

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.)

Artur Rutowski
APPLICANT'S NAME

106 Pond Road Wilton, CT 06897
ADDRESS

Artur Rutowski
OWNER'S NAME

106 Pond Road Wilton, CT 06897
ADDRESS

106 Pond Road Wilton, CT 06897
PROPERTY LOCATION

R-2A
ZONING DISTRICT

1013
WLR MAP#

2455
VOLUME

251
PAGE

18
TAX MAP #

13
LOT #

1.012
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.

Front/Rear Yard Setbacks - 50' Side Yard Setback - 40'

Allowable Building Coverage - 7% Existing Building Coverage - 5.7%

Proposed Building Coverage - 6.1% Allowable Site Coverage - 12%

Existing Site Coverage - 10.7% Proposed Site Coverage - 11.1%

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.

To Whom It May Concern:

I would like to improve my property and install the pool for my kids in this difficult times we are experiencing. Due to the position of the house and topography of the land unbuildable land south end and limitation on the front yard I am limited on the pool location. Which, I am proposing the pool and equipment beyond our setbacks lines. Thank you for your time and consideration.

Sincerely,
Artur Rutowski.

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? 2016

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1950

SITE COVERAGE PROPOSED: 11.7%
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 6.1%
(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

DATE

EMAIL ADDRESS

TELEPHONE

OWNER'S SIGNATURE

DATE

EMAIL ADDRESS

TELEPHONE

11/15/2020 gwrotowski@gmail.com (203) 223-7385
11/15/2020 gwrotowski@gmail.com (203) 223-7385

RECORD & RETURN TO:
James Maye, Esq.
111 East Avenue
Suite 101
Norwalk, CT 06851

00141296
VOL: 2455 PG: 250

WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **TOMO ASANOVIC and JASMINA SHANE of Wilton, CT**, for consideration of THREE HUNDRED FIFTY FIVE THOUSAND AND XX/DOLLARS (\$355,000.00), grants to **ARTUR RUTOWSKI, Trustee of the RAW FAMILY TRUST** with WARRANTY COVENANTS, all that certain real property known as 106 Pond Road, Wilton, CT, being more particularly described in *Schedule A* attached hereto and made a part hereof.

Said Premises are conveyed subject to:

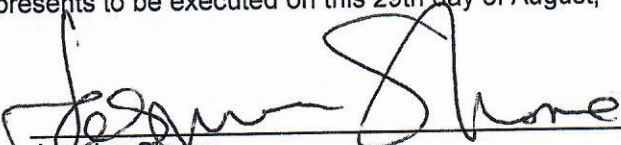
1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in *Schedule A* attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 29th day of August, 2016

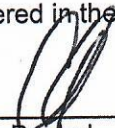


Tomo Asanovic



Jasmina Shane

Signed, sealed and delivered in the presence of or attested by:

Witness: 

Print Name: Christian W. Bujdud

Witness: 

Print Name: Maureen P. Bujdud

Conveyance Tax Received
TOWN \$ 887.50
STATE \$ 2662.50


Lori A. Kaback
Town Clerk of Wilton

STATE OF CONNECTICUT

COUNTY OF FAIRFIELD

}
} ss. Stamford
}

Personally appeared Tomo Asanovic and Jasmina Shane signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name are subscribed to the within instrument and acknowledged that they executed the same as their free act and deed, before me, on this 29th day of August, 2016



Christian W. Bujdud
Commissioner of the Superior Court

SCHEDULE A**PROPERTY DESCRIPTION**

ALL THAT CERTAIN piece or parcel of land, together with all buildings and improvements thereon standing; situated in the Town of Wilton, County of Fairfield, and State of Connecticut, being a portion of that parcel shown and designated as "A B Area, 1.833 Acres" on that certain map entitled, "Map of Property Surveyed for Ralph and Freda Landau Located on Pond Road and Sturgis Ridge Road, Wilton, Conn., Scale 1" = 80'", surveyed June, 1950, certified "substantially correct" by Clinton C. Hubbell, Civil Engineer and Surveyor, which map is on file in the Office of the Wilton Town Clerk as Map No. 1019. Said premises are more particularly described as follows:

BEGINNING at a point, being the southeasterly most point of said parcel where it adjoins the southwesterly point of Lot F, as shown on the above entitled map; thence proceeding in a westerly direction South 79° 47' 30" West 20.03 feet; thence proceeding North 6° 38' 40" West 208.74 feet; thence South 83° 21' 20" West 20.00 feet; thence South 80° 49' 20" West 209.74 feet; thence North 9° 10' 40" West 204.95 feet; thence North 87° 44' 10" East 27.00 feet; thence South 89° 15' 40" East 65.87 feet; thence North 85° 12' East 31.11 feet; thence North 79° 03' 50" East 69.62 feet; thence South 15° 19' 40" East 171.13 feet; thence North 83° 21' 20" East 40 feet; thence South 6° 38' 40" East 227.51 feet to the point or place of beginning.

SAID PREMISES are also shown as Parcel B on that certain map entitled, "Map of Property Prepared for Steve J. Kovacs, Jr., Wilton, Conn., Scale 1" = 50', July 20, 1965", by John M. Farnsworth, Land Surveyor, Wilton, Conn., certified "substantially correct", John M. Farnsworth, Conn. Reg. #3743, which map is on file in the Office of the Wilton Town Clerk as Map No. 3074.

Said premises conveyed subject to:

1. Easement and Maintenance Agreement dated June 5, 1991 and recorded in Volume 748 at Page 69 of the Wilton Land Records.
2. Notes, facts and conditions as shown on Map No. 3074 on file in the Office of the Wilton Town Clerk.

Received For Record
Aug 30, 2016 AT 02:34P
Lori A. Kaback
Wilton Town Clerk

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Lori A. Kaback
Wilton Town Clerk

⑆ 2608 202 2⑆ 30500 12097 144 0242

902

POLISH & SLAVIC
FEDERAL CREDIT UNION

140 Greenpoint Ave.
Brooklyn, New York 11222

VALID FOR 180 DAYS FROM DATE OF ISSUE.

LAZENSKI, WARSAW

Dollar

Photo
Safe
Deposit
Box on Back

Pay to the
Order of

III Town of Wilton \$ 340.00/-

Date 11/15/2022

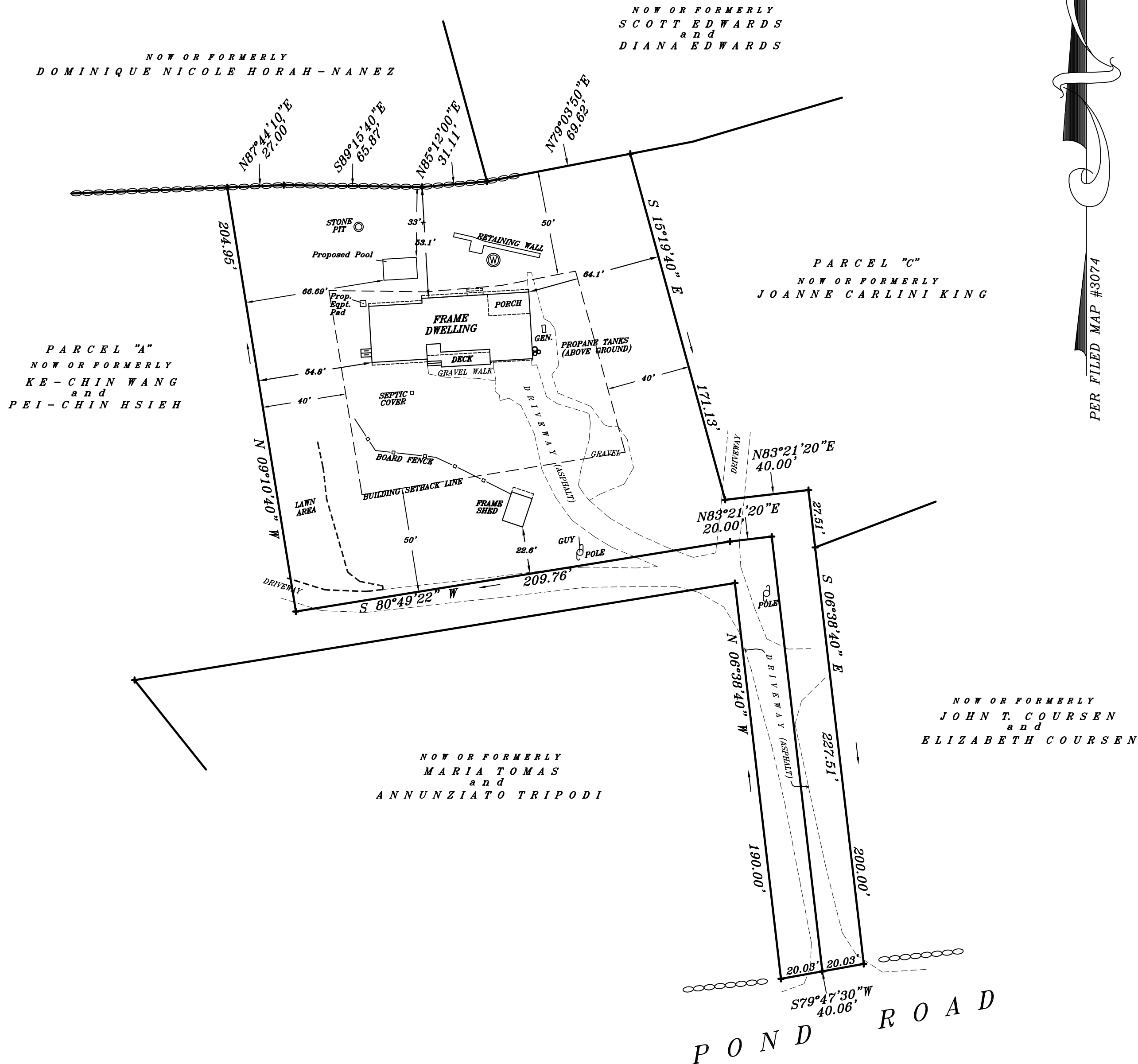
CHECK AMOUNT

75-8202/2260

242

ARTUR W. RUTOWSKI

ASSESSORS MAP 18 LOT 13
106 POND ROAD



PER FILED MAP #3074

Parcel "B"
M A P
Prepared for
ARTHER RUTOWSKI
New Canaan, Connecticut
R - 2A Residence Zone
Area = 1.012 Acres

R-2A ZONING REQUIREMENTS

FRONT/REAR YARD SETBACKS - 50'
SIDE YARD SETBACK - 40'

ALLOWABLE BUILDING COVERAGE - 7%
EXISTING BUILDING COVERAGE - 5.7%
PROPOSED BUILDING COVERAGE - 6.1%

ALLOWABLE SITE COVERAGE - 12%
EXISTING SITE COVERAGE - 10.7%
PROPOSED SITE COVERAGE - 11.1%

USE OF THIS SURVEY BY SUBSEQUENT OWNERS
VOIDS SEAL AND CERTIFICATION HEREON.

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY
EASEMENTS, IF ANY, FOR OVERHEAD AND/OR
UNDERGROUND SERVICE.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE,
IF ANY, NOT SHOWN.

THE PURPOSE OF THIS MAP IS TO SHOW THE BUILDINGS
AND BUILDING COVERAGE ONLY.

NO OTHER INTERIOR LOCATION DONE AT THIS TIME.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED
LAND SURVEYOR IS ILLEGAL.

REFERENCE HEREBY MADE TO MAP #1019 AND #3074
REFERENCE HEREBY MADE TO VOL. 2455 PG.251
ON FILE IN THE WILTON TOWN CLERKS' OFFICE.

ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF
ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE
SIGNATURE APPEARS HEREON.

THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION SURVEY
AND IS INTENDED TO DEPICT COMPLIANCE OR NONCOMPLIANCE
WITH ZONING REGULATIONS WITH RESPECT TO BUILDING LOCATION.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS
20-300b-1 THRU 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. ON SEPTEMBER 26, 1996.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY
CORRECT AS NOTED HEREON, AND CONFORMS TO THE HORIZONTAL
ACCURACY OF A CLASS "A-2" SURVEY.

R K W
LAND SURVEYING
New Canaan, Connecticut
Tel. 203 - 966 - 3501
Fax 203 - 966 - 3503
Survey date OCTOBER 27, 2020



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

CT. L.S. # 70034

FRANCIS J. WALSH JR.

FILE: UNGAR POND RD

P:\LDD4-20\106 POND RD-WILTON-SURVEY.DWG