

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**CEASE AND DESIST ORDER
Zoning Enforcement**

CASE # 2020-00000009

TO: WILSON EDWARD & MARY JAYNE

DATE: August 28, 2020

MAILING ADDRESS: 12 PLEASANT STREET, DARIEN, CT 06820-5229

Pursuant to the authority vested in me by the Zoning Regulations of the Town of Wilton, Connecticut, you are hereby ordered and directed within **ten (10)** days of the date hereof, to discontinue and/or remedy the violations and conditions on or in premises identified as:

157 CHEESE SPRING RD / Parcel Number: 116-9-0-0

Zone: R-2A

PROPERTY OWNER(S): WILSON EDWARD & MARY JAYNE

PROPERTY ADDRESS, 157 CHEESE SPRING RD, Wilton, CT, owned and/or occupied by you; which is in violation of the said Zoning Regulations of the Town of Wilton, Connecticut.

An investigation of the subject premises by this office discloses that the following conditions presently exist:

A dog daycare/kennel is operating at this address. Dogs are brought to the property to be kept/boarded and/or trained then returned to their owners. This is not a permitted use in the R-2A zoning district.

These conditions violate Section(s) 29-5. A.2., 29-5. A. 3. & 29-12. D.1. of the Zoning Regulations of the Town of Wilton.

Your immediate attention to this matter is hereby advised and directed.


Zoning Enforcement Officer

c: Town Counsel

Note: A further inspection will be made of the subject premises after ten (10) days and, if compliance is not established, the full penalties by law and as set forth below will be invoked. You may consult the Zoning Enforcement Officer if there is any question as to the manner and time of establishing compliance.

Right to Appeal: Pursuant to Sec. 8-7 of the Connecticut General Statutes, you have the right to appeal this order to the Zoning Board of Appeals of the Town of Wilton by filing an appeal within thirty (30) days of the date of issuance of this order with the Zoning Enforcement Officer, Planning and Zoning Department, Wilton Town Hall, 238 Danbury Road, Wilton, Connecticut, 06897. Appeal forms are available in the office of the Planning and Zoning Department.

Penalties for Violation. Sec. 8-12 of the Connecticut General Statutes provides in pertinent part:

A. The owner or agent of any building or premises where a violation of provisions of such regulations or orders shall be committed or shall exist or the lessee or tenant of an entire building or entire premises where such violation shall have been committed or shall exist, or the agent, architect, builder, contractor or any other person who shall commit, take part or assist in any such violation or who shall maintain any building or premises in which any violation shall exist, shall be fined not less than ten dollars (\$10.00) nor more than one hundred dollars (\$100.00), nor more than two hundred fifty dollars (\$250.00) for each day not more than ten (10) days for each day that such violation shall continue in violation of all such offenses, subject to appeal.

B. Any person who, having been served with an order to discontinue such order within ten (10) days after such service, or shall continue to violate such order, shall be subject to a civil penalty of two thousand dollars (\$2,000) for each day that such violation shall continue in violation of all such offenses, subject to appeal.

Certified Mail # 7019 0140 0000 5355 5896 & 6100 6100

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| Postage | \$ |
| Total Postage and Fees | \$ |
| Sent To EDWARD & MARY JAYNE WILSON Street and Apt. No., or PO Box No. 12 PLEASANT STREET City, State, ZIP+4® DARIEN, CT 06820-5229 | |
| PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions | |

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0186
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

v

Date: 9/5/2017

ZONING PERMIT – HOME OCCUPATION 2017-00070285

Owner: WILSON EDWARD & MARY JAYNE

Address of Property: 157 CHEESE SPRING RD

Owner's Mailing Address: 157 CHEESE SPRING RD
WILTON, CT 06897

Telephone Number (Res): 203 655-2151

Agent/Contractor (if applicable): **Phone:**

Map Number/Lot Number: 116-9-0-0

Zone: R-2

Lot Size:

Frontage of Lot:

Proposed Activity: Home office for dog walking business.

Conditions or Commission or Board Approval (if applicable):

Comply with Home Occupation Regulations as printed on rear of this permit.

Home office for dog walking business for owner/occupants only. This is not an approval for a kennel.

Signature of Applicant

Date

With the issuance of this document the undersigned certifies that to the best of his/her knowledge and belief, the use or structure described above conforms with the Town of Wilton Zoning Regulations or is a valid non-conforming use under such Regulations.

Zoning Enforcement Officer

Date

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0186
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

Replace section 29-5.C.4 of the Zoning Regulations with the following:

4. Professional Offices and Home Occupations for Resident Occupants; Home occupations or professional offices may be conducted as an accessory use in a residential district subject to compliance with the following standards and requirements.

- a. Such use shall be conducted only by resident occupants of buildings constructed as single family residences
- b. There shall be no more than two nonresident persons employed on the premises, including partners, associates, part-time and full-time employees and independent contractors. To the extent a non-resident person is employed a home occupation permit shall be required and limited to an individual property occupant for specified residentially-zoned property. Said permit shall be deemed non-transferable and shall terminate upon abandonment of the home occupation use.
- c. Such use shall not occupy an area in excess of 750 square feet or an area equal to 20% of the gross floor area of the principal residence; whichever is less.
- d. Professional office or home occupation uses shall be conducted in either a principal residence or legally-authorized accessory apartment, but not both. Professional office or home occupation uses shall not be conducted in other accessory buildings, including but not limited to garages, sheds, or outbuildings.
- e. All products sold on the premises shall be made on the premises except for the sale of items which are incidental to the provisions of permitted service.
- f. There shall be no mechanical or structural fabrication, assembly or processing or any products or items, except that which shall be incidental to the permitting accessory use.
- g. There shall be no outside storage and no display, advertising or other visible evidence of such use outside the building in which it is located, except for a single identification nameplate not exceeding two square feet in area.
- h. Written permission from a property owner and/or from a land association in the case of a residential condominium development shall be provided prior to approval.

29-5.A

4. Permitted Accessory Uses: The following accessory uses shall be permitted in all single family residential districts:

- I. Off-street parking facilities for the use of the occupants of the premises and their guests, in accordance with 29-8.B, provided that no more than one commercial vehicle, other than a passenger car, shall be regularly parked on the premises. Any such commercial vehicle shall be stored in a fully enclosed structure or otherwise effectively screened from the view of persons standing on adjoining properties, except for registered farm vehicles.

29-8.B

5. Minimum Parking Requirements: The following requirements shall be considered the minimum number of parking spaces required for each use. Where the number of parking spaces is calculated to be a fraction, it shall be rounded up to the nearest whole number.

| a. RESIDENTIAL USES; PUBLIC AND REQUIRED SEMI-PUBLIC USES | MINIMUM NUMBER OF SPACES REQUIRED |
|---|--|
| (4) Home Occupations, adaptive use of historic structures and professional offices for non- resident occupants as permitted in a residence district | 2 per dwelling unit plus 1 per 300 sq. ft. of GFA of area in nonresidential use. |

Wilton Police Dept
240 Danbury Road, Wilton CT 068974008
(203) 834-6260

SUPPLEMENTARY ☐

CASE/INCIDENT REPORT

| | | | | | | | | | |
|----------------------|---|-----------------------------|-----------------------------------|--------------------------------------|--------------------------|---|---------------------|--|------------------|
| CFS NO 2000008858 | DAY 4 | INCIDENT DATE 08/26/2020 | TIME 12:00 | DATE OF RPT 08/26/2020 | TIME OF RPT 12:39 | TYPE OF INCIDENT K-9 - ANIMAL NUISANCE | INCIDENT CD 575 | INVESTIGATING OFFICER ACO Muir, Chris | BADGE NO ACO7 |
| DIVISION ACO | DIVISION NO | REFERENCE DIVISION ACO | REFERENCE DIVISION NO | CASE X-REFERENCE | UNIT ID ACO7 | DATE TYPED 08/26/2020 | TIME TYPED 12:39 | | |
| STREET NO 00157 | STREET NAME AND TYPE CHEESE SPRING Rd Wilton | APT NO. | INTERSECTING STREET NAME AND TYPE | PREMISE NAME 157 CHEESE SPRING RD | STATUS Verbal Warning | TOWN CD T161 | | | |

STATUS CODE C=COMPLAINANT V=VICTIM A=ARRESTEE J=JUVENILE H=OTHER M=MISSING W=WITNESS O=OFFENDER D=DRIVER S=SUSPECT P=POLICE OFFICER T=TOT

| STATUS | NAME | SEX | RACE | D.O.B. | TELEPHONE | ADDRESS | OP STATE & NO. |
|--------|-------------------------|-----|------|------------|-----------|---|----------------|
| H | Lindenthal, Daniel J | M | | 03/26/1969 | Bus | (203) 561 - 8777 157 Cheese Spring Rd Wilton CT | CT 034810787 |
| H | Lindenthal, Melissa Joy | F | W | 01/30/1974 | Cel | (203) 822 - 8116 157 Cheesespring Rd Wilton CT | CT 136362864 |
| C | Kohl, Beth | | | | Hom | (203) 451 - 5447 179 Cheesepring Rd Wilton CT | |

Complaint:

Beth Kohl called to report (anonymously) that her neighbors dogs have been barking for two hours straight. She would like for me to speak with the owners and make sure everything is okay over there. She will keep a log of the dates/times/durations of the excessive barking if it continues to be a problem.

Action taken:

I drove to 157 Cheese Spring Road and met with Dan and Melissa Lindenthal. There was significant barking coming from multiple dogs from behind their tall fence. I advised them of the complaint. They each apologized and agreed to bring the dogs inside when the barking gets out of hand. The Lindenthal's have 8 dogs that are actively licensed in Wilton. They also are owners of a dog walking company called Total Dog Network LLC. Mr Lindenthal stated that he has a license from the Town of Wilton to operate during the day

THE UNDERSIGNED, AN INVESTIGATOR HAVING BEEN DULY SWORN DEPOSES AND SAYS THAT: I AM THE WRITER OF THE ATTACHED POLICE REPORT PERTAINING TO THIS INCIDENT NUMBER. THAT THE INFORMATION CONTAINED THEREIN WAS SECURED AS A RESULT OF (1) MY PERSONAL OBSERVATION AND KNOWLEDGE; OR (2) INFORMATION RELAYED TO ME BY OTHER MEMBERS OF MY POLICE DEPARTMENT OR OF ANOTHER POLICE DEPARTMENT; OR (3) INFORMATION SECURED BY MYSELF OR ANOTHER MEMBER OF A POLICE DEPARTMENT FROM THE PERSON OR PERSONS NAMED OR IDENTIFIED THEREIN, AS INDICATED IN THE ATTACHED REPORT. THAT THE REPORT IS AN ACCURATE STATEMENT OF THE INFORMATION SO RECEIVED BY ME.

| | | | | |
|--|-----------------------------|----------------------------|---|------------------------|
| INVESTIGATOR SIGNATURE: /ACO Chris Muir/ | INVESTIGATOR I.D.#: ACO7 | SIGNED DATE: 08/27/2020 | SUPERVISOR SIGNATURE /LT David Hartman/ | SUPERVISOR I.D.#: 8 |
|--|-----------------------------|----------------------------|---|------------------------|

CASE/INCIDENT REPORT

SUPPLEMENTARY ☐

| | | | | | | | | | |
|----------------------|---|---|-----------------------------------|--------------------------------------|--------------------------|---|--------------------------|---|------------------|
| CFS NO 2000008858 | DAY 4 | INCIDENT DATE 08/26/2020 08/26/2020 | TIME 12:00 | DATE OF RPT 08/26/2020 | TIME OF RPT 12:39 | TYPE OF INCIDENT K-9 - ANIMAL NUISANCE | INCIDENT CD 575 | INVESTIGATING OFFICER ACO Muir, Chris | BADGE NO ACO7 |
| DIVISION ACO | DIVISION NO | REFERENCE DIVISION ACO | REFERENCE DIVISION NO | CASE X-REFERENCE | UNIT ID ACO7 | TYPIST CMUIR | DATE TYPED 08/26/2020 | TIME TYPED 12:39 | |
| STREET NO 00157 | STREET NAME AND TYPE CHEESE SPRING RD WILTON | APT NO. | INTERSECTING STREET NAME AND TYPE | PREMISE NAME 157 CHEESE SPRING RD | STATUS Verbal Warning | TOWN CD T161 | | | |

and have dogs there during the day. I issued a verbal warning for 1 count of Nuisance Dog, 22-363 of the Connecticut General Statutes.

No action pending. Closed.

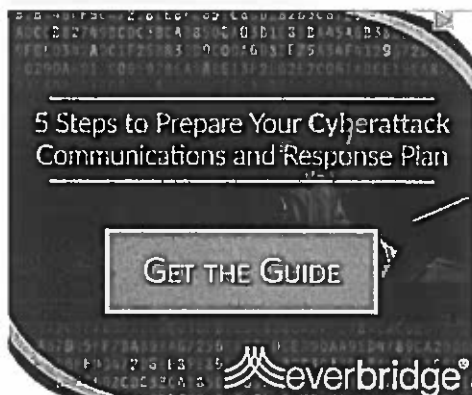
THE UNDERSIGNED, AN INVESTIGATOR HAVING BEEN DULY SWORN, DEPOSES AND SAYS THAT: I AM THE WRITER OF THE ATTACHED POLICE REPORT PERTAINING TO THIS INCIDENT NUMBER. THAT THE INFORMATION CONTAINED THEREIN WAS SECURED AS A RESULT OF (1) MY PERSONAL OBSERVATION AND KNOWLEDGE; OR (2) INFORMATION RELAYED TO ME BY OTHER MEMBERS OF MY POLICE DEPARTMENT OR OF ANOTHER POLICE DEPARTMENT; OR (3) INFORMATION SECURED BY MYSELF OR ANOTHER MEMBER OF A POLICE DEPARTMENT FROM THE PERSON OR PERSONS NAMED OR IDENTIFIED THEREIN, AS INDICATED IN THE ATTACHED REPORT. THAT THE REPORT IS AN ACCURATE STATEMENT OF THE INFORMATION SO RECEIVED BY ME.

| | | | | |
|--|-----------------------------|----------------------------|---|------------------------|
| INVESTIGATOR SIGNATURE: <i>/ACO Chris Muir/</i> | INVESTIGATOR I.D.#: ACO7 | SIGNED DATE: 08/27/2020 | SUPERVISOR SIGNATURE <i>/LT David Hartman/</i> | SUPERVISOR I.D.#: 8 |
|--|-----------------------------|----------------------------|---|------------------------|


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THE TOTAL DOG NETWORK LLC

Connecticut Domestic Limited Liability Company • Updated 5/28/2016

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The Total Dog Network LLC is a Connecticut Domestic Limited-Liability Company filed on September 27, 2010. The company's filing status is listed as Active and its File Number is 1016163.

The Registered Agent on file for this company is Daniel J. Lindenthal and is located at 157 Cheese Spring Rd, Wilton, CT 06897. The company's principal address is 157 Cheesespring Rd, Wilton, CT 06897 and its mailing address is 157 Cheesespring Rd, Wilton, CT 06897.

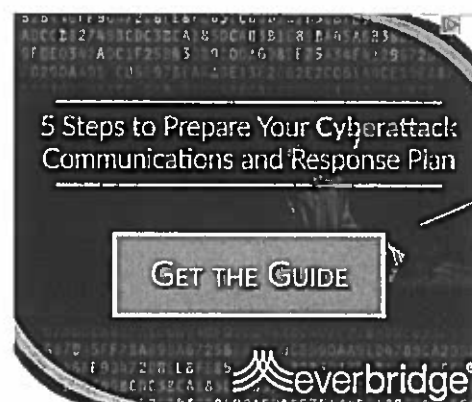
The company has 1 principal on record. The principal is Daniel J Lindenthal from East Norwalk CT.

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Company Information

Company Name: [THE TOTAL DOG NETWORK LLC](#)
File Number: [1016163](#)
Filing State: Connecticut (CT)
Filing Status: Active
Filing Date: September 27, 2010
Company Age: 5 Years, 10 Months
Registered Agent: Daniel J. Lindenthal
 157 Cheese Spring Rd
 Wilton, CT 06897
Principal Address: 157 Cheesespring Rd
 Wilton, CT 06897
Mailing Address: 157 Cheesespring Rd
 Wilton, CT 06897



Company Contacts

[DANIEL J LINDENTHAL](#)

Manager

12 Sylvester Court
East Norwalk, CT 06855

Arrest Records: 2 Secrets

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THE TOTAL DOG NETWORK LLC

157 CHEESESPRING RD, WILTON, CT, 06897

+ (/1016163-the-total-dog-network-llc?do=up) 0 - (/1016163-the-total-dog-network-llc?do=down)

THE TOTAL DOG NETWORK LLC is a business legal entity registered in compliance with the national legislation of the State of Connecticut under the legal form of Domestic Limited Liability Company. Company is located in the register under the national Company number 1016163. The incorporation date of this company is on 27th September 2010 and its headquarters can be found at 157 CHEESESPRING RD, WILTON, CT, 06897. Actually the company's status is Active.

Company information

| | |
|----------------|---------------------------|
| Company name | THE TOTAL DOG NETWORK LLC |
| Company number | 1016163 |

| | |
|-----------------------|--|
| Status | Active |
| Company type | Domestic Limited Liability Company |
| Incorporated on | 27th September 2010 |
| Business Address | 157 CHEESESPRING RD, WILTON, CT, 06897 |
| Mailing Address | 157 CHEESESPRING RD, WILTON, CT, 06897 |
| Citizenship/State Inc | Domestic/CT |

Business activities of this company are managed together by 2 persons, who are responsible for correct companys operations on the market. They are DANIEL J LINDENTHAL as principal with the seat at 157 CHEESESPRING RD, WILTON, CT, 06897 , DANIEL J. LINDENTHAL as registered agent with the seat at 157 CHEESE SPRING RD, WILTON, CT, 06897 .

Principal

| | |
|-------------------|---|
| Name | DANIEL J LINDENTHAL (/person/daniel-j-lindenthal) |
| Business Address | 157 CHEESESPRING RD, WILTON, CT, 06897 |
| Residence Address | 157 CHEESESPRING RD, WILTON, CT, 06897 |

Registered Agent

| | |
|-------------------|--|
| Name | DANIEL J. LINDENTHAL (/person/daniel-j-lindenthal) |
| Business Address | 157 CHEESE SPRING RD, WILTON, CT, 06897 |
| Residence Address | 157 CHEESE SPRING RD, WILTON, CT, 06897 |

All data on website has informational character only and are taken from publicly available sources.

Related companies

THE TOTAL DOG NETWORK LLC (/1233699-the-total-dog-network-ny-llc)

THE TOTAL DOG NETWORK LLC (/675185-the-total-look-of-fairfield-inc)

THE TOTAL DOG NETWORK LLC (/675758-the-total-room-llc-emily-bernier)

THE TOTAL DOG NETWORK LLC (/706139-the-toth-family-llc)

THE TOTAL DOG NETWORK LLC (/889677-the-touchdown-club-inc)

THE TOTAL DOG NETWORK LLC (/601939-the-toulmin-family-limited-partnership)

THE TOTAL DOG NETWORK LLC (/601941-the-tour-train-partnership)

THE TOTAL DOG NETWORK LLC (/626852-the-tow-foundation-inc)

THE TOTAL DOG NETWORK LLC (/886318-the-tower-company-llc)

THE TOTAL DOG NETWORK LLC (/46260-the-tower-optical-company-inc)

THE TOTAL BODY APPROACH LLC (/1250006-the-total-body-approach-llc)

THE TOT SPOT LLC (/970271-the-tot-spot-llc)

THE TORTORA LAW FIRM, LLC (/1206050-the-tortora-law-firm-llc)

THE TORTILLA VILLA INC. (/1128569-the-tortilla-villa-inc)

THE TORRINGTON WATER COMPANY (/283337-the-torrington-water-company)

THE TORRINGTON PROJECT, A LIMITED PARTNERSHIP (/601931-the-torrington-project-a-limited-partnership)

THE TORRINGTON PRESCHOOL CENTER LLC (/727301-the-torrington-preschool-center-llc)

THE TOTAL DOG NETWORK LLC (/599802-the-tower-service-corporation)

THE TOTAL DOG NETWORK LLC (/266046-the-towers-foundation-inc)

THE TOTAL DOG NETWORK LLC (/1119819-the-town-barber-shop-llc)

THE TOTAL DOG NETWORK LLC (/1233311-the-town-center-project-inc)

THE TOTAL DOG NETWORK LLC (/640566-the-town-greeter-llc)

THE TOTAL DOG NETWORK LLC (/1062185-the-town-hall-llc)

THE TOTAL DOG NETWORK LLC (/882813-the-town-hall-players-inc)

THE TOTAL DOG NETWORK LLC (/886476-the-town-of-darien-firefighters-foundation-inc)

THE TOTAL DOG NETWORK LLC (/1187039-the-town-post-llc)

THE TOTAL DOG NETWORK LLC (/1088386-the-town-tavern-llc)

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THE TORRINGTON CB ASSOCIATES LIMITED PARTNERSHIP (/510198-the-torrington-cb-associates-limited-partnership)

THE TORGERSEN GROUP, LLC (/951687-the-torgersen-group-llc)

THE TORAH PROJECT, INC. (/578576-the-torah-project-inc)

THE TORAH LEARNING CENTER INC

(/1227071-the-torah-learning-center-inc)
 THE TOPLINE GROUP LIMITED PARTNERSHIP
 (/601921-the-topline-group-limited-partnership)
 THE TOP SHOP, LLC (/766833-the-top-shop-llc)
 THE TOOTH FIXER, LLC (/1150913-the-tooth-fixer-llc)

THE TOOLS OF LEARNING LLC (/1052949-the-tools-of-learning-llc)
 THE TONY MARCH FOUNDATION, INC.
 (/527655-the-tony-march-foundation-inc)
 THE TONY CARALUZZI FAMILY LIMITED PARTNERSHIP (/637349-the-tony-caraluzzi-family-limited-partnership)

Similar company number

ATLANTIC WINE COMPANY LLC (/1016164-atlantic-wine-company-llc)
 J CALVAC PAINTING LLC (/1016165-j-calvac-painting-llc)
 VHS TECHNICAL SOLUTIONS LLC (/1016166-vhs-technical-solutions-llc)
 BONA'S KITCHEN, LLC (/1016169-bona-s-kitchen-llc)
 CARRMAQUEST PRODUCTIONS, LLC (/1016170-carrmaquest-productions-llc)
 SHEAR PERFECTION PAINTING, LLC (/1016171-shear-perfection-painting-llc)
 WALLINGFORD YOUTH LACROSSE, INC. (/1016172-wallingford-youth-lacrosse-inc)
 SHEAR ILLUSIONS, LLC (/1016175-shear-illusions-llc)
 B.R.H PROPERTY LLC (/1016177-b-r-h-property-llc)
 BISTRO CATERING LLC (/1016178-bistro-catering-llc)
 ASSURANT APPRAISALS, LLC (/1016160-assurant-appraisals-llc)
 RATLIFF ARCHITECTURE, P.C. (/1016159-ratliff-architecture-p-c)
 LOVE THAT BAG LLC (/1016158-love-that-bag-llc)
 1 SOURCE ELECTRIC LLC (/1016156-1-source-electric-llc)
 TASTE PROVISIONS, LLC (/1016155-taste-provisions-llc)

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 K & Z II, LLC (/1016151-k-z-ii-llc)
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SEA STAR LLC (/1016147-sea-star-llc)
ARTFUL HABITS LLC (/1016146-artful-habits-llc)
MARIE'S LIQUORS, LLC (/1016145-marie-s-liquors-llc)
SCALE SERVICE AND SUPPLY CO., INC. (/1016144-scale-service-and-supply-co-inc)
UPTODATE, INC. (/1016143-uptodate-inc)
SANDVIKS, INC. (/1016142-sandviks-inc)

120 LR INDEMNITOR LLC (/1016141-120-lr-indemnitor-llc)
CHIMNEY ROCK WINERY, LLC (/1016139-chimney-rock-winery-llc)
KIS PG UMBRELLA PROGRAMS, LLC (/1016138-kis-pg-umbrella-programs-llc)
120 LR CONDEMNATION OBLIGATIONS, LLC (/1016137-120-lr-condemnation-obligations-llc)

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157 CITADESPRING ROAD

8/31/17

I SPoke TO ED WILSON ON PHONE REGARDING A LICENSED (STATECT) DOG BUSINESS ^{THE} TOTAL DOG NET NETWORK, LLC, CURRENTLY REGISTERED TO 157 CITADESPRING RD. I EXPLAINED THAT A ZONING PERMIT IS REQUIRED FOR A BUSINESS TO OPERATE OUT OF A RESIDENTIAL HOME. HE TOLD ME THAT HIS SON-IN-LAW, DAN LINDENTHALL, OPERATES THAT BUSINESS FROM THE HOME AND THAT 4 OUTSIDE EMPLOYEES ARE DISPATCHED FROM THE HOUSE TO DO &T/WALK PEOPLE'S DOGS AT THEIR HOMES. I TOLD HIM THAT 4 OUTSIDE EMPLOYEES ARE NOT ALLOWED TO BE DISPATCHED FROM ~~THE~~ HIS HOME.

HE AND HIS WIFE ARE SUPPOSED TO APPLY FOR A HOME OCCUPATION PERMIT THAT WILL ONLY ALLOW A MAXIMUM OF 2 OUTSIDE WORKERS TO BE ABLE TO WORK FROM THEIR HOME. ANY FURTHER VIOLATIONS WOULD BE SUBJECT TO THE ISSUANCE OF A CODE AND DEVIANT ORDER. THEY SAID THEY UNDERSTOOD AND WILL COMPLY. THEY SAID THEY HAD TO PERFORM A LOT OF INTERIOR WORK ON THE HOME SINCE THEY BOUGHT IT AND THAT IS THE MAIN REASON FOR THE 6 OR 7 CARS THAT ARE PARKING IN THE ROAD OR ON THEIR PROPERTY.

(ED)

157 CHEESE SPRING RD**Location** 157 CHEESE SPRING RD**Mblu** 116/ / 9/ /**Acct#** 003893**Owner** WILSON EDWARD & MARY
JAYNE**Assessment** \$397,810**Appraisal** \$568,300**PID** 5780**Building Count** 1**Current Value**

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2015 | \$112,700 | \$455,600 | \$568,300 |
| Assessment | | | |
| Valuation Year | Improvements | Land | Total |
| 2015 | \$78,890 | \$318,920 | \$397,810 |

Owner of Record

Owner WILSON EDWARD & MARY JAYNE
Co-Owner
Address 157 CHEESE SPRING RD
 WILTON, CT 06897

Sale Price \$712,500
Certificate
Book & Page 2438/0286
Sale Date 12/15/2015
Instrument WD

Ownership History

| Ownership History | | | | | |
|----------------------------|------------|-------------|-------------|------------|------------|
| Owner | Sale Price | Certificate | Book & Page | Instrument | Sale Date |
| WILSON EDWARD & MARY JAYNE | \$712,500 | | 2438/0286 | WD | 12/15/2015 |
| HOPKINS AMELIA A | \$750,000 | | 1994/0076 | WD | 03/28/2008 |
| EDIGER RICHAR D & JILL N | \$300,000 | | 0737/0010 | 00 | 01/16/1991 |

Building Information**Building 1 : Section 1**

Year Built: 1952
Living Area: 2,239
Replacement Cost: \$154,448
Building Percent 73
Good:
Replacement Cost
Less Depreciation: \$112,700

Building Photo

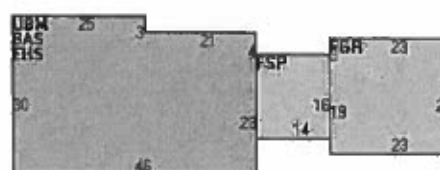
Building Attributes

| Field | Description |
|-------------------|----------------|
| Style | Cape Cod |
| Model | Residential |
| Grade: | Average |
| Occupancy | 1 |
| Exterior Wall 1 | Wood Shingle |
| Exterior Wall 2 | |
| Roof Structure: | Gable/Hip |
| Roof Cover | Asphalt Shngl. |
| Interior Wall 1 | Drywall |
| Interior Wall 2 | |
| Interior Flr 1 | Hardwood |
| Interior Flr 2 | Carpet |
| Heat Fuel | Oil |
| Heat Type: | Radiant |
| AC Type: | None |
| Total Bedrooms: | 3 Bedrooms |
| Total Bthrms: | 2 |
| Total Half Baths: | 0 |
| Total Rooms: | 6 |
| Bath Style: | Average |
| Kitchen Style: | Average |
| Elevator | |
| Fireplaces | 1 |
| Sauna | |
| Spa/Jet Tub | |
| Whirlpool Tub | |
| Cath. Ceil | |



(<http://images.vgsi.com/photos/WiltonCTPhotos//\00\00\68\18.jpg>)

Building Layout



| Building Sub-Areas (sq ft) | | | Legend |
|----------------------------|----------------------|------------|-------------|
| Code | Description | Gross Area | Living Area |
| BAS | First Floor | 1,317 | 1,317 |
| FHS | Half Story, Finished | 1,317 | 922 |
| FGR | Garage | 506 | 0 |
| FSP | Screen Porch | 224 | 0 |
| UBM | Basement, Unfinished | 1,317 | 0 |
| | | 4,681 | 2,239 |

Extra Features

| Extra Features | Legend |
|----------------------------|--------|
| No Data for Extra Features | |

Land

Land Use

Use Code 1-1
Description Residential
Zone R-2
Neighborhood 05

Land Line Valuation

Size (Acres) 2.39
Frontage
Depth
Assessed Value \$318,920

Alt Land Appr No
Category

Appraised Value \$455,600

Outbuildings

| Outbuildings | Legend |
|--------------------------|--------|
| No Data for Outbuildings | |

Valuation History

| Appraisal | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$112,700 | \$455,600 | \$568,300 |
| 2013 | \$112,700 | \$455,600 | \$568,300 |
| 2012 | \$112,700 | \$455,600 | \$568,300 |

| Assessment | | | |
|----------------|--------------|-----------|-----------|
| Valuation Year | Improvements | Land | Total |
| 2014 | \$78,890 | \$318,920 | \$397,810 |
| 2013 | \$78,890 | \$318,920 | \$397,810 |
| 2012 | \$78,890 | \$318,920 | \$397,810 |

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Business Inquiry**Filing History**

| Business ID | | Business Name | | | | | |
|---------------|-----------------------|---------------------------|--------------------|-------------|--------|------------|--------|
| 1016163 | | THE TOTAL DOG NETWORK LLC | | | | | |
| Filing Number | Filing Date/Time | Effective Date/Time | Filing Type | Volume Type | Volume | Start Page | Page # |
| 0004245744 | Sep 27, 2010 9:30 AM | | ORGANIZATION | B | 01450 | 1275 | 3 |
| 0004452087 | Sep 30, 2011 10:00 AM | | AGENT | B | 01565 | 2390 | 2 |
| 0004542780 | Mar 12, 2012 8:28 PM | | REPORT (2011) | B | 01617 | 3103 | 2 |
| 0004735098 | Oct 17, 2012 8:30 AM | | RSGN AGT/NOTICE | B | 01730 | 1234 | 1 |
| 0004758875 | Dec 05, 2012 9:00 AM | | AGENT | B | 01743 | 3301 | 2 |
| 0005422462 | Nov 02, 2015 10:02 PM | | REPORT (2012) | B | 02115 | 2026 | 2 |
| 0005422463 | Nov 02, 2015 10:03 PM | | REPORT (2013) | B | 02115 | 2028 | 2 |
| 0005422464 | Nov 02, 2015 10:04 PM | | REPORT (2014) | B | 02115 | 2030 | 2 |
| 0005422465 | Nov 02, 2015 10:05 PM | | REPORT (2015) | B | 02115 | 2032 | 2 |
| 0005437119 | Nov 27, 2015 10:21 PM | | AGENT ADDRESS | B | 02123 | 2544 | 1 |
| 0005437205 | Nov 28, 2015 9:05 PM | | BUSINESS ADDR | B | 02123 | 2704 | 1 |

Business Inquiry

Business Details

| | | | |
|------------------------|--|-------------------------|------------------------------------|
| Business Name: | THE TOTAL DOG NETWORK LLC | Citizenship/State Inc: | Domestic/CT |
| Business ID: | 1016163 | Last Report Filed Year: | 2016 |
| Business Address: | 167 CHEESESPRING RD, WILTON, CT, 06897 | Business Type: | Domestic Limited Liability Company |
| Mailing Address: | 167 CHEESESPRING RD, WILTON, CT, 06897 | Business Status: | Active |
| Date Inc/Registration: | Sep 27, 2010 | | |

Principals Details

| Name/Title | Business Address | Residence Address |
|--------------------------------|--|---|
| DANIEL J LINDENTHAL MANAGER | 12 SYLVESTER COURT, EAST NORWALK, CT, 06855 | 12 SYLVESTER COURT, EAST NORWALK, CT, 06855 |

Agent Summary

| | |
|-------------------------|---|
| Agent Name | DANIEL J. LINDENTHAL |
| Agent Business Address | 167 CHEESE SPRING RD, WILTON, CT, 06897 |
| Agent Residence Address | 167 CHEESE SPRING RD, WILTON, CT, 06897 |

September 15, 2016 Bulletin, Wilton, Conn. 2A

Planners reject dog facility

by Tony Spinelli
Reporter

At its meeting on Sept. 12, the Planning and Zoning Commission denied a special permit for Best Friends Total Pet Care, which had wanted to open a veterinary hospital and kennel at 213 Danbury Road. Planned were 118 dog "suites" — meaning 118 dogs, maximum — and three indoor play areas.

However, the proposal hit several roadblocks over the summer, such as concerns about urine and noise from barking and how it affects

neighbors. Ultimately, the commission denied the special permit because it was an over-use of the land; the parcel was sitting on, based on current regulations, said Bob Nerney, the town planner, following the meeting.

"It did not meet today's land requirement and that level of proposed activity was inconsistent with the spirit of the regulations and concerns of the established land use in the area," Nerney said.

Best Friends owner Alexandre Desmarais could not be reached to say whether he will appeal or try again.



To Planning & Zoning
Commission
Wilton, CT,
Hello!
What about the facility
already preparing for
animals at

157 Cheeseparing??
But entry is on
old driveway, Wilton, CT,??

Desmarais
94 old driveway
Wilton, CT. 26897

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SEP 19 2016

PLANNING & ZONING

9/16/16











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