

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.)

Ian and Priscilla Graham	55 Grumman Hill Rd., Wilton, CT 06897				
APPLICANT'S NAME	ADDRESS				
Ian and Priscilla Graham	55 Grumman Hill Rd., Wilton, CT 06897				
OWNER'S NAME	ADDRESS				
55 Grumman Hill Rd., Wilton, CT 06897	R-1A				
PROPERTY LOCATION	ZONING DISTRICT				
1373	2261	0124	68	7	1.518
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 a variance of Section 29-5.D to ammend or replace variance #18-07-11 to allow for a height of 24 feet 9". Variance #18-07-11 was approved to allow the addition

of a dormer in a 27.2 ft setback in lieu of a 40 foot setback due to a pre-existing non-conformity. The variance prescribed a height of 24 feet 3 inches within the setback, according to architectural plans,

(despite zoning allowance of 35 feet in R-1A). The house has been reconstructed to a mid-point height of approx. 24 feet 6 inches. This difference is due to a discrepancy of 6 inches

in the archictural plans vs. the survey in the measurement of grade to first floor; the reconstruction otherwise was consistent with the plans for the mid-point height.

See attachment for more details.

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.

The house reconstruction has been completed, but there was a data problem in the original application. The error on the architects plans on grade measurement

was only found after the reconstruction was completed. The architect measured grade at 1.4 feet while the surveyor measured 1.9 feet.

Without this data discrepancy of 6 inches, the reconstruction is within the limits of the variance.

All submitted plans and documents shall bear the signature, seal and license number, as appropriate, of the professional responsible for preparing each item.

All plans shall be collated into sets (either clipped or stapled), with maps folded (not rolled).

SUBMIT TEN (10) **COLLATED** SETS (INCLUDING 1 ORIGINAL SET) OF THE FOLLOWING DOCUMENTS:

- ___ APPLICATION FORM
- ___ LIST OF OWNERS WITHIN 500' of the subject property as shown by Tax Map & Lot #.
- ___ 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 at a scale of 1"=800' or less. Said map shall identify the site location and shall show the surrounding area and streets.
- ___ 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 describing any variances and the action taken.
- ___ PHOTOGRAPHS of property showing building and site conditions from all geographic perspectives.

ALSO SUBMIT:

- ___ ONE COPY OF DEED INCLUDED WITH ORIGINAL SET ONLY (Obtain in Town Clerk's Office)
- ___ ONE #10 TOWN OF WILTON ENVELOPE, provided by the Town at time of application submission, addressed to each owner of real property within 500' (see attached instructions)
- ___ **ELECTRONIC SUBMISSION** of all application materials (e.g. Flash drive, PDF email)
- ___ 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, contact Planning & Zoning Dept for DPH Addendum Form.]

IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? YES or NO

WHEN WAS THE SUBJECT PROPERTY PURCHASED? July 6, 2012

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1850

SITE COVERAGE PROPOSED: 13.8%
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 8%
(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	DATE	ian.c.r.graham@gmail.com	203-829-0606
OWNER'S SIGNATURE	DATE		203-829-0606

INSTRUCTIONS FOR ENVELOPES:

Envelopes to listed property owners:

The Planning and Zoning Department will provide one (1) #10 TOWN OF WILTON envelope for each listed property owner. Approximately two weeks prior to your scheduled hearing, we will email you a copy of the legal notice, and you will need to include a photocopy of the notice in each envelope.

Please either highlight or circle your application number on the notice so that neighbors can easily identify the relevant application.

Completed envelopes MUST be mailed by the applicant with a “Certificate of Mailing” for each envelope no later than seven (7) business days prior to the hearing. The U.S. Postal Service can assist you with this process. The Certificate of Mailing verifications must be returned to the Planning and Zoning Department prior to the hearing.

ZONING BOARD OF APPEALS
TOWN OF WILTON, CONNECTICUT
Town Hall Annex, 238 Danbury Road, Wilton, CT 06897

HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

1. WHAT IS A VARIANCE? A VARIANCE is an exception granted by the Zoning Board of Appeals (ZBA) from the terms or standards of the Zoning Regulations for an individual property where, because of special conditions, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship. However, a variance MUST still be in harmony with the general intent of the Town's Plan of Conservation and Development and not contrary to public welfare.
2. The granting of a VARIANCE is a fine balance between attempting to maintain the Town's Plan of Conservation and Development of uniformly regulated districts, and the need to provide relief from the terms or standards in individual circumstances. VARIANCES are granted only for individual parcels and for particular purposes.
3. It is the applicant's obligation to present and establish hardship. Financial impacts or self-created conditions or an inability to use a property at its maximum potential or reasons that the proposed change would not adversely affect the neighborhood are not considered a hardship in this context. Hardship is generally seen as a physical or restrictive imposition beyond the reasonable control of the owner.
4. The ZBA may attach conditions to a granted VARIANCE in order to make them more in harmony with the purpose of the Zoning Regulations. Typical conditions that could be attached to a setback variance might include the installation of a screen or buffer.
5. Prior to making an application for a residential or commercial variance, please consult with the office staff and become familiar with the current Zoning Regulations which apply towards the property or project in question. The office staff can help answer questions and guide you in finding the information required for a complete application. Professional land or Resource Planners and Land Use Attorneys may also be helpful.
6. Complete applications for either a RESIDENTIAL or COMMERCIAL PROPERTY VARIANCE are received in the ZBA Office, located within the Planning and Zoning (P&Z) Office in the Town Hall Annex, 238 Danbury Road, Wilton, CT, 06897. The office is open Monday through Friday, 8:00 A.M. to 4:00 P.M. Telephone: (203) 563-0185.
7. Please **TYPE** or print clearly all materials and application forms.
8. The deadline for receipt of a completed application is THE TWENTY FIFTH (25) of EACH MONTH; for eligibility for a PUBLIC HEARING the following month. Only a complete application can be accepted.
9. The ZBA has scheduled meetings on the third Monday of each month, excluding August and concurrent holidays. A copy of the official meeting schedule may be obtained in the Town Clerk's Office or the P&Z Office.
10. Much of the required information may be found by researching the land records located within the P&Z Office, the Town Clerk's Office and the Assessor's Office. A public access computer is available in both the P&Z Office and the Assessor's Office.

BRIEF EXPLANATION OF REQUIRED APPLICATION MATERIALS

<u>WLR MAP #</u>	Wilton Land Record map number filed in the Town Clerk's Office.
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<u>VOLUME and PAGE</u>	Deed reference filed in the Town Clerk's Office.
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<u>TAX MAP #, LOT #</u>	Refers to Assessor map records.
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<u>ACREAGE</u>	Refers to the acreage of the subject parcel.
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<u>LOCATION MAP</u>	May be a photocopy of Town maps, indicating subject parcel.
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<u>CLASS A-2 SURVEY MAP</u>	Prepared by a licensed Connecticut Land Surveyor. Consult the Town Clerk's Office for filed surveys in the Wilton Land Records.
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<u>SITE DEVELOPMENT PLAN</u>	A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.
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<u>LIST OF PREVIOUS ZONING VARIANCES</u>	Recorded in the Town Clerk's Office and with the P&Z Office.
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<u>LIST OF OWNERS WITHIN 500'</u>	Name and <u>mailing</u> address of the owners of properties within 500 feet of the subject property, including public and semi-public parcels.
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<u>ONE #10 ENVELOPE</u>	Based on the above list of owners, please leave the return address blank.
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