

Variance Application – Additional Explanation

To the Wilton Zoning Board of Appeals:

We are requesting an amendment to variance #18-07-11 (or a new variance, whichever is appropriate), due to a data error on the original application. Variance #18-07-11 was approved according to the architectural plans to have a mid-point roof height of 24 feet 3 inches. However, the build height of the house at mid-point appears to be 24 feet 6 inches.

The original variance was granted as the house was being reconstructed after significant tree damage and destruction from the Nor'Easter storm of March 2, 2018. A dormer needed to be added in order to allow for the headroom to make the stairway to the attic code compliant.

The main reason behind the 3-inch difference is that when the architect produced his plans, his grade measurements were incorrect. The architect used a singular measurement and not an average grade. The As-Built survey shows 1.9 feet from average grade to the first floor, but the architect used 1.4 feet from a singular measurement. If an average grade had been used, the architects mid-point height in the application should therefore have been 24 feet 9 inches.

The current "As-Built Survey" that was done to measure the mid-point also has an error in that the measurement for mid-point height was done for the dormer roof as opposed to the main roof structure, which is what had been approved in the original variance. We are submitting this survey for review, and an amendment to this survey will be conducted within a week, but was not available by the filing deadline. We ask for this consideration as the house is currently for sale, and our family needs to relocate. We require the new variance to get approval of the Certificate of Occupancy.

We will submit this survey as soon as it is available, and it is expected to show a mid-point of approximately 24 feet 6 inches. This estimate is based on two separate measurements recently taken by the contractor and independently by the owner which show the mid-point roof height to be 24 feet 6 inches and 24 feet 5 inches, respectively. (See below for measurements and schematics).

In closing, the house was reconstructed according to plans, especially considering that the reconstruction was conducted from the top of the first floor going up. The height of the building is consistent with the architectural drawings that were originally submitted.



Builders calculated by taking internal measurements

Calculations by Builders		Inches		Feet	
A	1st Floor height		96		8.0
B	1st floor ceiling depth		12		1.0
C	2nd floor height		97.5		8.1
D	Start of roof to 2nd Floor Ceiling		-4.75		
E	2nd floor height to start of roof		92.75		
F	Subtotal Below Roof (A+B+E)		200.75		16.7
G	Start of roof to 2nd Floor Ceiling		4.75		0.4
H	2nd floor ceiling depth		10		0.8
I	Attic floor to ridge line height		126		10.5
J	Total Roof (G+H+I)		140.75		11.7
K	Half of Roof height		70.375		5.9
L	Grade		22.8		1.9
M	Mid Point of Roof (F+K+L)		293.925		24.5

24 feet 6 inches

**Owner verified by a combination of internal measurements and
dropping a tape measure on the exterior of the house to get height of attic floor to 1st floor**

		Inches	Feet
N	External measurement 1st floor to attic floor	214.75	17.90
O	2nd floor ceiling depth	-10	-0.83
P	Roof starts at Flashing 4.75 inches below 2nd floor ceiling	-4.75	-0.40
Q	Subtotal Below Roof (N+O+P)	200	16.67
R	Attic floor to ridge line height	126	10.50
S	2nd floor ceiling depth	10	0.83
T	Roof starts at Flashing 4.75 inches below 2nd floor ceiling	4.75	0.40
U	Total roof	140.75	11.73
V	Half of Roof	70.375	5.86
W	Grade	22.8	1.90
	Mid Point Height Calc (Q+V+W)	293.175	24.4

24 feet 5
inches