

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.)

Jennifer Huestis, Huestis Tucker Architects <hr/> APPLICANT'S NAME Sarah Galante <hr/> OWNER'S NAME 93 West Meadow Road <hr/> PROPERTY LOCATION 1429-3 2197 150 <hr/> WLR MAP# VOLUME PAGE	15 Research Drive, Suite 5, Woodbridge CT <hr/> ADDRESS 93 West Meadow Road, Wilton CT <hr/> ADDRESS R-2 <hr/> ZONING DISTRICT 15 50 1.433 <hr/> TAX MAP # LOT # ACREAGE
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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.

Please see attached

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.

Please see attached

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? 2011

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1951

SITE COVERAGE PROPOSED: 7.3%
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 5.3%
(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] 10/30/20 shustis.e.huestistucker.com 203 248-1007
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

OWNER'S SIGNATURE DATE TELEPHONE

Variance Description

Request a variance of Section 29-5.D to allow a building addition of garage extension with a bedroom above with a 29.7 foot front yard setback in lieu of the required 50 feet

Request a variance of Section 29-5.D to allow a building addition of a garbage enclosure with a 29.2 foot front yard setback in lieu of the required 50 feet

Request a variance of Section 29-5.D to allow for the addition of brick veneer with a 33.4 foot front yard setback in lieu of the required 50 feet

Request a variance of Section 29-5.D to allow for modification of an existing roof to create a steeper pitch and a higher ridge (to align with another existing roof ridge) within the existing footprint of the home with a 34.2 foot front yard setback in lieu of the required 50 feet

Request a variance of Section 29-5.D to allow the addition of a second floor dormer within the existing footprint of the home with a 46.4 foot front yard setback in lieu of the required 50 feet

Request a variance of Section 29-5.D to allow the addition of a dining room with a 38.1 foot side yard setback in lieu of the required 40 feet.

A variance was granted in 2017 to the previous owners for a front yard setback of 33 feet in lieu of the required 50 feet. However, the addition was never built.

Hardship Description

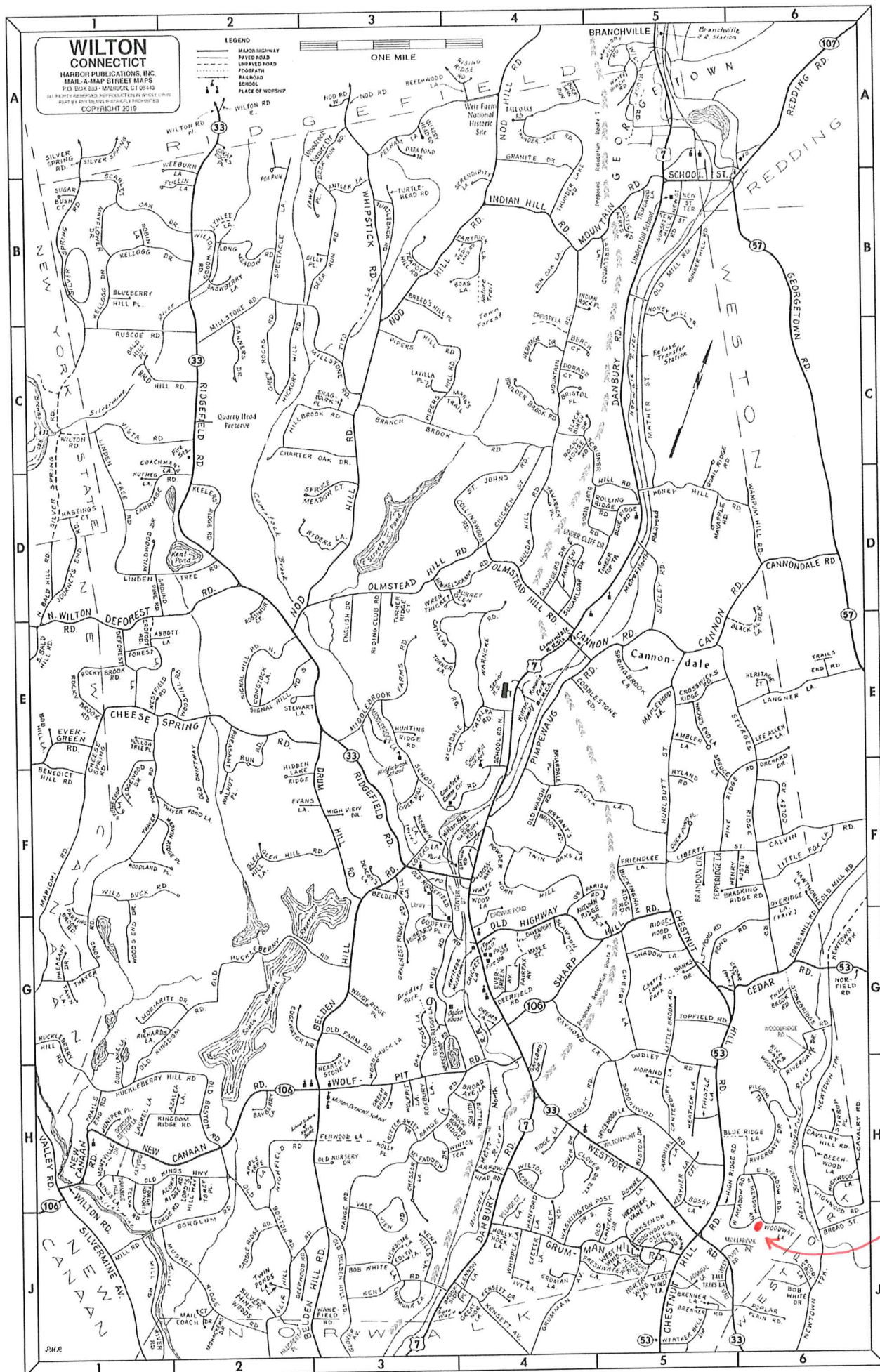
The existing home was built in 1951 and predates the zoning regulations. The property has a non-conforming lot size; 1.433 acres in a 2-acre zone. Additionally, the existing home is positioned partially within the front yard setback. The property has significant wetlands on the east and south sides of the site. The existing septic is on the south side of the home, and the proposed septic reserve area is shown on the north-west side of the home. These factors, combined with a significant grade change from the front to the rear of the house, create a situation where the only possible place to expand the garage is on the north-east side of the existing garage. The road curves around the site so that the home is closer to the road on the eastern side of the property. Even though the proposed garage extension is set back from the front edge of the home by about 16', it would be closer to the property line than the front of the house. The proposed addition has been designed as a story and a half rather than two full stories, so that the scale of the addition is in keeping with the existing home and of the neighborhood, and will not feel like it is encroaching into the public area of the street. The open space pond is across the street and the wetlands area adjacent is heavily wooded so this addition would not be visible from neighboring properties and would not affect neighbors or the neighborhood adversely.

This home is set in the charming East Meadow /West Meadow neighborhood. Many of the original homes in this neighborhood were built in the 1920's in the English Cottage and Tudor styles. Many feature design elements such as stone or brick exteriors, steep roof pitches, and dormers. The owner would like to make changes to this home that more closely reflect the style and feel of the neighborhood. The garage addition, addition of brick veneer, a steeper pitched main roof, and the addition of a dormer have all been designed with this spirit in mind, and will enhance the overall look of the home and the feel of the neighborhood.

The dining room addition is proposed to replace an existing wood deck. The dimensions are slightly different from the deck and would line up with the existing home on the west side of the house. Because this is an irregularly shaped site, the property line comes a little closer to the house in this location. The proposed dining room addition is one-story and there is a solid wood fence at the property line. The addition would not be visible from the neighbor's property or the street. This addition would not adversely affect the neighbor or the neighborhood.

TOWN OF WILTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mail	Mailing Zip
14-1-1	11 WOODWAY LA	SUDANO BRIAN &	11 WOODWAY LA	WILTON	CT	06897-0000
14-2	9 WOODWAY LA	WOOD MARGARET E	9 WOODWAY LA	WILTON	CT	06897-0000
14-3	15 EAST MEADOW RD	AKBIL ILHAN & JANE	15 EAST MEADOW RD	WILTON	CT	06897-0000
14-4	38 MOLLBROOK DR	SULLIVAN PAUL E TR OF THE P E QUAL PER	38 MOLLBROOK DR	WILTON	CT	06897-0000
14-5	40 MOLLBROOK DR	LALOR WILLIAM P & JENNIFER C	40 MOLLBROOK DR	WILTON	CT	06897-0000
14-6	46 MOLLBROOK DR	MIGLIORINO JOSEPH C	46 MOLLBROOK DR	WILTON	CT	06897-0000
15-28-7	23 EAST MEADOW RD	VALENTE CARLO J & NANCY L	23 EAST MEADOW RD	WILTON	CT	06897-0000
15-28-8	8 WOODWAY LA	DECARLO LOUIS A & KAREN L	8 WOODWAY LA	WILTON	CT	06897-0000
15-29	40 EAST MEADOW RD	HARRIS ALEXANDER C &	40 EAST MEADOW RD	WILTON	CT	06897-0000
15-30	52 EAST MEADOW RD	WILKINS SUZANNE C &	52 EAST MEADOW RD	WILTON	CT	06897-0000
15-35	71 WEST MEADOW RD	POHLSCHRODER HANS	71 WEST MEADOW ROAD	WILTON	CT	06897-0000
15-36	83 WEST MEADOW RD	HILLER RANDALL SCOTT II &	83 WEST MEADOW RD	WILTON	CT	06897-0000
15-37	2 EAST MEADOW RD	SEILER MELVIN R & LUCY U AS TR (REVOC)	2 EAST MEADOW RD	WILTON	CT	06897-0000
15-39	72 WEST MEADOW RD	SADOWSKI ALFONS & WIESLAWA	1022 RTE 35	CROSS RIVER	NY	10518-0000
15-40	64 WEST MEADOW RD	SALDARRIAGA DUSTIN &	64 WEST MEADOW RD	WILTON	CT	06897-0000
15-45	8 WEST MEADOW RD	SEUSS JAMES &	8 WEST MEADOW RD	WILTON	CT	06897-0000
15-46	136 WEST MEADOW RD	GRAEF ROBERT E	136 WEST MEADOW RD	WILTON	CT	06897-0000
15-47	106 WEST MEADOW RD	TAFURO STEVEN & KATHRYN	106 WEST MEADOW RD	WILTON	CT	06897-0000
15-48	96 WEST MEADOW RD	VAN GEORGE	96 WEST MEADOW RD	WILTON	CT	06897-0000
15-49	11 EAST MEADOW RD	SATO THOMAS	11 EAST MEADOW RD	WILTON	CT	06897-0000
15-50	93 WEST MEADOW RD	GALANTE SARAH	93 WEST MEADOW RD	WILTON	CT	06897-0000
15-51	105 WEST MEADOW RD	FARES NABIL E & KRISTINA K	105 WEST MEADOW RD	WILTON	CT	06897-0000
15-52	115 WEST MEADOW RD	SEYMOUR PATRICK J	115 WEST MEADOW RD	WILTON	CT	06897-0000
28-10	125 WEST MEADOW RD	MURRAY BRIAN P & TRACY J	125 WEST MEADOW RD	WILTON	CT	06897-0000
28-20-4	MOLLBROOK DR	SEYMOUR PATRICK J	115 WEST MEADOW RD	WILTON	CT	06897-0000
28-20-5	34 MOLLBROOK DR	SAVINELLI EMILIO A & MARGARET B	34 MOLLBROOK DR	WILTON	CT	06897-0000
15-38	WEST MEADOW RD	KENNETH E LEE ADMINISTRATOR D.B.N.	WEST MEADOW RD	WILTON	CT	06897-0000



Wilton Town Hall

238 Danbury Rd, Wilton, CT 06897

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1. Head northwest toward Cricket Ln

125 ft
- ↶

2. Turn left onto Cricket Ln

151 ft
- ↶

3. Turn left at the 1st cross street onto CT-33 S/US-7 S

📍

Continue to follow CT-33 S

2.1 mi
- ↶

4. Turn left onto CT-53 N

0.3 mi
- ↷

5. Turn right onto High Ridge Rd

0.1 mi
- ↷

6. Turn right onto W Meadow Rd

📍

Destination will be on the right

0.3 mi

93 W Meadow Rd

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
39	WARNCKE ROAD	SASSONE	#02-01-01	a variance of Section 29-5.D to allow an addition with a 28.8 foot front yard setback in lieu of the required 50 feet and to allow a garage with a 32.4 foot front yard setback in lieu of the required 50 feet. Said property is owned by Rob and Kim Sassone and consists of 2.106 acres in an R-2A District as shown on Assessor's Map #60, Lot #30.	GRANTED
121	WARNCKE ROAD	MITCHELL	#04-12-38	a variance of Sectio 29-5.D to allow a pool with building coverage of 9.2% in lieu of the maximum allowable 7% and site coverage of 13.5% in lieu of the maximum allowable 12%. Said property is owned by Todd and Rachel Mitchell and consists of 1.268 acres in an R-2A District as shown on Assessor's Map #61, Lot #41.	WITHDRAWN
42	WEEBURN LANE	FARHI	#08-02-03	a variance of Section 29-5.D to allow the construction of an addition with a side yard setback of 33' in lieu of the required 40' and site coverage of 12.4% in lieu of the permitted 12%. Said property is owned by Joe and Andrea Farhi and consists of 2.002+/- acres in an R-2A Zoning District as shown on Assessor's Map #109, Lot#16.	GRANTED
22	WEST CHURCH STREET	HORICKA	#02-09-35	a variance of Section 29-5.D to allow a shed with a 0 foot rear yard setback in lieu of the required 40 feet and a variance for a 0 foot side yard setback in lieu of the required 30 feet; a variance of Section 29-5.D to allow building coverage of 19.23% in lieu of the maximum allowable 10%; a variance to allow site coverage of 43.11% in lieu of the maximum allowable 15%. Said property is owned by Roman Horicka and consist of .14 acres in an R-1A District as shown on Assessor's Map #12, Lot #96.	WITHDRAWN
93	WEST MEADOW RD	WILKINS	#10-11-17	a variance of Section 29-5.D to allow building additions with a 33-foot front yard setback in lieu of the required 50 feet. Said property is owned by Sang Yu and Suzanne Wilkins and consists of 1.433+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #15, Lot #50.	APPROVED
8	WEST MEADOW ROAD	ROBINSON	#10-09-13	a variance of Section 29-5.D. for a 25-foot front yard setback in lieu of the 50 feet permitted in order to increase the roof height and wall height on a pre-existing nonconforming structure, where a 25-foot front yard setback currently exists. Said property is owned by Theodore and Judy Robinson and consists of 1.871+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #15, Lot #45.	GRANTED

93 WEST MEADOW RD, WILTON CT



FRONT OF HOUSE FACING NORTH-WEST



FRONT OF HOUSE FROM STREET FACING NORTH-WEST

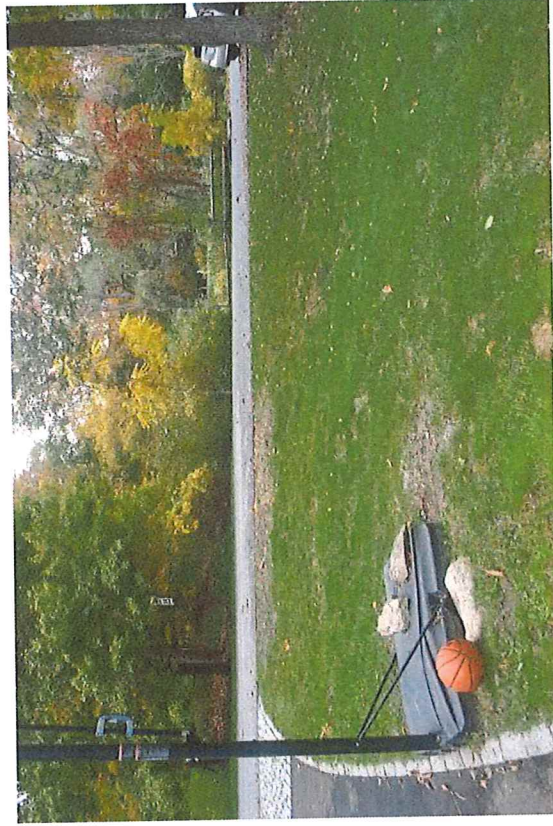


FRONT OF HOUSE FROM STREET FACING NORTH-EAST



SIDE OF HOUSE FACING EAST

93 WEST MEADOW RD, WILTON CT



VIEW ACROSS THE STREET LOOKING NORTH



VIEW ACROSS THE STREET LOOKING NORTH-WEST



REAR OF HOUSE VIEW NORTH-WEST TOWARD THE STREET

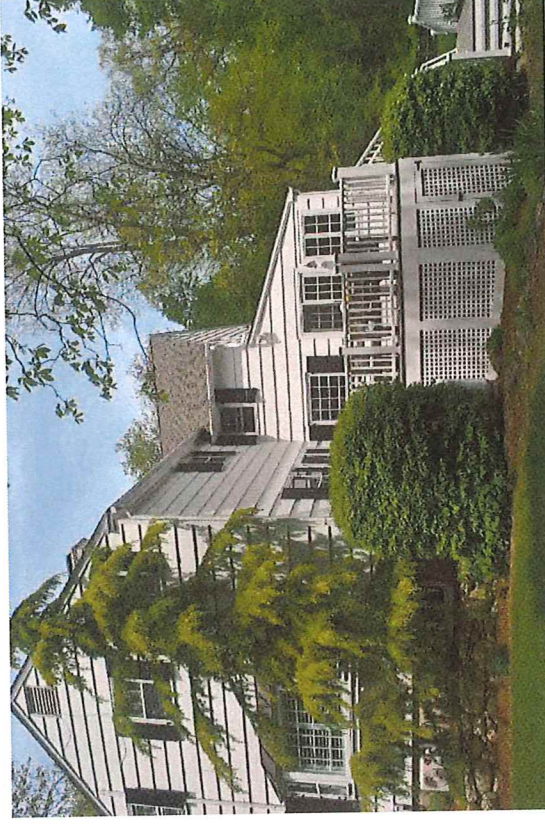


REAR OF HOUSE FACING SOUTH-EAST

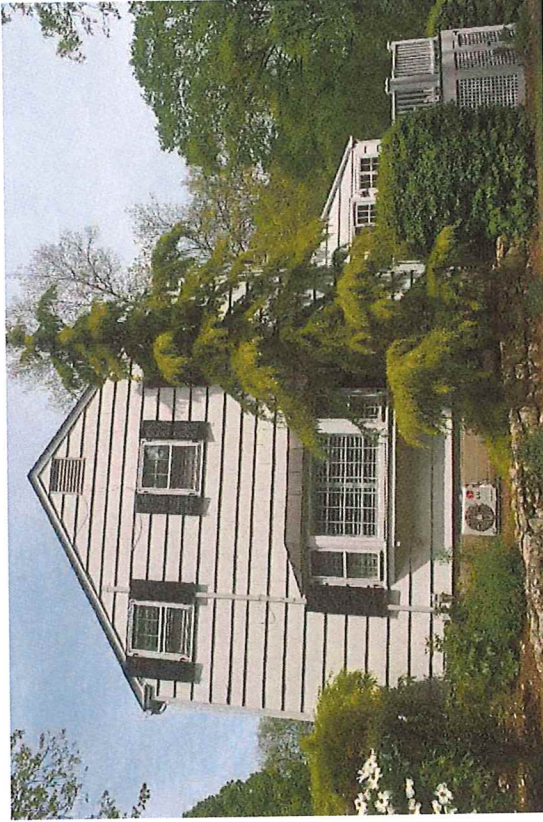
93 WEST MEADOW RD, WILTON CT



REAR OF HOUSE FACING SOUTH-WEST



SIDE OF HOUSE FACING WEST



SIDE OF HOUSE FACING WEST



REAR OF PROPERTY FACING SOUTH-EAST