

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.)

Roin Chilingarashvili	28 Connery Street, Wilton, CT 06897				
APPLICANT'S NAME	ADDRESS				
Roin Chilingarashvili	28 Connery Street, Wilton, CT 06897				
OWNER'S NAME	ADDRESS				
28 Connery Street, Wilton, CT 06897	R-1A				
PROPERTY LOCATION	ZONING DISTRICT				
40	2510	PG. 735	29	0.41	
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.

PROPOSED 1-STORY ADDITION: 14.8-FT SIDELINE VARIANCE; 15.2-FT IS PROPOSED WHERE

30-FT IS REQUIRED PROPOSED DECK: 1.6-FT SIDELINE VARIANCE; 28.4-FT IS

PROPOSED WHERE 30-FT IS REQUIRED.

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 LOT AND EXISTING DWELLING WERE CREATED BEFORE THE INCEPTION OF ANY ZONING REGULATIONS. THE LOT IS NON-CONFORMING WHEN COMPARED TO CURRENT ZONING REGULATIONS. IT IS DEFICIENT IN MANY OF THE REQUIRED DIMENSIONS. THIS IS A BONA FIDE HARDSHIP AND THE BASIS OF FOR THIS APPEAL. THE APPLICANTS BELIEVE THAT THE PROPOSED IMPROVEMENTS ARE USUAL AND ARE IN HARMONY WITH THE EXISTING LOCAL ARCHITECTURAL CHARM. THE IMPROVEMENTS HAVE BEEN DESIGNED BY A PROFESSIONAL ARCHITECT AND TO CURRENT BUILDING CODES, THEREFORE THERE SHOULD BE NO ISSUE WITH HUMAN LIFE SAFETY TO THE OCCUPANTS OR TO THE GENERAL

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? 06/08/2020

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1932

SITE COVERAGE PROPOSED: 11.1
(AS PERCENTAGE OF SITE)

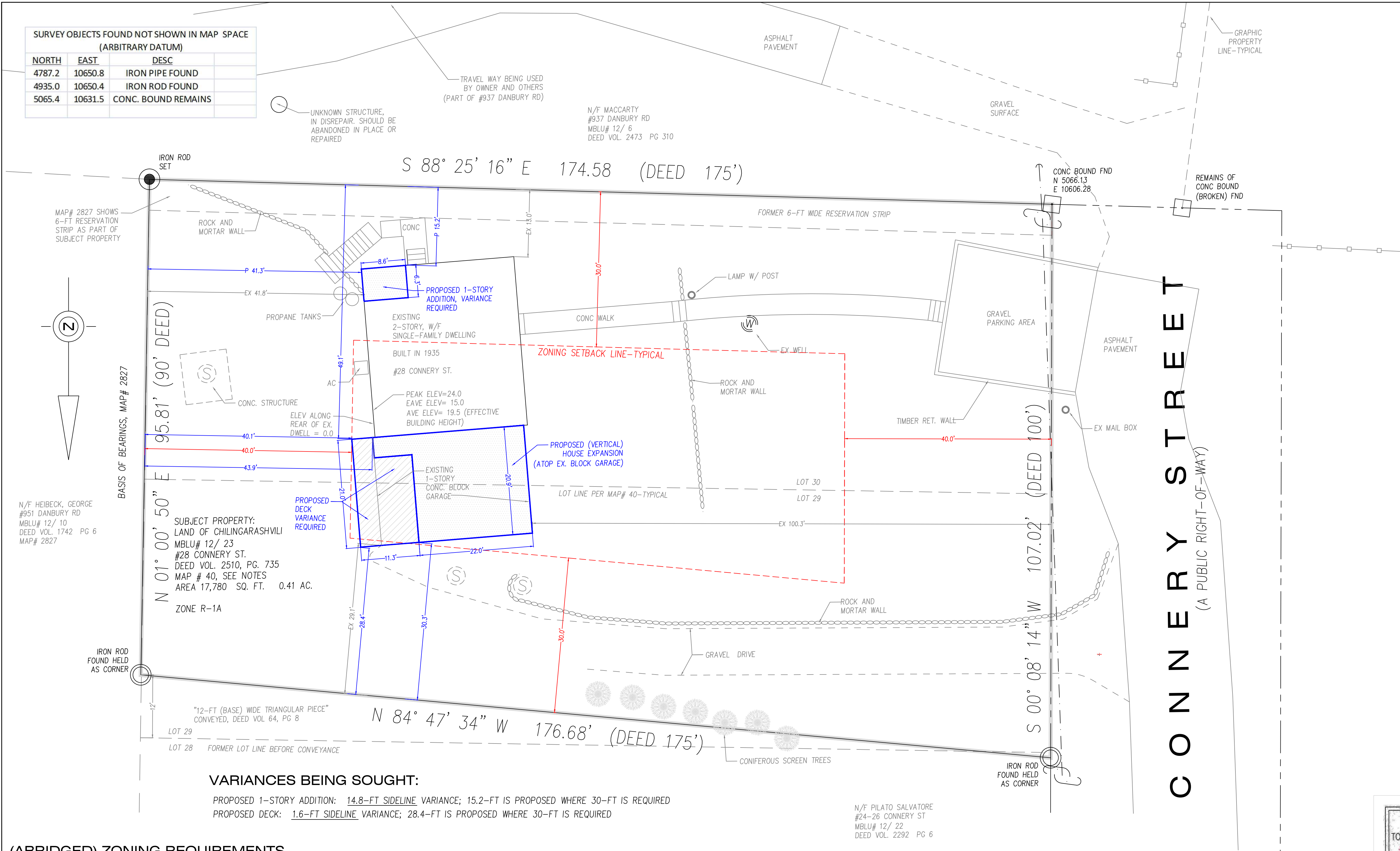
BUILDING COVERAGE PROPOSED 9.4
(AS PERCENTAGE OF SITE)

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	08/21/20	roini64@yahoo.com	8455319153
	DATE	EMAIL ADDRESS	TELEPHONE
OWNER'S SIGNATURE	08/21/20		8455319153
	DATE		TELEPHONE

SURVEY OBJECTS FOUND NOT SHOWN IN MAP SPACE (ARBITRARY DATUM)			
NORTH	EAST	DESC	
4787.2	10650.8	IRON PIPE FOUND	
4935.0	10650.4	IRON ROD FOUND	
5065.4	10631.5	CONC. BOUND REMAINS	



VARIANCES BEING SOUGHT:

PROPOSED 1-STORY ADDITION: 14.8-FT SIDELINE VARIANCE; 15.2-FT IS PROPOSED WHERE 30-FT IS REQUIRED
PROPOSED DECK: 1.6-FT SIDELINE VARIANCE; 28.4-FT IS PROPOSED WHERE 30-FT IS REQUIRED

(ABRIDGED) ZONING REQUIREMENTS
R-1A RESIDENTIAL ZONE

	REQUIRED	EXISTING DWELLING	PROPOSED VERTICAL DWELLING EXPANSION	PROPOSED ADDITION	PROPOSED DECK
PRINCIPAL STRUCTURAL					
Minimum Lot Area (ACRE)	1	0.41 ***	0.41 ***	0.41 ***	0.41 ***
Minimum Frontage (FT)	25	107.01	107.01	107.01	107.01
Minimum Width and Depth (FT)	150, both	W 95.81 x 174.58 D	W 95.81 x 174.58 D	W 95.81 x 174.58 D	W 95.81 x 174.58 D
Minimum Front Yard (FT)	40	100.3	100.3 (FRONT OF EX DWELL)	100.3 (FRONT OF EX DWELL)	100.3 (FRONT OF EX DWELL)
Minimum Side Yard (FT)	30	13.0 ***	30.3	15.2	28.4
Minimum Rear Yard (FT)	40	41.8	43.9	41.3	40.1
Maximum Building Coverage (%)	10	8.6	COMBINED, TOTAL PERCENTAGES 9.4 Bldg Coverage		
Maximum Site Coverage (%)	15	10.3	11.1 Site Coverage		
Maximum Building Height (FT/Stories)	35/ 2.5	19.5	MATCHES EXISTING 19.5 ±	MATCHES EXISTING 10 ±	MATCHES TOP OF EX. GARAGE 10.1 ±

ZONING-RELATED NOTES:

- A. EXISTING USE IS SINGLE-FAMILY DWELLING
B. THE BUILDING WAS CONSTRUCTED IN 1935
C. *** DENOTES A NON-CONFORMING ZONING CHARACTERISTIC (AS COMPARED TO CURRENT ZONING REGULATIONS).

LEGEND

LINEWORK

- RIGHT-OF-WAY LINE
SUBJECT PROPERTY LINE
GRAPHIC PROPERTY LINE
ZONING SETBACK LINE
FIELD SURVEYED TIE LINE
FENCE LINE

SYMBOLS

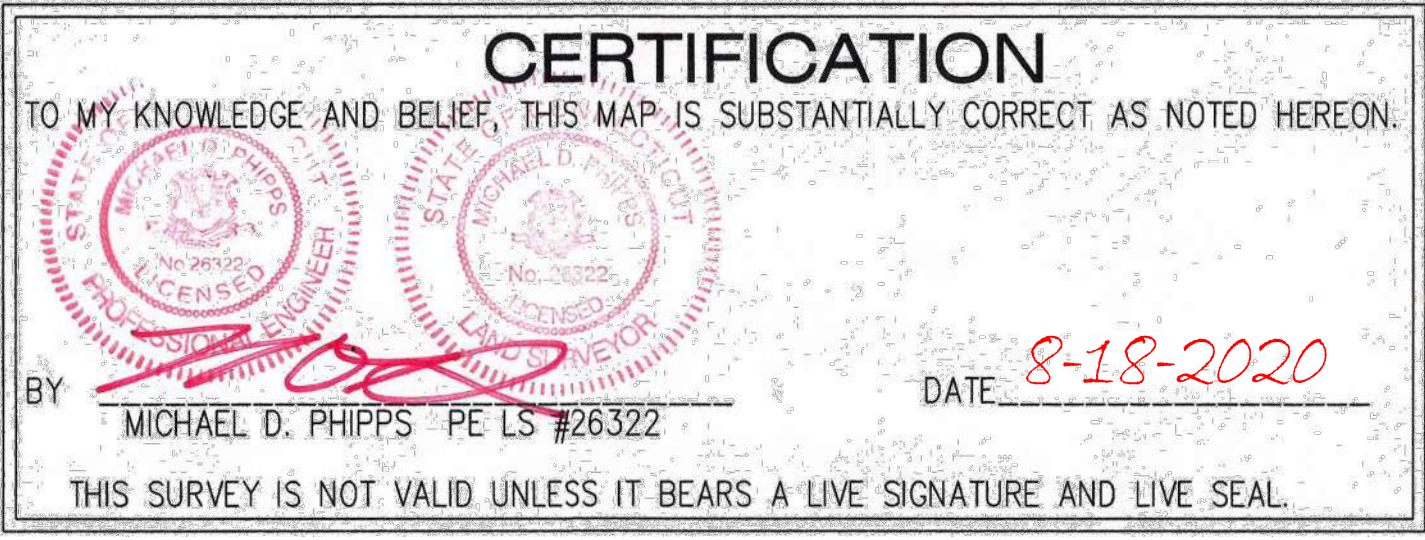
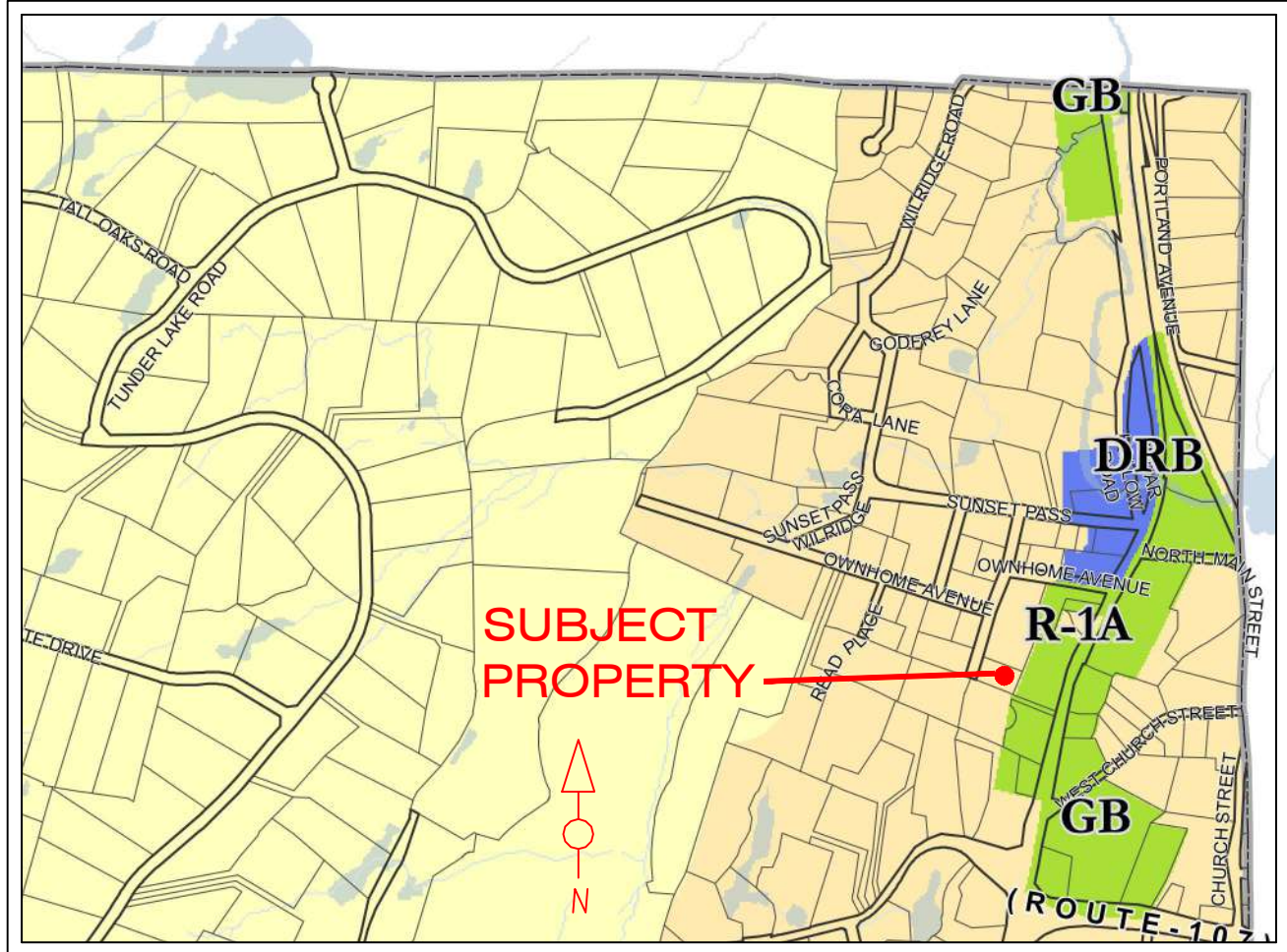
- SURVEY MONUMENT SET
○ IRON ROD/PIPE FOUND
○ UTILITY POLE
⊙ EX. SANITARY MANHOLE
⊙ EX. DRAIN MANHOLE
⊙ DOMESTIC WATER WELL

ABBREVIATIONS

- AC... ASPHALTIC CONCRETE
AC... AIR CONDITIONING
CB... CONC BOUND
EX... EXISTING
FND... FOUND
GA... GUY WIRE ANCHOR
HT... HEIGHT/HIGH
IR... IRON PIN, IRON ROD, IRON PIPE
N/F... NOW OR FORMERLY
TYP... TYPICAL
W/F... WOOD FRAMED

NOTES

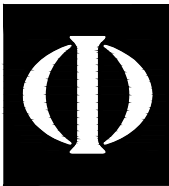
1. THIS MAP AND SURVEY HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300B-1 THRU 20-300B-20, THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC ON SEPTEMBER 26, 1996.
A) THE HORIZONTAL ACCURACY CONFORMS TO CLASS "A-2"
B) THE BOUNDARY DETERMINATION CATEGORY IS A "RESURVEY".
C) THE TYPE OF SURVEY IS A "PROPERTY SURVEY".
2. ALL MONUMENTATION FOUND OR SET IS DEPICTED ON THIS MAP.
3. THE SUBJECT PROPERTY'S DEED ((VOL. 2510, PG. 735)) REFERS TO THE FOLLOWING MAP: "OWNHOME HEIGHTS, GEORGETOWN, CONN, AUG. 1915, JORDAN AND SELLECK INC., OWNERS". THIS MAP IS ON FILE AT WILTON TOWN CLERKS AS MAP# 40. THE SUBJECT PROPERTY IS COMPRISED OF LOTS# 29, 30 AND THE 6-FT RESERVATION STRIP--LESS A 12-FT (BASE) TRIANGULAR PIECE CONVEYED TO THE ABUTTER, SEE DEED VOL. 64, PG 8. PHI FILED A MAP IN JULY 2020 (A RESURVEY MAP) OF THE BOUNDARY SHOWN HEREON.
- ADDITIONAL REFERENCE MAP: WILTON CLERKS MAP# 2827, "MAP OF PROPERTY PREPARED FOR HEIBECK REALTY COMPANY, WILTON CONN." DATED SEPT 20, 1968. THIS MAP PROVIDES THE BASIS-OF-BEARINGS.
4. ALL CONTRACTORS ARE HEREBY REMINDED THAT TITLE 16, CHAPTER 293 OF THE CONNECTICUT GENERAL STATUTES REQUIRES NOTIFICATION TO UTILITY COMPANIES OF PENDING EXCAVATION AT-OR-NEAR PUBLIC UTILITIES. THE CONTRACTOR SHALL TELEPHONE "CALL BEFORE YOU DIG" (1-800-922-4455) OR DIAL 811 AT LEAST 48 HOURS TO BEGINNING EXCAVATION. MOREOVER, ALL UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED FROM VARIOUS SOURCES. ALL UTILITY LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FACILITIES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO PHI ENGINEERING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG, DIAL 811 OR 1-800-922-4455.
5. ACCORDING TO WILTON GIS, THE SUBJECT PROPERTY IS LOCATED IN AN R-1 ZONE. OFFICIAL ZONING MAP (SEPT '08) SHOWS R-1A (TAN-COLORED REGION)
6. PHI CONTACTED WILTON HEALTH TO ACCESS SEPTIC SYSTEM RECORD/S...NONE WERE FOUND.



APPLICANT CONTACT INFORMATION:

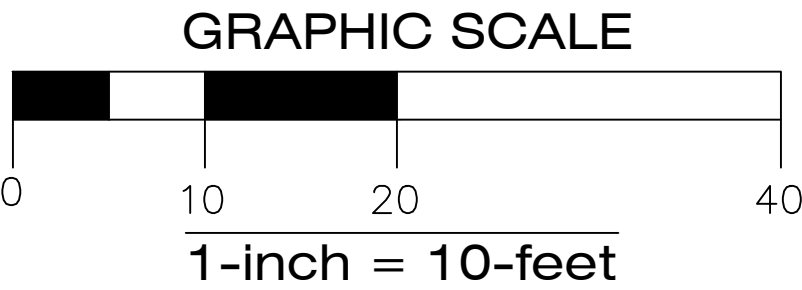
ROINI CHILINGARASHVILI
MAIL TO: 11A River Rd, Weston, CT 06883.
845 531-9153 roini64@yahoo.com
alternate: THE SON, DAVID chilingarashvildaviti@gmail.com 845 270-8638

ZONING LOCATION SURVEY
ROINI CHILINGARASHVILI
28 CONNERTY STREET - MBLU# 12/ 23
WILTON, FAIRFIELD COUNTY, CONNECTICUT



PHI ENGINEERING, LLC
(203) 283.4904
www.PHI-Engineering.com
180 YALE AVENUE, MILFORD, CONNECTICUT 06460

No.	DATE	DESCRIPTION
1	8-25-20	REVISED/CORRECTED PROP. SITE AND BLDG COVERAGES
0	8-18-20	INITIAL VERSION (FOR CLIENT USE)
REVISIONS		



PHI No: 20.038
DATE: 8-18-2020
SCALE: 1"= 10'

SHEET 1 of 1



Record and Return to:

Lawrence Riefberg, Esq.
9-Old Sugar Hollow Road
Danbury, CT 06810

Roin Chilingarashvili
28 Connery Street, Wilton, CT 06897

EXECUTOR'S DEED

(statutory form)

DONALD E. HEIBECK, JR., EXECUTOR OF THE ESTATE OF HAZEL A. HEIBECK, for consideration paid, grants to **ROIN CHILINGARASHVILI**, all that certain property situated in the Town of Wilton, County of Fairfield, and State of Connecticut, more particularly described on Schedule A attached hereto and made a part hereof more commonly known as **28 CONNERY STREET**, with **EXECUTOR'S COVENANTS**.

Signed this 8th day of June, 2020.

Witnesses:

ESTATE OF HAZEL A. HEIBECK

Rex E. Gustafson

Rex E. Gustafson, Witness

By: *Donald E. Hebeck Jr.*

DONALD E. HEIBECK, JR., EXECUTOR

Jill Cilo
Jill Cilo, Witness

CONVEYANCE TAX RECEIVED
TOWN: \$625.00 STATE: \$1,875.00

Alexis A. Sobolew

WILTON, CT TOWN CLERK

STATE OF CONNECTICUT

}

}ss. RIDGEFIELD

COUNTY OF FAIRFIELD

}

The foregoing instrument was acknowledged before me this 8th day of June, 2020, by **DONALD E. HEIBECK, JR., EXECUTOR, OF THE ESTATE OF HAZEL A. HEIBECK**.

Rex E. Gustafson

Rex E. Gustafson

Commissioner of the Superior Court

SCHEDULE A

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, bounded and described as follows:

- NORTHERLY: 175 feet, more or less, by land now or formerly of George O'Boza;
- EASTERLY: 90.00 feet by Lot No. 32, and by Lot No. 31, as shown on the map hereinafter named, each in part;
- SOUTHERLY: 175.00 feet by land now or formerly of Jordan & Selleck, Inc., being shown as 6' reservation on said map; and
- WESTERLY: 100.00 feet by a highway known as Connery Street.

Being the same premises shown and delineated as Lot Nos. 29 and 30 on a certain map entitled, "Ownhome Heights, Georgetown, Conn., Aug. 1915, Jordan and Selleck, Inc., Owners," prepared by Palmer & Goodell, Civil Engineers, which map is on file in the Wilton Town Clerk's Office as Map No. 40, less that portion of said premises conveyed by Eric Runo Ekelund to George O'Boza, et ux, as recorded in Volume 64 at Page 8 of the Wilton Land Records.

Subject to:

1. Any and all provisions of any ordinance, municipal regulation, or public or private law.
2. Taxes to the Town of Wilton, hereinafter due and payable.
3. The effect, if any, of a grant from James E. Batterson to the Southern New England Telephone Company recorded on March 16, 1900 in Volume 23 at Page 405 of the Wilton Land Records.
4. Utility easement from Jordan and Selleck, Inc., to the Connecticut Light and Power Company (d/b/a Eversource Energy) dated September 29, 1927 and recorded on October 17, 1927 in Volume 39 at Page 57 of the Wilton Land Records.
5. Notes, conditions, easements and building setback lines as shown on Map No. 40 of the Wilton Land Records.

Received for Record at Wilton, CT
On 06/12/2020 At 10:39:47 am

Chris A. Sobron



Wilton Town Hall to 28 Connery St, Wilton, CT 06897

Drive 5.4 miles, 10 min

Wilton Town Hall

238 Danbury Rd, Wilton, CT 06897

- ↑ 1. Head northwest toward Cricket Ln
125 ft
- ↩ 2. Turn left onto Cricket Ln
151 ft
- ↪ 3. Turn right at the 1st cross street onto US-7
N/Danbury Rd
i Pass by Bruce Bennett Nissan (on the right in 5.1 mi)
5.1 mi
- ↩ 4. Turn left onto Sugar Hollow Rd
43 ft
- ↪ 5. Slight left onto Sunset Pass
0.1 mi
- ↩ 6. Turn left onto Connery St
i Destination will be on the left
0.1 mi

28 Connery St

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.

Town of Wilton

Geographic Information System (GIS)



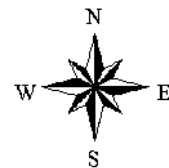
Date Printed: 7/26/2020



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 = 75 ft



12-2 SABO JOHN J 16 MOUNTAIN RD WILTON CT 06897	12-3 ROCHE MICHAEL J 12 MOUNTAIN RD WILTON CT 06897	12-4 MARUCA LUANA 89 OLD BELDEN HILL RD WILTON CT 06897
12-7 SO NEW ENGLAND TELEPHONE CO 401 MERRITT 7 TAX DEPT NORWALK CT 06851	12-8 MCCARTY EDWARD 164 HEMPSTEAD ST NEW LONDON CT 06320	12-9 941 ASSOCIATES LLC 164 HEMPSTEAD ST NEW LONDON CT 06320
12-10 HEIBECK GEORGE PO BOX 750 GEORGETOWN CT 06829	12-11 CEMETERY BATTERSON CEMETERY GEORGETOWN CT 06829	12-12 963 DANBURY ROAD ASSOCIATES LLC 963 DANBURY RD WILTON CT 06897
12-17 SANTOS YASMIN 18 OWN HOME AVE WILTON CT 06897	12-18 ARENAS MARIO 14 OWN HOME AVE WILTON CT 06897	12-19 DEMARCHE INVESTMENT PARTNERS 969 DANBURY RD WILTON CT 06897
12-20 963 DANBURY ROAD ASSOCIATES 963 DANBURY RD WILTON CT 06897	12-22 PILATO SALVATORE 963 DANBURY RD WILTON CT 06897	12-23 CHILINGARASHVILI ROIN 28 CONNERY ST WILTON CT 06897
12-24 HEIBECK BARBARA E & PO BOX 4495 DANBURY CT 06813	12-25 JENNINGS PETER 36 SOUTH MAPLE AVE WESTPORT CT 06880	12-27 SATTERWHITE ROBERT & CATHERINE 23 OWN HOME AVE WILTON CT 06897
12-28 SHIARELLA ALLA 25 OWN HOME AVE WILTON CT 06897	12-29 SCALLEY LINDA A 29 OWN HOME AVE WILTON CT 06897	12-30 KILCHYTSKY MYRON & 35 OWN HOME AVE WILTON CT 06897
12-31 STODDARD MARK E & NORA A 7 READ PL WILTON CT 06897	12-32 PAGANO MICHAEL D OLD MILL RD W REDDING CT 06896	12-37 ALLEN JEFFREY P 40 OWN HOME AVE WILTON CT 06897
12-38 FULLAM THOMAS V 34 OWN HOME AVE WILTON CT 06897	12-39 WOODS MICHAEL P & JAN T 9 CONNERY ST WILTON CT 06897	12-39-1 SABILE STELLA 24 OWN HOME AVE WILTON CT 06897
12-40 BACKUS MICHAEL BRIAN & 25 SUNSET PASS WILTON CT 06897	12-41 WOODS MICHAEL P & MICHAEL P JR 9 CONNERY ST WILTON CT 06897	12-83 962 DANBURY REALTY LLC 1124 ROUTE 202 SOUTH STE B9 RARITAN NJ 08869

12-85	12-85-1	12-86
BLOCH FELICIANO PROPERTIES LLC	944 DANBURY RD LLC	ALLIANCE ENERGY LLC
940 DANBURY RD	133 ROUTE 304	15 NORTHEAST INDUSTRIAL RD
WILTON CT 06897	BARDONIA NY 10954	BRANFORD CT 06405
12-87	12-88	12-89
COPPOLA DAVID L & DELIA	SOUDER JENNIFER L	SETTERLUND JULIE & CHRISTIAN
13 WEST CHURCH ST	17 WEST CHURCH ST	21 WEST CHURCH ST
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897
12-90	12-110-1	12-111
TROOST LESLIE J	ZACCONE ORLANDO & MARIA	PILLA VINDO &
25 WEST CHURCH ST	45 OWN HOME AVE	26 MOUNTAIN RD
WILTON CT 06897	WILTON CT 06897	WILTON CT 06897











