

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)
- ☐ 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? August, 2020

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1999

SITE COVERAGE PROPOSED: 6.3%
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 3.2%
(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 Richard Astacio DATE 10/2/2020 EMAIL ADDRESS Richard@astacioplumbing.com TELEPHONE 203-820-7941

OWNER'S SIGNATURE [Signature] DATE 10/2/2020 TELEPHONE 203-820-7941

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.)

<u>Richard Astacio</u>		<u>Richard@astacioplumbing.com</u>	
APPLICANT'S NAME		ADDRESS	
<u>Richard Astacio</u>		<u>148 Msther Street</u>	
OWNER'S NAME		ADDRESS	
<u>148 Msther Street</u>		<u>District #3</u>	
PROPERTY LOCATION		ZONING DISTRICT	
<u>5165</u>	<u>2514</u>	<u>231-233</u>	<u>10</u>
WLR MAP#	VOLUME	PAGE	TAX MAP #
			<u>1</u>
			ACREAGE
			<u>4.15</u>

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 to allow for Garage/Gym/home office
with a 25 feet set back to rear yard in
lieu of a 50 feet setback

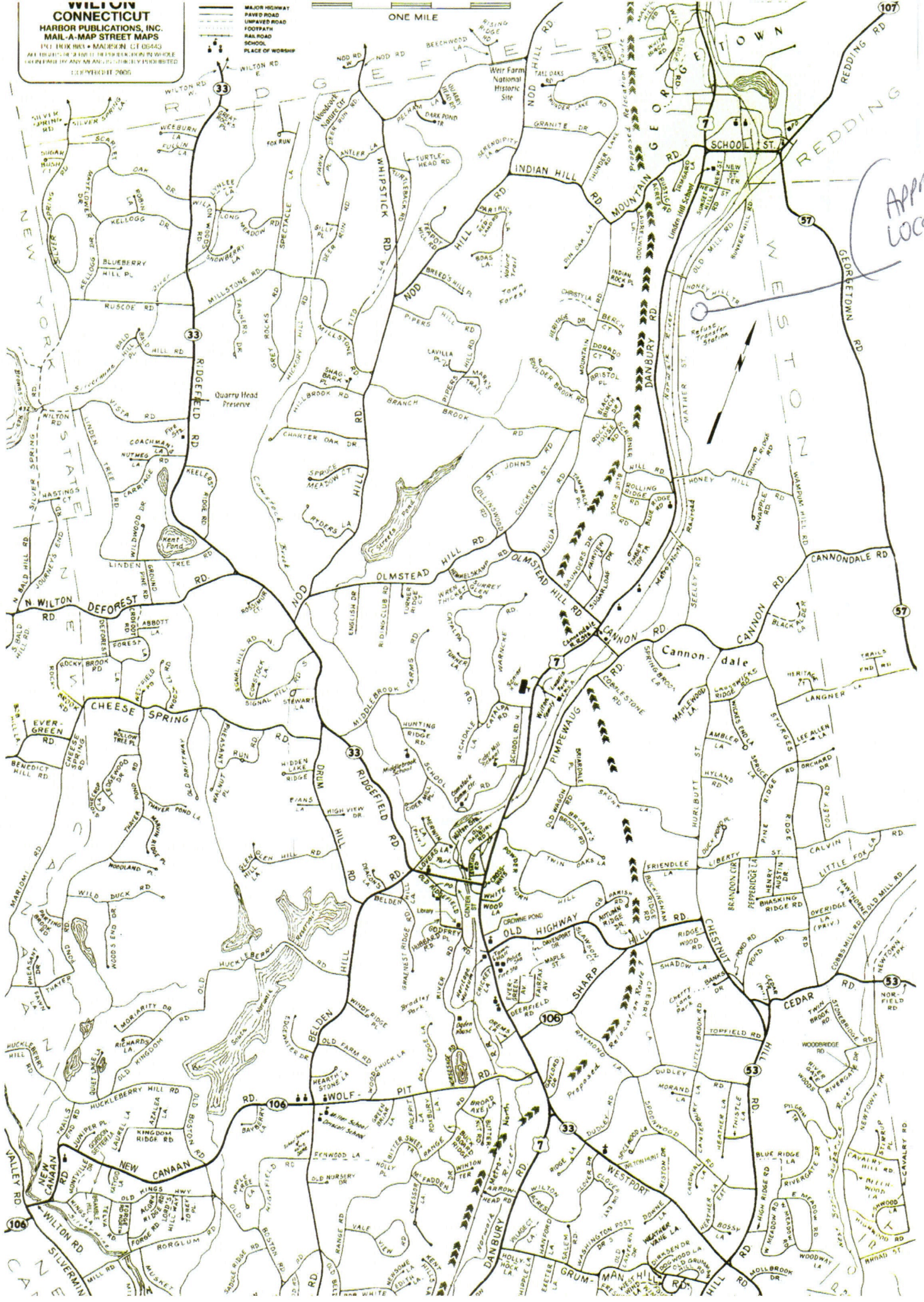
HARDSHIP DESCRIPTION: In the space below, state the specific conditions pertaining to the perceived "exceptional difficulty or unusual hardship" with respect to the parcel of land, not generally encountered within the zoning district, which would make development in full accordance with the existing Zoning Regulations extremely difficult. ATTACH SEPARATE SHEETS AS REQUIRED.

Due to the terrain, severs/ boulder, location of
septic, location of well, propane tank, generators
and wet lands the area requested is
really the only feasible location to build
the proposed structure and minimize the impact
on the surrounding landscape.

WILTON CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
P.O. BOX 1115 • WILTON, CT 06443
ALL RIGHTS RESERVED. NO PART OF THIS PUBLICATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM HARBOR PUBLICATIONS, INC.
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MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
FOOTPATH
RAILROAD
SCHOOL
PLACE OF WORSHIP

ONE MILE



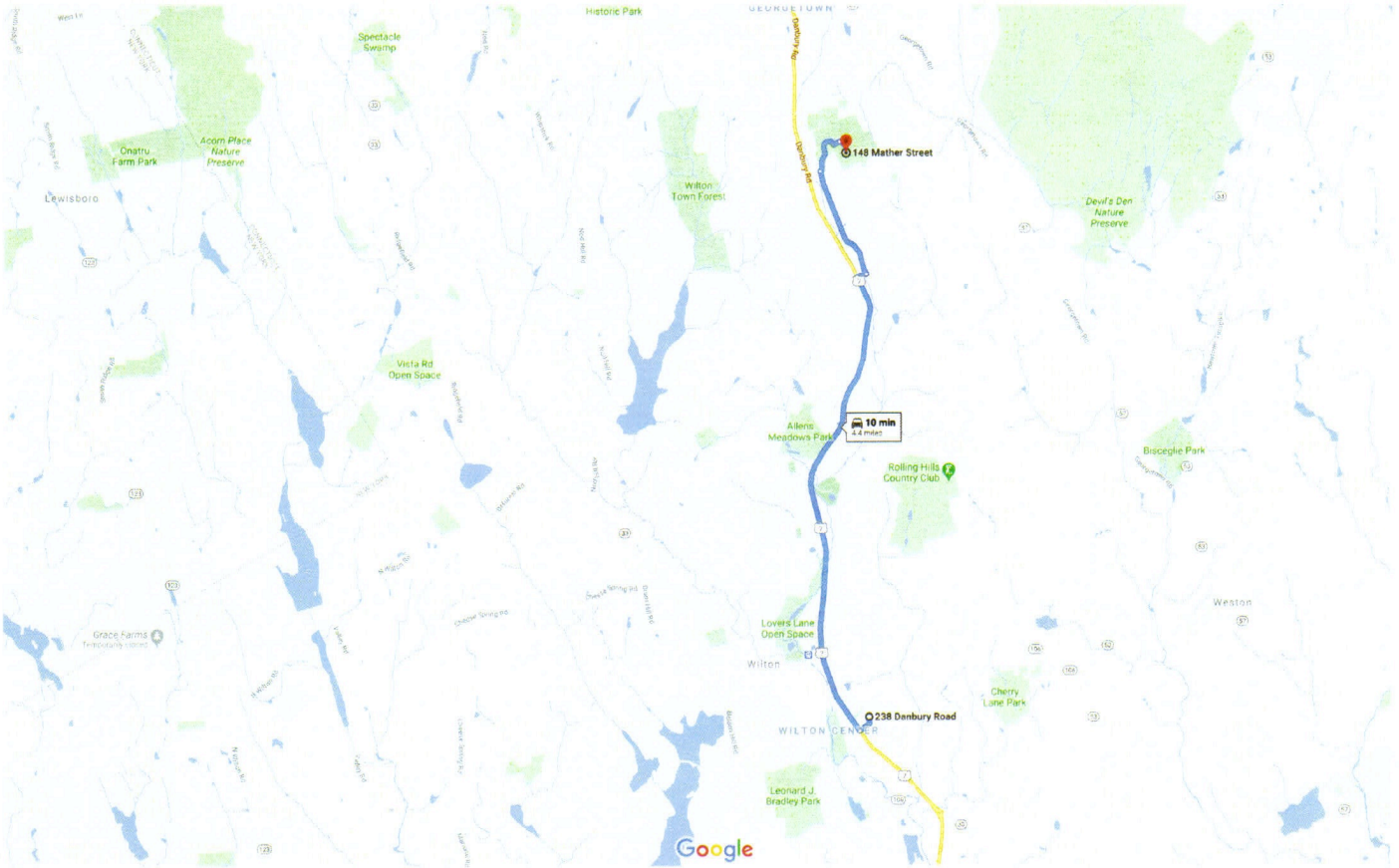
Approx
Location

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.

[illegible]



Map data ©2020 2000 ft

238 Danbury Rd
Wilton, CT 06897

Continue to US-7 N/Danbury Rd

- 42 s (0.1 mi)
- ↑

1. Head southwest toward US-7 N/Danbury Rd

82 ft
- ↶

2. Turn left toward US-7 N/Danbury Rd

72 ft
- ↷

3. Turn right toward US-7 N/Danbury Rd

0.1 mi
- ↷

4. Turn right onto US-7 N/Danbury Rd

6 min (3.1 mi)

Take Mather St to your destination

- 4 min (1.2 mi)
- ↷

5. Turn right onto Honey Hill Rd

338 ft
- ↶

6. Turn left onto Mather St

0.7 mi
- ↷

7. Turn right

0.3 mi
- ↷

8. Turn right

427 ft

148 Mather 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.

Street #	Street Name	Owner	Number	Description	Status
33	LOVERS LANE	MORI/48 W. NORWALK RD.	LL#18-10-15	a variance of Section 29-5.D to allow the installation of three (3) above-ground propane tanks with a 6-foot front yard setback in lieu of the required 40 feet. Said property is owned by 48 West Norwalk Road, LLC and consists of 1.032+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #74, Lot #12.	APPROVED
835	MAIN STREET (NwCmn)	GALANT/BHC	#01-07-32	a variance of Section 29-5.D to allow the construction of a water storage tank with a 24.81 foot side yard setback in lieu of the required 40 feet; a variance of Section 29-5.d to allow 24.2% site coverage in lieu of the permitted 12%; and a variance of Section 29-5.d to allow 14.62% building coverage in lieu of the permitted 7%. Said property is owned by BHC Company and consists of 2.008 acres in an R-2A District as shown on Assessor's Map #112, Lot #19.	GRANTED
4	MAPLE STREET	BUHLER	#12-03-02	a variance of Section 29-5.D to permit building coverage of 10.39% where a maximum of 10% is permitted. Said property is owned by Diane Donovan Buhler and consists of 0.37+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #57, Lot #39.	APPROVED
162	MATHER STREET	SPRATT	#02-07-32	a variance of Section 29-4.B.5 to allow a lot with 0 (zero) foot frontage in lieu of the required 25 feet. Said property is owned by Spratt Construction and consists of 4.386 acres in an R-2A District as shown on Map #10, Lots 17, 17A.	WITHDRAWN
178	MATHER STREET	REISS	#10-04-07	UPHELD the Zoning Enforcement Officer's decision pertaining to the issuance of a cease and desist order for several alleged "structures" on the premises, and OVERTURNED a portion of the order pertaining to a "fence" constructed on the premises. Said property is owned by Andrew Reiss and consists of 0.76+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #24, Lot #32.	APPEAL (PORTIONS UPHEL
190	MATHER STREET	MOLNAR	#04-03-06	a variance of Section 29-5.D to allow a second floor addition over an existing structure with a side yard setback of 10.1 feet and 17.6 feet in lieu of the required 40 feet. Said property is owned by Zoltan Molnar and consists of .2 acres in an R-2A District as shown on Assessor's Map #24, Lot #27.	GRANTED



















Doc ID: 001200960003 Type: LAN

BK 2514 pg 231-233

Record and return to:
Nicholas W. Vitti, Jr., Esq.
Cacace Tusch & Santagata
1111 Summer Street
Stamford, CT 06905

WARRANTY DEED

We, **CHRISTINA M. FAVILLA and SANTO FAVILLA**, of Wilton, Connecticut, for the consideration of **NINE HUNDRED SEVENTY-FIVE THOUSAND AND 00/100 (\$975,000.00) DOLLARS** paid, grant to **YADHIRA ASTACIO and RICHARD ASTACIO**, of Stamford, Connecticut, as Joint Tenants with rights of survivorship, **WITH WARRANTY COVENANTS**

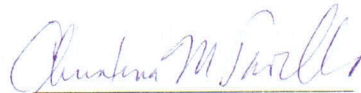
ALL THAT CERTAIN, piece, parcel or tract of land, with the improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut and being more particularly shown and designated on **Schedule A** which is attached hereto and made a part hereof.


SIGNATURE PAGE FOLLOWS

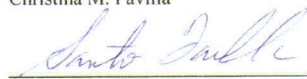
Signed this 17th day of August 2020.

Witnessed by:

Waived per ex order 7Q


Christina M. Favilla


Susan L. Goldman, Esq.
Commissioner of the Superior Court


Santo Favilla


State of Connecticut)

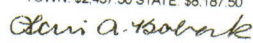
) ss: Town of Wilton

County of Fairfield)

August 11, 2020

Personally appeared **Christina M. Favilla and Santo Favilla**, signers and sealers of the foregoing instrument, and acknowledged the same to be their free act and deed before me.


Notary Public/Commissioner of the Superior Court
Susan L. Goldman, Esq.
Commissioner of the Superior Court

CONVEYANCE TAX RECEIVED
TOWN: \$2,437.50 STATE: \$8,187.50

WILTON, CT TOWN CLERK

SCHEDULE A

ALL THAT CERTAIN piece or parcel of land, together with the buildings and all other improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, designated as N/F Lois W. Webb, 148 Mather Street, Revised Lot - 3.742 Acres, Accessway = 4.05 Acres Total - 4.148 Acres on a map entitled, "Original Survey Map Showing Proposed Property Revision and Easement Prepared for Spratt Construction, Inc., 148 Mather Street, Wilton, Connecticut, Scale 1" = 60', December 11, 1998, on file in the Office of the Wilton Town Clerk as Map No. 5165, reference to such map being hereby made and had for a more particular description hereof.

TOGETHER WITH the right to pass and repass over the easement shown and designated on "Proposed Easement C" and "Proposed Easement A" as shown on Map No. 5165 and 5245 for the purposes of ingress and egress, as set forth in instruments dated January 26, 1999 and recorded in Volume 1149 at Pages 337 and 339 of the Wilton Land Records.

FURTHER TOGETHER WITH a driveway easement to and from Mather Street as fully set forth in said Driveway Easement and Maintenance Agreement dated October 9, 1996 and recorded in Volume 1012 at Page 67 of the Wilton Land Records.

Said Premises are subject to:

1. Any and all provisions of public or private law.
2. Taxes of the Town of Wilton, hereafter due and payable.
3. Driveway easement and maintenance agreement recorded in Volume 1012 at Page 67 of the Wilton Land Records.
4. Easement to Connecticut Light and Power Company dated November 12, 1996 and recorded in Volume 1028 at Page 320 of the Wilton Land Records.
5. Easement to Darden H. Livesay, Jr. dated October 6, 2016 and recorded in Volume 2461 at Page 490 of the Wilton Land Record.

Received for Record at Wilton, CT
On 08/14/2020 At 1:03:00 pm

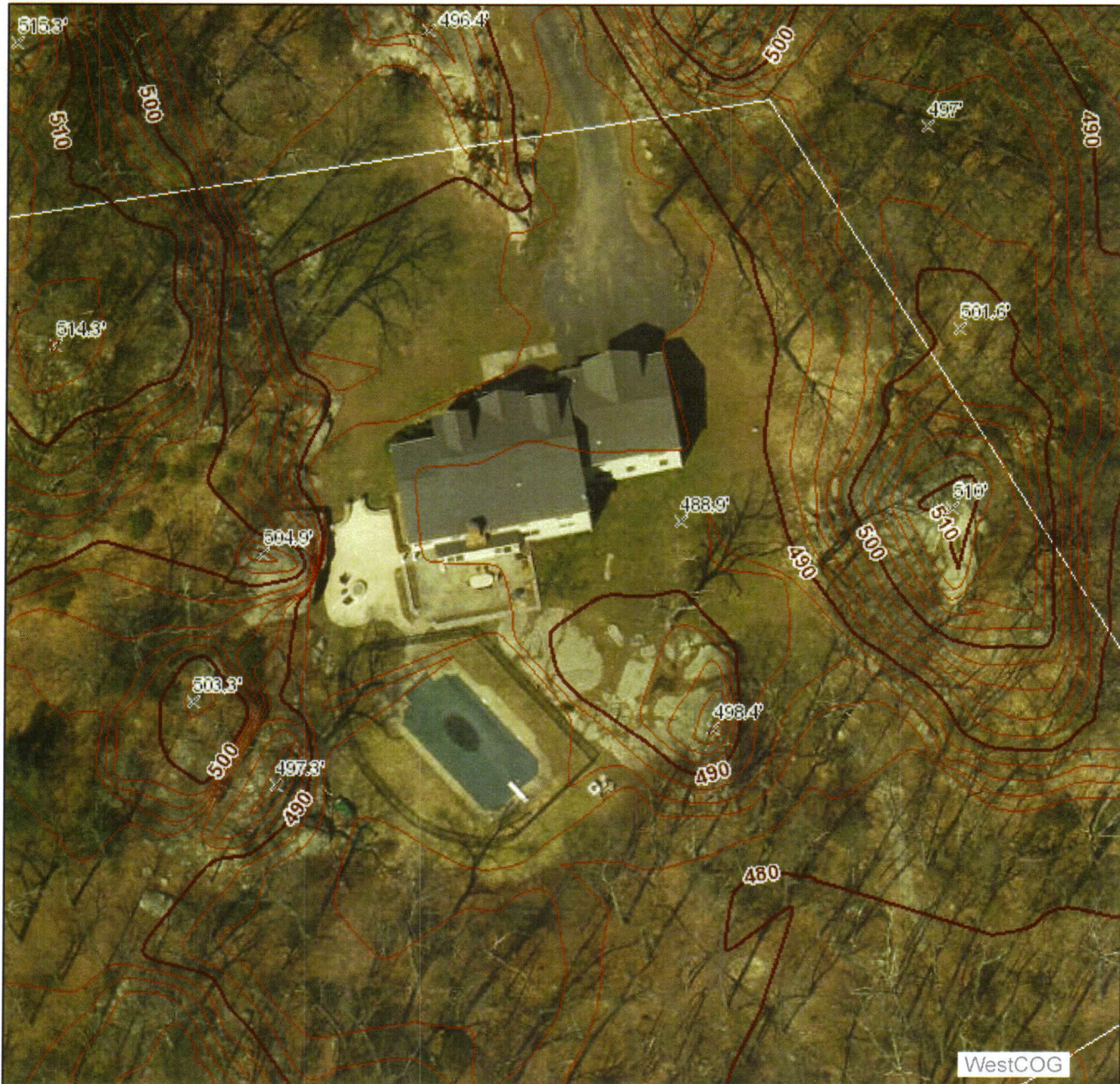
Doni A. Sobonk

Town of Wilton

Geographic Information System (GIS)



Date Printed: 10/10/2020



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.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 50 feet

