

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).
- ☒ ~~NA~~ 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)
- ☒ ENVELOPES, addressed to each property owner within 500' (see "Envelopes Instructions" online)
- ☒ **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? 2007

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 2001

SITE COVERAGE PROPOSED: .005% BUILDING COVERAGE PROPOSED: .001%
(AS PERCENTAGE OF SITE) (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] 9/24/2020 Cheryl@glengatecompany.com 203-246-3957
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

[Signature] 8/5/2020
OWNER'S SIGNATURE DATE TELEPHONE

LETTER OF CONSENT

I hereby give Glengate Company permission to act as my agent for obtaining construction permits for the project at the below address.

Owner's Name: Saurin & Buevi Shah

Site Address: 158 Matha Street

Town: Wilhm CT 06897

Owner's Signature: 

Date: 08/05/20

Notary (if applicable) _____

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.)

Glen Gate Company - Cheryl Russ 221 Danbury Rd. Wilton, CT
APPLICANT'S NAME ADDRESS

Purvi Shah 158 Mather Street Wilton, CT
OWNER'S NAME ADDRESS

158 Mather Street, Wilton, CT R-2
PROPERTY LOCATION ZONING DISTRICT

2156 0147 24-29 1 5.02
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 allow a modpool (prefab. pool)
with a 25 foot side yard setback in lieu of the required
40 feet.

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.

A majority of this property is covered by undisturbed
woodlands w/ CLIP and driveway easements weaving throughout.
There is also a lot of steep topography and ledge rock present.
The proposed area is the only area to safely locate the
modpool without causing a lot of site disturbance.

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.

Map #	Lot #	Name/Address of neighboring property owners	Map #	Lot #	Name/Address of neighboring property owners
10	01	Santo & Christina Favilla 148 Mather ST Wilton. CT	24	5	Louis & Nickie Milazzo 703 Danbury RD. Wilton. CT.
10	02	Town of Wilton 238 Danbury RD. Wilton. CT	24	6	Hader & Ligia Monsalve 707 Danbury RD. Wilton. CT.
10	03	Kevin & Terry Harris 154 Mather ST. Wilton. CT.	24	8	Torre Jesus Andres Diaz & LA 711 Danbury RD. Wilton. CT.
10	04	Yan Zhang 164 Mather ST. Wilton. CT	24	9-2	Farms Lls Hyatt 496 Danbury RD. Ridgefield. CT.
10	12-1	Costa Est of Stergue Guendelsbergre law offices LLP New Milford. CT	24	21	Dove Quinn 204 Mather ST. Wilton. CT.
10	17	Daniel & Maria Bonini 162 Mather ST. Wilton. CT	24	22	Maryann Lombardi 192 Mather ST. Wilton. CT.
22	11	Per Ela Revocable Trust Danlaire 74 Mather ST. Wilton. CT	24	23	Edward & Veronica Tella 41 Honey Hill TR. Wilton. CT.
23	23	Town of Wilton 238 Danbury RD. Wilton. CT	24	24	Gary & Carolyn Klahr 38 Honey Hill TR. Wilton. CT.
23	24	Sanjay Kumar & Sardana 150 Mather ST. Wilton. CT	24	25	Theodore Sommer 36 Honey Hill TR. Wilton. CT.
23	24-1	Mandeep & Ludu 152 Mather ST Wilton. CT	24	26	Francesco & Maryann Lombardi 192 Mather ST. Wilton. CT.
24	2	David Scott Est of Mead 3701 Tiger Lilly Court. Southport. NC	24	27	Jolanta & Mariusz Laszczak. 190 Mather ST. Wilton. CT.
24	3	Mawreen Willigan 695 Danbury RD. Wilton. CT.	24	28	Omar Gabriel & Alvarado. 186 Mather ST. Wilton. CT.
24	4	Martin & Nora Sancho 699 Danbury RD Wilton. CT.	24	29	Steven & Joyce Ruterma 160 Mather ST. Wilton. CT.

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.

[illegible]

MATHER STREET

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for regulatory zoning purposes.
- Area of parcel = 213,361 s.f. / 4.898 acres
Area of access = 5,318 s.f. / 0.122 acres
- Reference is made to Maps 4792, 5028, 5043 & 5303 of the Wilton Land Records.
- Reference is made to deeds together with rights, easements & agreements found in V. 1957, Pg. 139 and V. 2156, Pg. 147 of the Wilton Land Records.
- Reference is made to Assessor's Parcel 29-1, Map 24.
- Property Located in R-2A Residence Zone.
- Property located in Flood Zone X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency.
Reference is made to Community Panel No. 090020 381 F, dated June 18, 2010.
- Septic system depicted hereon has been transcribed from "as-built" plan on file in the offices of the Department of Health of the Town of Wilton.
Locations are considered approximate only.
- Elevation datum - assumed system.
- Inland wetlands, if any, not delineated prior to field survey.

STEVEN L. RUTERMAN
AND
JOYCE H. RUTERMAN

KEVIN G. HARRIS
AND
TERRY L. HARRIS

JOLANTA LASZCZAK
AND
MARIUSA LASZCZAK

OMAR GABRIEL ALVARADO
AND
HANZ VAN ORGAS

SCOTT PAOLINI
AND
MARLENE PAOLINI

NEIL C. SRIVASTAVA
AND
MARGARITA REVZIN

DANIEL J. BONINI
AND
MARIA M. BONINI

TOWN OF WILTON

SANTO FAVILLA
AND
CHRISTINA M. FAVILLA

ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	574.0'	112.2'
REAR:	50'	MIN.	146.4'	174.5'
SIDE:	40'	MIN.	54.8'	54.8' (EX. DECK) 25.0' (PRO. POOL)
LOT WIDTH:	200'	MIN.	243.6'	243.6'
LOT AREA:	87,120 S.F.	MIN.	213,361 S.F.	213,361 S.F.
BUILDING HEIGHT:	35'	MAX.	29.1'	29.1'
No. STORIES:	2.5	MAX.	2.5	2.5
LOT COVERAGE- BUILDING:	7% = 14,935 S.F.	MAX.	3,860 S.F. = 1.8%	4,070 S.F. = 1.9%
LOT COVERAGE- SITE:	12% = 25,603 S.F.	MAX.	24,350 S.F. = 11.4%	25,215 S.F. = 11.8%

ZONING LOCATION SURVEY, PROPOSED
158 MATHER STREET
PREPARED FOR

SAURIN P. SHAH
AND
PURVI P. SHAH
WILTON, CONNECTICUT

0' 40' 80' 120'
SCALE 1" = 40'

TO MY KNOWLEDGE AND BELIEF
THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON.

D.R. Faulds
DOUGLAS R. FAULDS
LAND SURVEYOR CONN. LIC. No. 13292

SEPTEMBER 25, 2020

Ryan and Faulds
LAND SURVEYORS | A Redniss & Mead Company

11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-9492 ryanandfaulds.com

EXISTING PROPERTY AND SITE FEATURES BASED UPON A SURVEY PREPARED BY RYAN AND FAULDS, LLC
LAND SURVEYORS DATED OCTOBER 10, 2003

SEDIMENT & EROSION CONTROL NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN CONFORMANCE WITH THE STATE OF CONNECTICUT.

- THE TOWN OF WILTON MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES IF DEEMED APPROPRIATE TO MITIGATE SILTATION OR EROSION OF DISTURBED SOILS.

- EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION WITHIN A SPECIFIC WORK AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND/OR REPLACEMENT OF CONTROL MEASURES AS REQUIRED THROUGHOUT THE DURATION OF CONSTRUCTION.

- ALL EROSION CONTROLS SHALL BE INSPECTED IMMEDIATELY AFTER A RAINFALL EVENT AND ON A WEEKLY BASIS. ANY DAMAGED CONTROLS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AS REQUIRED.

- IF ANY DISTURBED AREAS ARE TO REMAIN IDLE FOR A PERIOD OF SEVEN (7) DAYS OR MORE, THE AREA SHALL BE TEMPORARILY STABILIZED OR COVERED. UPON COMPLETION OF CONSTRUCTION, ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE DRAINAGE FACILITIES SHALL BE COMPLETELY CLEANED OF SEDIMENTS AND DEBRIS.

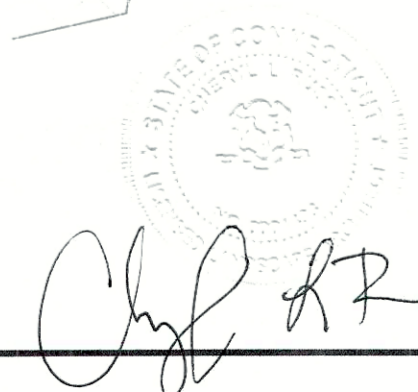
- THE SITE SHALL REMAIN STABLE AND FREE OF LOOSE DEBRIS OR CONSTRUCTION MATERIALS AT THE CLOSE OF EACH DAY. NO MATERIALS SHALL BE LEFT OVERNIGHT SUBJECT TO WIND OR EROSION.

- ALL STORED MATERIALS SHALL BE COVERED AND OR ANCHORED SO AS NOT TO POTENTIALLY BLOW ONTO ADJOINING PROPERTIES OR BEYOND THE LIMITS OF DISTURBANCE.

- NO DISPOSABLE LITTER SHALL BE KEPT LOOSE OVERNIGHT AND SHALL BE SECURED IN APPROPRIATE CONTAINERS FOR EVENTUAL DISPOSAL OFF-SITE.

- NO CHEMICALS SHALL BE LEFT OPEN OR EXPOSED OVERNIGHT AND SHALL BE SECURED IN APPROPRIATE CONTAINERS.

- THERE SHALL BE NO BURYING OF ANY CONSTRUCTION OR NATURAL MATERIAL ON-SITE.



SHAH RESIDENCE
158 MATHER STREET WILTON, CONNECTICUT
SITE PLAN

GLENGATE 221 DANBURY ROAD, WILTON, CONNECTICUT 06897 (203) 762-2000

THIS DESIGN © COPYRIGHT BY GLENGATE 2019 NOT FOR CONSTRUCTION EXCEPT BY GLENGATE

GLENGATE
LANDSCAPE • POOL • LIFESTYLE

DRAWN BY: MH
CHECKED: CR
SCALE: 1" = 30' - 0"
DATE: 2020-09-15
REVISION:

[illegible]

S-1

ITE PLAN

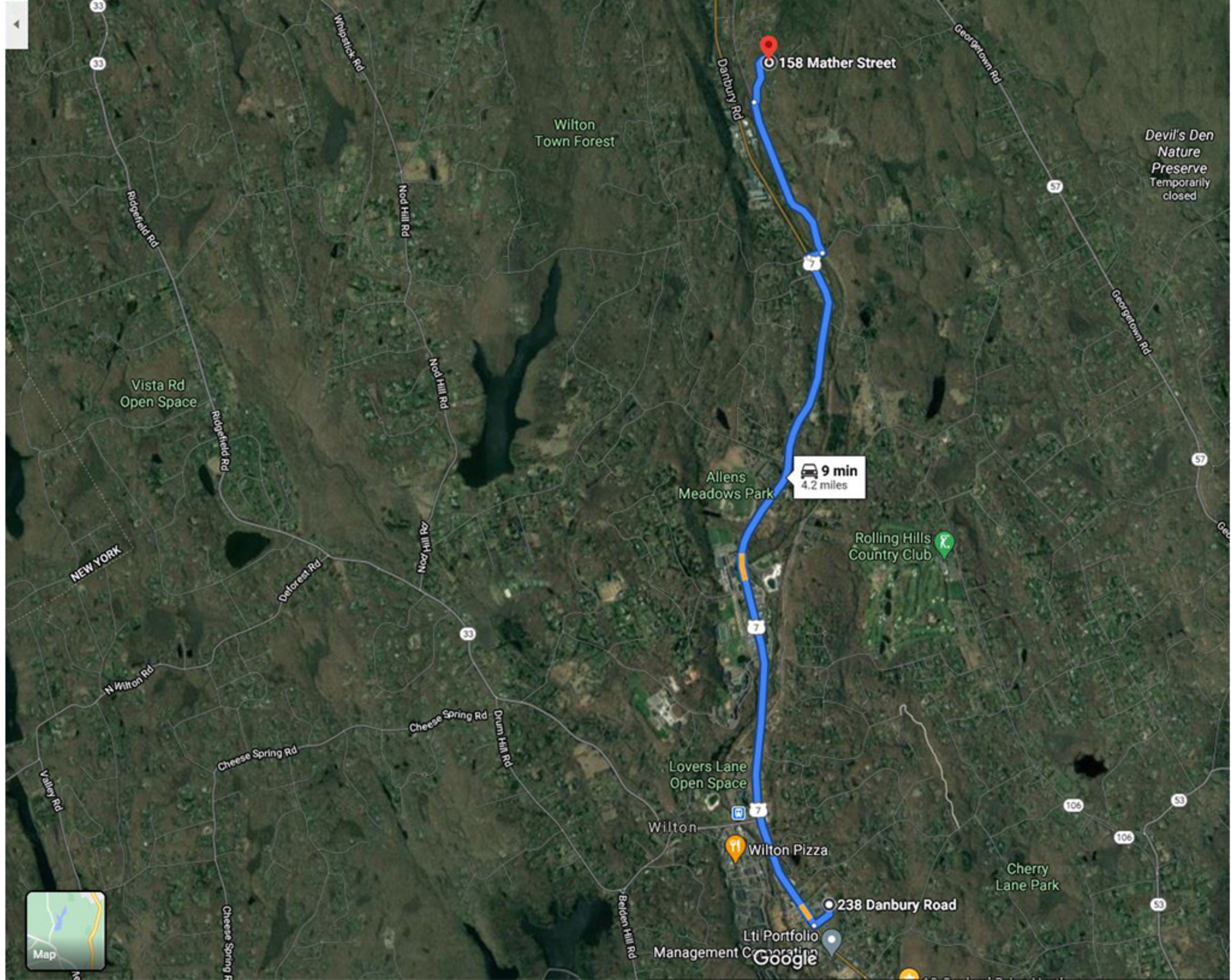
Norwalk River

Honey Hill Rd
Open Space

Mather Street
Open Space

SITE

0' 800'



158 Mather Street

9 min
4.2 miles

Allens Meadows Park

Rolling Hills Country Club

Lovers Lane Open Space

Wilton

Wilton Pizza

238 Danbury Road

Lti Portfolio Management Corporation

Cherry Lane Park

Devil's Den Nature Preserve
Temporarily closed

Wilton Town Forest

Vista Rd Open Space

NEW YORK





GLENGATE
LANDSCAPE • POOL • LIFESTYLE



THE FACE OF THIS DOCUMENT HAS A BLUE BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN AND ARTIFICIAL WATERMARK ON BACK WITH PADLOCK SECURITY ICON.

GLENGATE
LANDSCAPE • POOL • LIFESTYLE

PO Box 724 - 221 Danbury Road
Wilton, Connecticut 06897
(203) 762-2000

Webster Bank

23166

9/25/2020

PAY TO THE
ORDER OF

TOWN OF WILTON

\$ **310.00

Three Hundred Ten and 00/100***** DOLLARS

MEMO

Jan Mae Scott
AUTHORIZED SIGNATURE



Security features included. Details on back.

⑈023166⑈ ⑆211170101⑆ 100010995020⑈