 96 FEET APART (MEASURED CENTER LINE TO CENTER LINE) IN LIEU OF THE REQUIRED 150 FEET APART.
2. REQUEST A VARIANCE OF SECTION 29-8.B.8.b.(3) TO ALLOW A DRIVEWAY TO HAVE A GRADE IN EXCESS OF FIVE PERCENT BEGINNING 30 FEET FROM THE CENTERLINE OF THE TRAVELED WAY IN LIEU OF THE REQUIRED 35 FEET AND BEGINNING 5.5' OF THE STREET RIGHT-OF-WAY LINE IN LIEU OF THE REQUIRED 10 FEET.



DEPTH: 30"		
DIAMETER: 14"		
TIME	DEPTH	DROP
10:54	9 1/2"	-
11:04	12 1/4"	2 3/4"
11:14	14 1/4"	2"
11:24	15 7/8"	1 5/8"
11:34	17 1/8"	1 1/4"
11:44	18 1/8"	1"
11:54	19 1/8"	1"
12:04	19 7/8"	3/4"

NOTE: PERCOLATION TEST A WAS PERFORMED BY McCHORD  
ENGINEERING ASSOCIATES, INC. ON NOVEMBER 23, 2022.









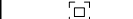















N.T.S



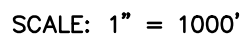
N.T.



N.T.S.

LEGEND		
EXISTING	ITEM	PROPOSED
	CATCH BASIN	
	MANHOLE	
	DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	WATER SERVICE	
	CONTOUR	
	SPOT ELEVATION	
	SILT FENCE	
	DOUBLE SILT FENCE	
	TREE TO REMAIN	N.A.
	POLE	N.A.

AREA = 1.009 ACRES

[illegible]

THIS DRAWING AND DETAILS ON IT, AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF THE ENGINEER AND MAY BE USED FOR THIS SPECIFIC PROJECT AND SHALL NOT BE LOANED, COPIED OR REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ENGINEER.

Civil Engineers and Land Planners  
1 Grumman Hill Road  
Wilton, CT 06897 (203) 834-0569

PLAN PREPARED FOR  
KAY E. PHELAN  
WILTON, CONNECTICUT

SITE DEVELOPMENT PLAN  
110 DUDLEY ROAD  
WILTON, CONNECTICUT

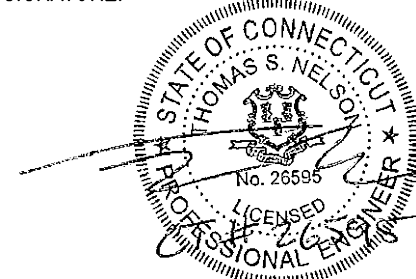
JOB NO.: 2266A-1	DATE: JANUARY 25, 2023
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DRAWN BY: DRS	CHECKED BY: TSN
---------------	-----------------

SCALE:  $1'' = 20'$



SIGNATURE:



DRAWING NO.:

SE1

SHEET 1 OF 1



NOTES:

ANY REPRODUCTION, ALTERATION, OR REPRINTING 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 LINE 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 TOLL BEFORE YOU DIG® AT 1-800-922-4455.

REFERENCE MADE TO MAPS # 2022, 2173, 3780, 5430, AND 5544 OF THE TOWN CLERK'S OFFICE.

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

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

INLAND WETLANDS Delineated BY OTTO THEALL, SOIL SCIENTIST, AND FIELD LOCATED BY THIS OFFICE.

BUILDING SHOWN HERE ON SUBJECT TO SECTION 8-134 OF THE CONNECTICUT GENERAL STATUTES.

PROPOSED DRIVEWAY RETAINING WALLS TO BE DESIGNED BY OTHERS.

REFER TO "SITE DEVELOPMENT PLAN, 110 DUDLEY ROAD, WILTON, CT" DATED JANUARY 23, 2023,

PREPARED BY MCCHORG ENGINEERING ASSOCIATES, INC. FOR PROPOSED DRIVEWAY AND SITE GRADING,

AND THE EXISTING SEPTIC LEACHING FIELD LOCATION.

VERTICAL DATUM: ASSUMED.

CONTOUR INTERVAL: 2 FEET.

MAXIMUM BUILDING COVERAGE: 7%. EXISTING BUILDING COVERAGE: 3.6%.

MAXIMUM SITE COVERAGE: 12%. EXISTING SITE COVERAGE: 4.1%.

MAXIMUM BUILDING COVERAGE: 7%. PROPOSED BUILDING COVERAGE: 3.6%.

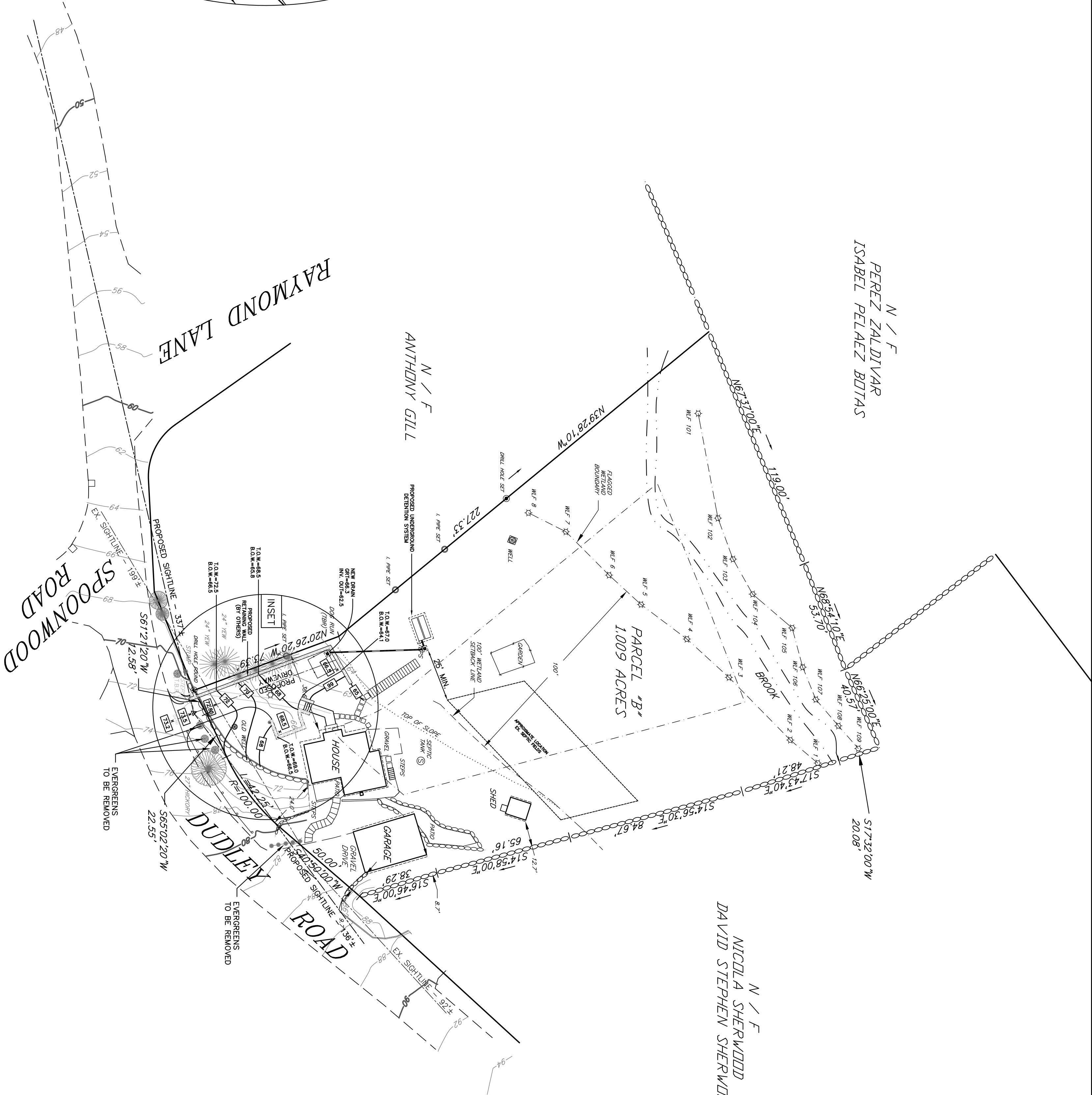
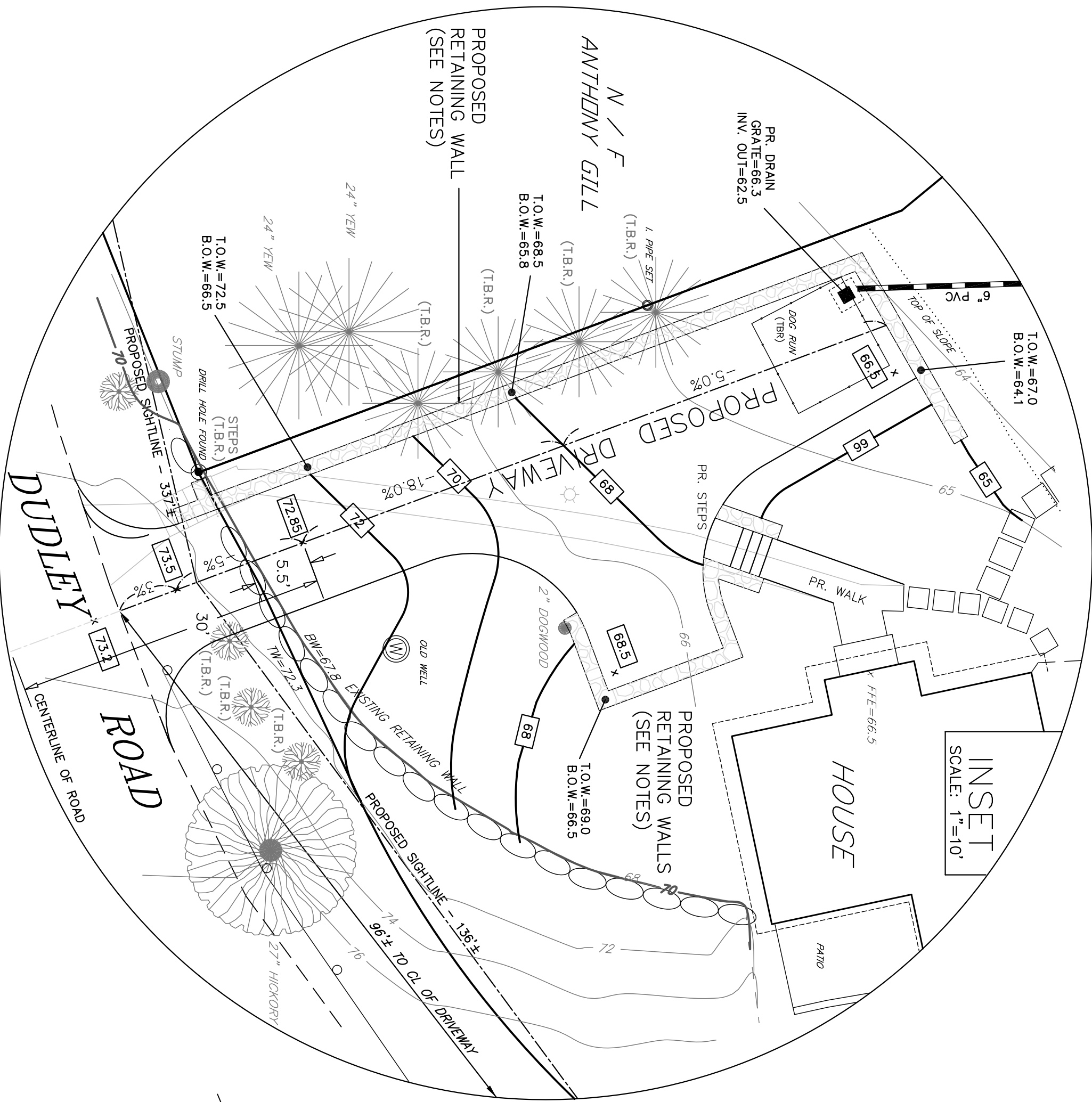
MAXIMUM SITE COVERAGE: 12%. PROPOSED SITE COVERAGE: 6.5%.

DRIVEWAY VARIANCE REQUESTS:

DRIVEWAY SEPARATION DISTANCE OF 96' IN LIEU OF THE 150' REQUIRED BETWEEN DRIVEWAYS PER SECTION 29-8-B-64(5) OF THE ZONING REGULATIONS.

DRIVEWAY TO HAVE A GRADE >5% BEGINNING 30' IN LIEU OF THE REQUIRED WITHIN 35' OF THE STREET CENTERLINE

AND 5.5' IN LIEU OF THE REQUIRED 10' OF THE STREET RIGHT OF WAY, PER SECTION 29-8-B-8.3 OF THE ZONING REGULATIONS.



TC #2022

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.

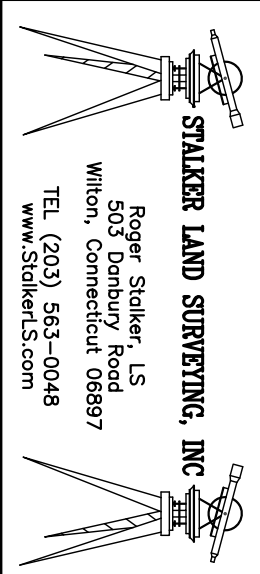
SURVEY TYPE: IMPROVEMENT LOCATION SURVEY  
BOUNDARY DETERMINATION CATEGORY: RESURVEY  
CLASS OF ACCURACY: A-2 / 1-2

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



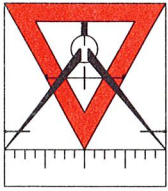
DRAWN BY:	RAS	DATE:	8-1-2020
CHECKED BY:	RAS	DRAWING NO.:	110 DUDLEY
JOB NO.:	0292020	SHEET	1 OF 1

11	2-8-23	REVISE NOTES PER MCCHORG ENG	RAS
10	2-7-23	REVISE PER MCCHORD SITE PLAN	RAS
9	5-4-22	+ PR. DRIVEWAY CROSS SECTION	RAS
8	4-19-22	REVISE NOTES	RAS
7	3-21-22	REVISE NOTES	RAS
6	3-3-22	REVISE NOTES	RAS
5	12-31-21	CHANGE PR. DRIVEWAY LAYOUT	RAS
4	9-25-21	CHANGE PR. DRIVEWAY GRADES	RAS
3	9-24-21	CHANGE PR. DRIVEWAY GRADES	RAS
2	8-3-21	CHANGE PR. DRIVEWAY GRADES	RAS
1	8-1-21	+ CONCEPTUAL DRIVEWAY	RAS

IMPROVEMENT LOCATION MAP  
110 DUDLEY ROAD  
ZONE: R-2A  
WILTON, CONNECTICUT  
PREPARED FOR  
KAY E. PHELAN  
AUGUST 1, 2020







**McChord Engineering Associates, Inc.**

Civil Engineers and Land Planners

1 Grumman Hill Road  
Wilton, CT 06897  
(203) 834-0569

January 25, 2023

Zoning Board of Appeals  
Town Hall Annex  
238 Danbury Road  
Wilton, CT 06897

Re: Engineering Summary  
Proposed Driveway  
110 Dudley Road  
Wilton, CT

Dear Board Members:

This office has been commissioned by homeowner Kay Phelan to prepare a design for a new driveway at 110 Dudley Road in Wilton, CT. The driveway is proposed in order to improve the safety and functionality of the vehicle access to the site. The following is a general description of the existing property, proposed development, and variances required.

The property totals 1.009-acres and is located within Wilton's "R-2A" residential zone. It is currently developed with a single family residence, detached garage, shed, gravel driveway, patios, lawn and landscaped areas. The house was constructed in 1900 and neither the house nor the garage conform to the minimum building setbacks. Two variances were previously granted for the garage (ZBA# 74-3-5) and the shed (ZBA# 91-03-06 & 91-09-15). Topography on the site consists of steep slopes from the road down to a small level yard area near the house, and then additional steep slopes behind the house that pitch towards a wetlands and brook on the north edge of the property. The house is built into the slope. The elevation of the garage is approximately 18' above the first floor of the house. A network of stairs and walkways provide a connection between the garage and the house.

The existing gravel driveway is on the eastern edge of the lot and pulls straight into the garage and is only approximately 30' long. The existing sight lines to the east are 92' and to the west are 199'. However, there is not enough space in the existing driveway for a car to turn around. Therefore, cars must back into the road. The sightlines are insufficient for a car to safely back into the road. There is also no space to expand the existing driveway.



A new driveway is proposed on the western edge of the lot in order to provide access for 1 car to safely pull into the site and to be able to turn around so that it can pull out forward onto Dudley Road. An existing walkway and stairs in this location will be removed. Sight lines from the new driveway are 136' to the east and 337' to the west. Four evergreens and some forsythia bushes within the road right-of-way and immediately adjacent to the new driveway will need to be removed in order to achieve these sight lines. The ability to turn around and the improved sightlines will significantly improve the safety of the new driveway.

The steep topography and space constraints will require retaining walls in some locations along the edge of the new driveway. The top of the proposed retaining wall will be set 6" higher than the proposed driveway surface in order to act as a curb for car safety and drainage. A row of evergreens is proposed along the western property line in order to replace existing trees impacted by the new driveway and to provide screening of the new retaining wall and driveway. The walkway from the new parking space will be approximately 1.5' higher than the first floor of the house, which will create a much more functional relationship between the driveway and the front door of the house.

The propose driveway will maintain the existing drainage patterns on the site. A 1.5" high asphalt lip is proposed at the start of the driveway along the edge of the road in order to keep runoff from the road within the gutter line. This mimics the existing lip at the walkway in this location. The driveway will also pitch up-grade from the road for approximately 6' in order to ensure road runoff will not flow down the new driveway. A stormwater management system is proposed to capture and treat runoff from the new driveway. A new drain will capture runoff from the driveway and convey it to an underground detention system consisting of two Cultec Recharger 150XLD chambers surrounded by crushed stone with a storage capacity of approximately 140 cubic feet. During typical storm events, runoff will infiltrate into the underlying soils. A percolation test was done in the area of the proposed detention system to confirm suitability of the natural soils. A yard drain at the inlet of the underground detention system will serve as a high level overflow to provide relief during extreme storm events.

The stormwater management system was designed with an emphasis on stormwater quality. The underground detention system was sized to accommodate the first 1" of runoff from the impervious surfaces that drain to it. The runoff from the initial 1" of runoff, also known as the "first flush", is generally considered to contain the majority of pollutants. Collecting the first flush and allowing it to infiltrate into the soils provides filtration of the runoff and is an effective means of stormwater renovation. Volume calculations are attached.

Two variances are requested in order to construct the new driveway:

1. Request a variance of Section 29-8.B.8.e.(3) to allow driveways serving the same lot to be 96 feet apart (measured center line to center line) in lieu of the required 150 feet apart.
2. Request a variance of Section 29-8.B.8.b.(3) to allow a driveway to have a grade in excess of five percent beginning 30' from the centerline of the traveled way in lieu of the



required 35 feet and beginning 5.5' from the street right-of-way line in lieu of the required 10 feet.

The variance of the separation distances is necessary since there is not enough frontage on the lot to achieve a 150 foot separation between the existing and proposed driveway. The entire frontage of the lot is only 127.38 feet. The variance of the driveway grades is necessary in order to overcome the steep topography on the site. The design still includes a 20' landing with grades less than five percent at the road. This landing provides sufficient maneuverability for a car pulling out onto Dudley Road. There are a number of hardships that make this lot unique, including the existing non-conforming structures, the steep topography along the road, the undersized lot area, and the narrow shape of the lot along the road frontage. A more detailed description of the hardships is included in the Residential Variance Application.

Details of the proposed driveway are shown on the "Site Development Plan" prepared by this office, dated January 25, 2023. It is the opinion of this office that the proposed driveway will have no adverse impacts to the wetlands or the adjoining property owners. It is also the opinion of this office that the new driveway will significantly improve the functionality and safety of the vehicle access to this unique property.

Sincerely,

A blue ink handwritten signature, appearing to read 'T. Nelson', is written over a horizontal line.

Thomas Nelson, P.E.  
President



Attachments.

Cc: Frank Smeriglio, Director of Public Works/Town Engineer



## Water Quality Volume Computation

110 Dudley Road, Wilton, CT

AREA OF PROPOSED DEVELOPMENT TO BE CAPTURED BY DETENTION	
Location	Area, (ft <sup>2</sup> )
House	0
Driveway	1,150
Patio	0
Lawn	0
Woods	0

$$WQV = \frac{(1") (R) (A)}{12}$$

where:  $WQV$  = water quality volume (ac-ft)  
 $R$  = volumetric runoff coefficient  
 $\quad = 0.05 + 0.009(I)$   
 $I$  = percent impervious cover  
 $A$  = site area in acres

Location	A, Area (ft <sup>2</sup> )	Imperv. Area (ft <sup>2</sup> )	I % Imperv.	R Runoff Coeff.	WQV (ft <sup>3</sup> )
New Detention System	1,150	1,150	100.0	0.950	91

Location	System Description	Volume Provided (ft <sup>3</sup> )
New Detention System	2 Units Cultec Recharger 150XLHD w/ Stone	100



# CULTEC Recharger® 150XLHD Stormwater Chamber

The Recharger® 150XLHD is an 18.5" (470 mm) tall, lower profile chamber and is typically used for installations with depth restrictions or when a larger infiltrative area is required. The Recharger® 150XLHD has the side portal internal manifold feature. HVLV® FC-24 Feed Connectors are inserted into the side portals to create the internal manifold.

Size (L x W x H)	11' x 33" x 18.5"
	3.35 m x 838 mm x 470 mm
Installed Length	10.25'
	3.12 m
Length Adjustment per Run	0.75'
	0.23 m
Chamber Storage	2.65 ft³/ft
	0.25 m³/m
	27.16 ft³/unit
	0.77 m³/unit
Min. Installed Storage	4.89 ft³/ft
	0.45 m³/m
	50.17 ft³/unit
	1.42 m³/unit
Min. Area Required	33.31 ft²
	3.09 m²
Chamber Weight	51.0 lbs
	23.13 kg
Shipping	34 chambers/skid
	1,860 lbs/skid
	12 skids/48' flatbed
Min. Center-to-Center Spacing	3.25'
	0.99 m
Max. Allowable Cover	12'
	3.66 m
Max. Inlet Opening in End Wall	12" HDPE, 15" PVC
	300 mm HDPE, 375 mm PVC
Max. Allowable O.D. in Side Portal	10" HDPE, 10" PVC
	250 mm HDPE, 250 mm PVC
Compatible Feed Connector	HVLV FC-24 Feed Connector

Calculations are based on installed chamber length.

All above values are nominal.

Min. installed storage includes 6" (152 mm) stone base, 6" (152 mm) stone above crown of chamber and typical stone surround at 39" (991 mm) center-to-center spacing.

	Stone Foundation Depth		
	6"	12"	18"
	152 mm	305 mm	457 mm
Chamber and Stone Storage Per Chamber	50.17 ft³	56.83 ft³	63.49 ft³
	1.42 m³	1.61 m³	1.80 m³
Min. Effective Depth	2.54'	3.04'	3.54'
	0.77 m	0.93 m	1.08 m
Stone Required Per Chamber	2.13 yd³	2.75 yd³	3.36 yd³
	1.63 m³	2.10 m³	2.57 m³

Calculations are based on installed chamber length.

Includes 6" (305 mm) stone above crown of chamber and typical stone surround at 39" (991 mm) center-to-center spacing and stone foundation as listed in table.

Stone void calculated at 40%.



Recharger® 150XLHD Bare Chamber Storage Volumes

Elevation		Incremental Storage Volume				Cumulative Storage	
in.	mm	ft³/ft	m³/m	ft³	m³	ft³	m³
18.5	470	0.006	0.001	0.062	0.002	27.193	0.770
18	457	0.010	0.001	0.103	0.003	27.132	0.768
17	432	0.032	0.003	0.328	0.009	27.029	0.765
16	406	0.077	0.007	0.789	0.022	26.701	0.756
15	381	0.102	0.009	1.046	0.030	25.912	0.734
14	356	0.119	0.009	1.220	0.035	24.867	0.704
13	330	0.134	0.011	1.374	0.039	23.647	0.670
12	305	0.146	0.012	1.497	0.042	22.273	0.631
11	279	0.156	0.014	1.599	0.045	20.777	0.588
10	254	0.165	0.015	1.691	0.048	19.178	0.543
9	229	0.172	0.016	1.763	0.050	17.487	0.495
8	203	0.179	0.017	1.835	0.052	15.724	0.445
7	178	0.184	0.017	1.886	0.053	13.889	0.393
6	152	0.188	0.017	1.927	0.055	12.003	0.340
5	127	0.191	0.018	1.958	0.055	10.076	0.285
4	102	0.193	0.018	1.978	0.056	8.118	0.230
3	76	0.195	0.018	1.999	0.057	6.140	0.174
2	51	0.197	0.018	2.019	0.057	4.141	0.117
1	25	0.207	0.019	2.122	0.060	2.122	0.060
Total		2.650	0.246	27.193	0.770	27.193	0.770

Calculations are based on installed chamber length.

Visit [www.cultec.com/downloads.html](http://www.cultec.com/downloads.html) for Product Downloads and CAD details.