

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.)

SAMUEL GARDNER

APPLICANT'S NAME

390 RIDGEFIELD RD., WILTON, CT

ADDRESS

SAMUEL GARDNER & MARCI STERNHEIM

OWNER'S NAME

390 RIDGEFIELD RD., WILTON, CT

ADDRESS

390 RIDGEFIELD RD., WILTON, CT

PROPERTY LOCATION

R-2A

ZONING DISTRICT

2666

WLR MAP#

1116

VOLUME

0069

PAGE

90

TAX MAP #

19

LOT #

2.7 AC

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.

- SEE ATTACHED VARIANCE DESCRIPTION -

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.

- SEE ATTACHED HARDSHIP DESCRIPTION -

Samuel E. Gardner, AIA  
390 Ridgefield Road  
Wilton, CT 06897

Re: Wilton Zoning Board of Appeals- Residential Variance Application  
**ATTACHMENT TO ZONING VARIANCE APPLICATION - 390 Ridgefield Road**

VARIANCE DESCRIPTION:

Request a variance of Section 29-5.D "Area and Bulk Requirements" to allow Second Floor Roof Dormers & Soffit Overhang with Front yard setback of 33.9 FT. in lieu of the required 50 FT.

HARDSHIP DESCRIPTION:

The existing property is a non-conforming lot with a non- conforming structure comprised of a historic barn (circa 1860) with modern additions, causing unusual hardship and difficulty to implement improvements to the existing home. The historic 1-1/2 story barn was converted into a residence during the 1940's and was subsequently updated and expanded by the current Owners starting in May 2002. A variance with the Wilton Zoning Board of Appeals was sought and granted to allow the construction of an 2<sup>nd</sup> floor addition over an existing garage (north side) which encroached the side yard setback. This was approved in large part due to remaining within the existing footprint and did not "worsen" the existing side yard encroachment (14.8 FT).

The current request is to re-construct and expand the roof over the existing 1-1/2 story portion of the south side of the house with roof dormers and roof soffit overhangs. This historic portion of the house encroaches into the current front yard setback. Similar to the previously approved north side expansion, the proposed roof dormers and soffits will not "worsen" the pre-existing non-conforming front yard condition.

THE FOLLOWING MATERIAL SHALL BE ATTACHED: (see last 2 pages for brief explanation)

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? 1998

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1870's

SITE COVERAGE PROPOSED: NA  
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: NA  
(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.

[Signature] 8/25/2020 sgardner@GWSarchitects.com (203) 216-4297 (c.)  
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE  
[Signature] 8/25/2020 (203) 834-2823 (home)  
OWNER'S SIGNATURE DATE TELEPHONE

## WORKSHEET TO USE WHEN LISTING NEIGHBORING PROPERTY OWNERS

**Use the Assessor's Tax Book when compiling a list of neighboring property owners for an application. You can check with the Assessor's Office for a list of owners within 500 feet, or you can compile your own list utilizing the Assessor's book in the Planning/Zoning department per instructions below.**

The "scale" of the maps in the Assessor's Book varies by page. If you need to list neighboring property owners within 500 feet, you need to measure from all sides of your property. You may have to refer to other maps to make your list complete. After you measure and list all map and lot numbers, then go to the back of the book and look at the "Map" index to get the names and addresses of the owners. Make sure you address the envelopes with the mailing address of all owners. (SEE ATTACHED LIST)

(-SEE ATTACHED LIST-)

[illegible]

76-3 WILTON RIDING CLUB INC BOX 303 WILTON CT 06897	90-7 FORGIONE VINCENT & LAURISA 43 ENGLISH DR WILTON CT 06897	90-11 RICHARDSON KEN E & CHRISTINA W 21 OLMSTEAD HILL RD WILTON CT 06897
90-11-1 RAPKIN GORDON & BARBARA 29 OLMSTEAD HILL RD WILTON CT 06897	90-12 ENGSTROM KATHLEEN M & PETER M 25 RIVER RD APT 6203 WILTON CT 06897	90-14 KAEYER ERIK A & GILLIAN L 3 OLMSTEAD HILL RD WILTON CT 06897
90-15 ONTHANK ROBERT & SUSAN 20 NOD HILL RD WILTON CT 06897	90-16 YANG JAY & MYRA H PO BOX 683 WILTON CT 06897	90-17 DEROW ROBERT & NATASHA A 404 RIDGEFIELD RD WILTON CT 06897
90-18 ZECH JOHN M 394 RIDGEFIELD RD WILTON CT 06897	90-19 GARDNER SAMUEL E & MARCI B 390 RIDGEFIELD RD WILTON CT 06897	90-20 DELLACAMERA TODD & BRITTA 386 RIDGEFIELD RD WILTON CT 06897
90-20-1 HANNAN, FRANCES L & 388 RIDGEFIELD RD WILTON CT 06897	90-21 SIMON JEFFREY M PO BOX 263 WILTON CT 06897	90-22 MOAYEDI ANN MARIE & KOUROSH 372 RIDGEFIELD RD WILTON CT 06897
90-23-2 AMIN KAMRAN B & TAUQIR 368 RIDGEFIELD RD WILTON CT 06897	104-3 MONACHINO JOSEPH J 5 SIGNAL HILL RD WILTON CT 06897	104-4 PRENTISS BENJAMIN 31 SIGNAL HILL RD WILTON CT 06897
104-28 RATNER JEREMIAH M & WILLA K 28 SIGNAL HILL RD WILTON CT 06897	104-29 LUCAS KATHRYN 4 SIGNAL HILL RD WILTON CT 06897	104-30 WILTON LAND CONSERVATION TRUST P O BOX 77 WILTON CT 06897
104-31 ABUD ELIAS A & VERA Z 231 SIGNAL HILL RD WILTON CT 06897	104-41 MORICE JONATHAN PETER L & 230 SIGNAL HILL RD WILTON CT 06897	104-42 YANTORNO JASON M & ELIZABETH 16 SIGNAL HILL RD WILTON CT 06897



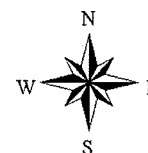
Date Printed: 8/24/2020



**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 = 100 ft



## 32

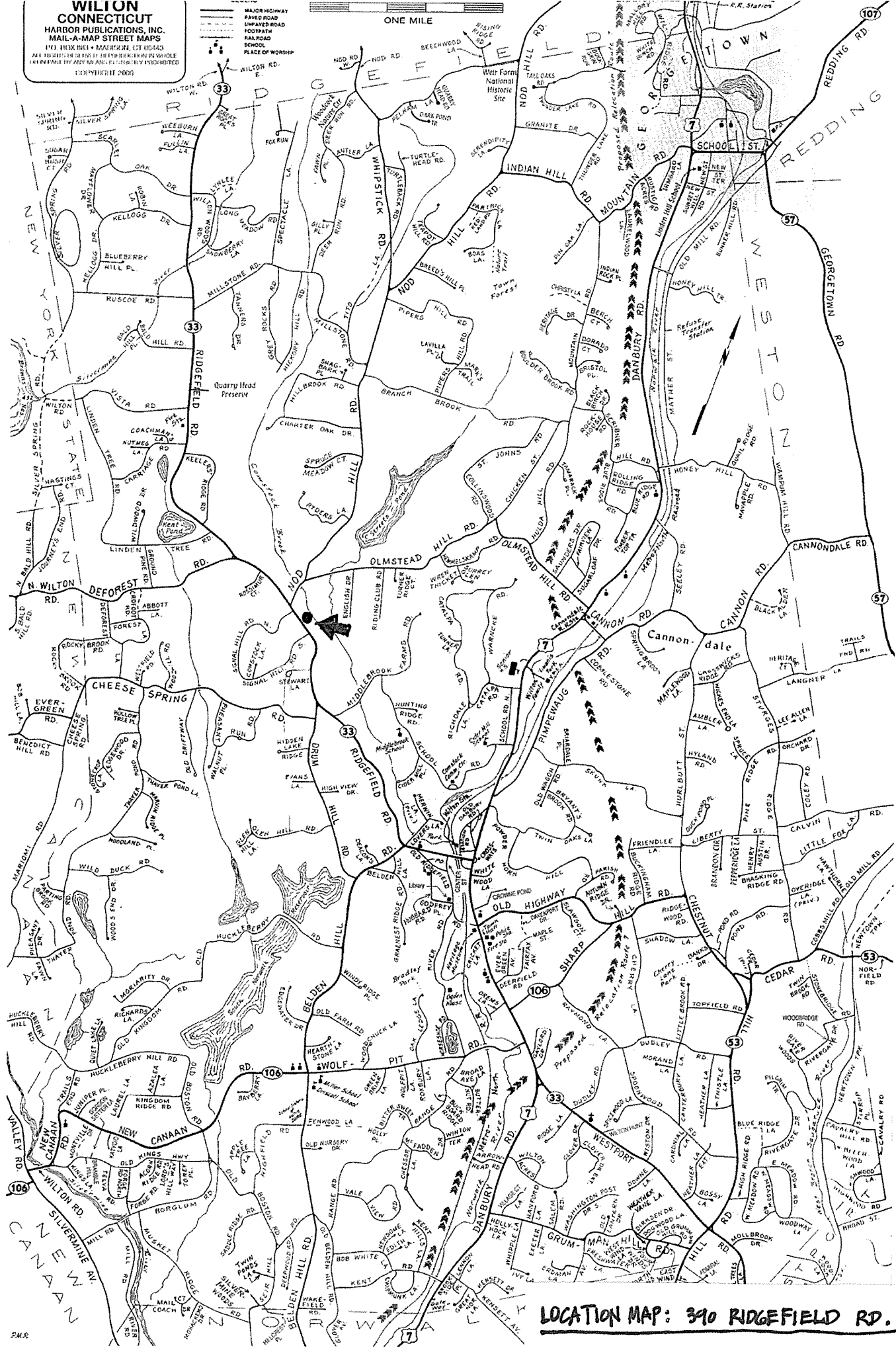


0 50 100 150 Feet

**WILTON CONNECTICUT**  
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MAJOR HIGHWAY  
PAVED ROAD  
UNPAVED ROAD  
FOOTPATH  
RAILROAD  
SCHOOL  
PLACE OF WORSHIP

ONE MILE



**LOCATION MAP: 390 RIDGEFIELD RD.**

Samuel E. Gardner, AIA  
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Wilton, CT 06897

Re: Wilton Zoning Board of Appeals- Residential Variance Application

**DIRECTIONS TO PROPERTY - 390 Ridgefield Road**

- Start at Wilton Town Hall – 238 Danbury Road, Wilton, CT
- Drive North along Danbury Road (Route 7) to intersection with Ridgefield Road (Route 33)
- Drive West/Northwest on Ridgefield Road towards Ridgefield Road
- Arrive at 390 Ridgefield Road on North side of road (right side) and opposite/between the two Signal Hill Roads.
- There is a driveway and parking court in front

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Re: Wilton Zoning Board of Appeals- Residential Variance Application  
**LIST OF PREVIOUS ZONING VARIANCES - 390 Ridgefield Road**

1. Zoning Variance to Construct 2<sup>nd</sup> Level over Existing Garage – March 5<sup>th</sup>, 2002  
SEE ATTACHED COPY OF VARIANCE