

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.)

Lucci Electric, Inc.
APPLICANT'S NAME

530 Danbury Road / P.O. Box 622
ADDRESS Wilton CT 06897

Jennifer Gabrielson
OWNER'S NAME

52 Nod Hill Road Wilton CT 06897
ADDRESS

52 Nod Hill Road
PROPERTY LOCATION

R - 2A
ZONING DISTRICT

91
WLR MAP#

1091
VOLUME

170
PAGE

11
TAX MAP #

11
LOT #

0.681
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 variance for generator behind detached
garage to allow for 25 foot side yard setback
in lieu of required 30 foot

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.

the existing setbacks allow for a 15-foot area
for generator that is impracticable & undesirable.

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? _____

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? _____

SITE COVERAGE PROPOSED: _____
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: _____
(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

Des Lucci Electric 12/22/20

Crech@lucieletric.com 203-762-7013

12-22-20

jen.gabrielson@optimum.net

203-762-

8935

[illegible]

1. The survey was prepared in accordance with Sections 20-500-1 through 20-500-20 of the Regulations of the State Survey Department and the Statutes for Surveys and Maps in the State of Connecticut as amended by Public Acts 97-68, 97-69, 97-70, 97-71, 97-72, 97-73, 97-74, 97-75, 97-76, 97-77, 97-78, 97-79, 97-80, 97-81, 97-82, 97-83, 97-84, 97-85, 97-86, 97-87, 97-88, 97-89, 97-90, 97-91, 97-92, 97-93, 97-94, 97-95, 97-96, 97-97, 97-98, 97-99, 97-100, 97-101, 97-102, 97-103, 97-104, 97-105, 97-106, 97-107, 97-108, 97-109, 97-110, 97-111, 97-112, 97-113, 97-114, 97-115, 97-116, 97-117, 97-118, 97-119, 97-120, 97-121, 97-122, 97-123, 97-124, 97-125, 97-126, 97-127, 97-128, 97-129, 97-130, 97-131, 97-132, 97-133, 97-134, 97-135, 97-136, 97-137, 97-138, 97-139, 97-140, 97-141, 97-142, 97-143, 97-144, 97-145, 97-146, 97-147, 97-148, 97-149, 97-150, 97-151, 97-152, 97-153, 97-154, 97-155, 97-156, 97-157, 97-158, 97-159, 97-160, 97-161, 97-162, 97-163, 97-164, 97-165, 97-166, 97-167, 97-168, 97-169, 97-170, 97-171, 97-172, 97-173, 97-174, 97-175, 97-176, 97-177, 97-178, 97-179, 97-180, 97-181, 97-182, 97-183, 97-184, 97-185, 97-186, 97-187, 97-188, 97-189, 97-190, 97-191, 97-192, 97-193, 97-194, 97-195, 97-196, 97-197, 97-198, 97-199, 97-200, 97-201, 97-202, 97-203, 97-204, 97-205, 97-206, 97-207, 97-208, 97-209, 97-210, 97-211, 97-212, 97-213, 97-214, 97-215, 97-216, 97-217, 97-218, 97-219, 97-220, 97-221, 97-222, 97-223, 97-224, 97-225, 97-226, 97-227, 97-228, 97-229, 97-230, 97-231, 97-232, 97-233, 97-234, 97-235, 97-236, 97-237, 97-238, 97-239, 97-240, 97-241, 97-242, 97-243, 97-244, 97-245, 97-246, 97-247, 97-248, 97-249, 97-250, 97-251, 97-252, 97-253, 97-254, 97-255, 97-256, 97-257, 97-258, 97-259, 97-260, 97-261, 97-262, 97-263, 97-264, 97-265, 97-266, 97-267, 97-268, 97-269, 97-270, 97-271, 97-272, 97-273, 97-274, 97-275, 97-276, 97-277, 97-278, 97-279, 97-280, 97-281, 97-282, 97-283, 97-284, 97-285, 97-286, 97-287, 97-288, 97-289, 97-290, 97-291, 97-292, 97-293, 97-294, 97-295, 97-296, 97-297, 97-298, 97-299, 97-300, 97-301, 97-302, 97-303, 97-304, 97-305, 97-306, 97-307, 97-308, 97-309, 97-310, 97-311, 97-312, 97-313, 97-314, 97-315, 97-316, 97-317, 97-318, 97-319, 97-320, 97-321, 97-322, 97-323, 97-324, 97-325, 97-326, 97-327, 97-328, 97-329, 97-330, 97-331, 97-332, 97-333, 97-334, 97-335, 97-336, 97-337, 97-338, 97-339, 97-340, 97-341, 97-342, 97-343, 97-344, 97-345, 97-346, 97-347, 97-348, 97-349, 97-350, 97-351, 97-352, 97-353, 97-354, 97-355, 97-356, 97-357, 97-358, 97-359, 97-360, 97-361, 97-362, 97-363, 97-364, 97-365, 97-366, 97-367, 97-368, 97-369, 97-370, 97-371, 97-372, 97-373, 97-374, 97-375, 97-376, 97-377, 97-378, 97-379, 97-380, 97-381, 97-382, 97-383, 97-384, 97-385, 97-386, 97-387, 97-388, 97-389, 97-390, 97-391, 97-392, 97-393, 97-394, 97-395, 97-396, 97-397, 97-398, 97-399, 97-400, 97-401, 97-402, 97-403, 97-404, 97-405, 97-406, 97-407, 97-408, 97-409, 97-410, 97-411, 97-412, 97-413, 97-414, 97-415, 97-416, 97-417, 97-418, 97-419, 97-420, 97-421, 97-422, 97-423, 97-424, 97-425, 97-426, 97-427, 97-428, 97-429, 97-430, 97-431, 97-432, 97-433, 97-434, 97-435, 97-436, 97-437, 97-438, 97-439, 97-440, 97-441, 97-442, 97-443, 97-444, 97-445, 97-446, 97-447, 97-448, 97-449, 97-450, 97-451, 97-452, 97-453, 97-454, 97-455, 97-456, 97-457, 97-458, 97-459, 97-460, 97-461, 97-462, 97-463, 97-464, 97-465, 97-466, 97-467, 97-468, 97-469, 97-470, 97-471, 97-472, 97-473, 97-474, 97-475, 97-476, 97-477, 97-478, 97-479, 97-480, 97-481, 97-482, 97-483, 97-484, 97-485, 97-486, 97-487, 97-488, 97-489, 97-490, 97-491, 97-492, 97-493, 97-494, 97-495, 97-496, 97-497, 97-498, 97-499, 97-500, 97-501, 97-502, 97-503, 97-504, 97-505, 97-506, 97-507, 97-508, 97-509, 97-510, 97-511, 97-512, 97-513, 97-514, 97-515, 97-516, 97-517, 97-518, 97-519, 97-520, 97-521, 97-522, 97-523, 97-524, 97-525, 97-526, 97-527, 97-528, 97-529, 97-530, 97-531, 97-532, 97-533, 97-534, 97-535, 97-536, 97-537, 97-538, 97-539, 97-540, 97-541, 97-542, 97-543, 97-544, 97-545, 97-546, 97-547, 97-548, 97-549, 97-550, 97-551, 97-552, 97-553, 97-554, 97-555, 97-556, 97-557, 97-558, 97-559, 97-560, 97-561, 97-562, 97-563, 97-564, 97-565, 97-566, 97-567, 97-568, 97-569, 97-570, 97-571, 97-572, 97-573, 97-574, 9

MATTHEW R. GABRIELSON
AND
JENNIFER W. GABRIELSON
WILTON, CONNECTICUT

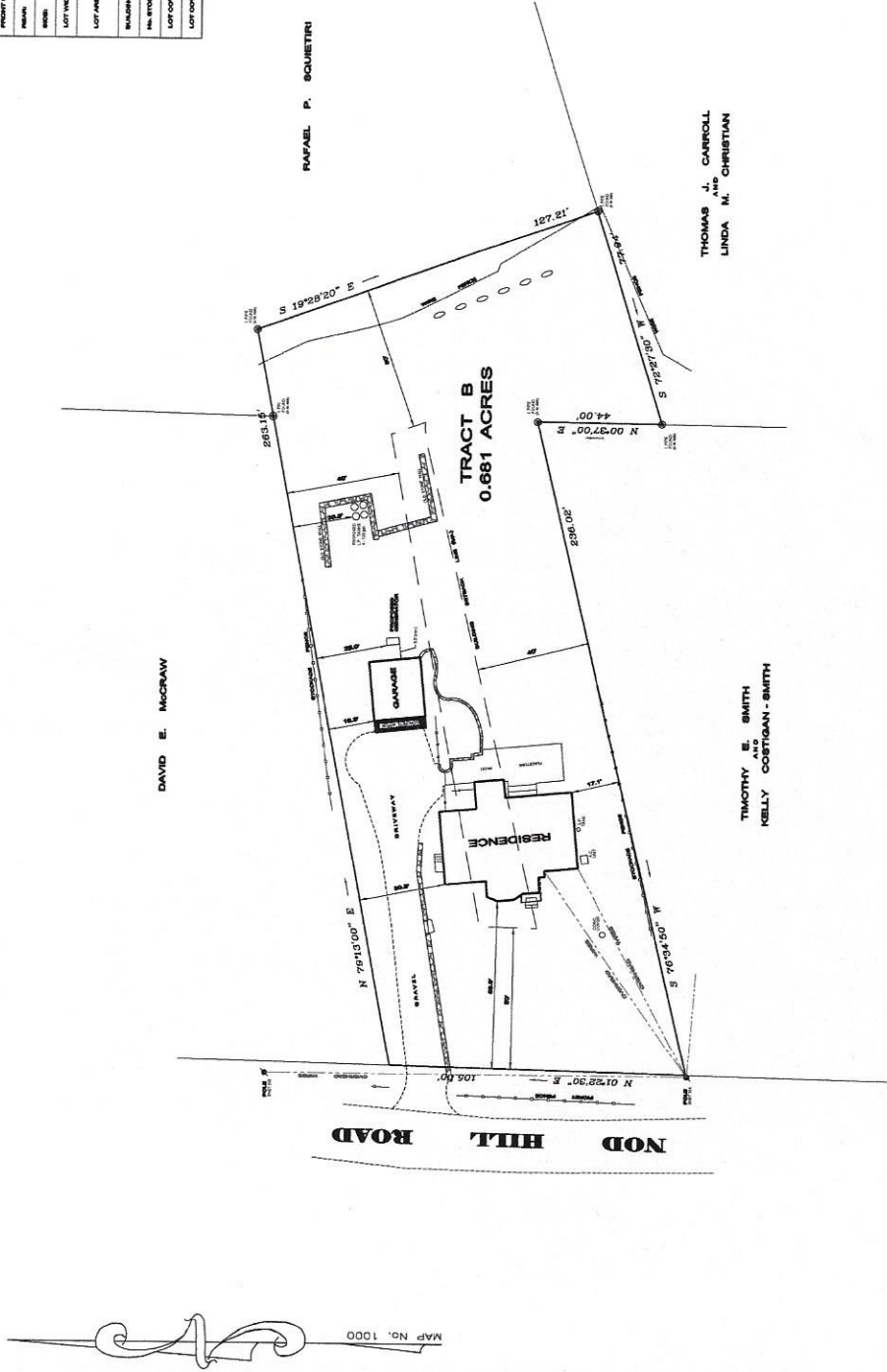
SCALE 1" = 30'

TO MY KNOWLEDGE AND BELIEF
THE INFORMATION CONTAINED
HEREIN IS TRUE AND CORRECT
EXCEPT AS NOTED HEREON.

Douglas N. Faulds

DOUGLAS N. FAULDS
LAND SURVEYOR CORIN, IL, No. 12392

Ryan and Faulds
LAND SURVEYORS | A Redburn & Wood Company
11 GRIMMAN HILL ROAD
MILTON, CT 06197
Ph. (203) 782-0462 ryanandfaulds.com







Murphy Reed

TO

Dated CT- \$448,80

\$22-

Received April 7 19 98

AT 9:55 A. M

Recorded in Withon

LAND RECORDS

Vol. 1091 Page 170

Gale E. Reed

1st Town Clerk

ROGER LEIFER, ESQ

3 STUYVESANT ROAD SOUTH

WESTPORT, CT 06880



43910

To all People to Whom these Presents shall Come, Greeting:
Know Ye, That

Patricia Ann Hammel, of the Town of Wilton, County of Fairfield and
State of Connecticut

for the consideration of Four Hundred Eight Thousand (\$408,000.00) Dollars

received to my *full satisfaction of*

Matthew R. Gabrielson and Jennifer W. Gabrielson, both of the
Town of Wilton, County of Fairfield and State of Connecticut

do *give, grant, bargain, sell and confirm unto the said*

Matthew R. Gabrielson and Jennifer W. Gabrielson

and unto the survivor of them, and unto such survivor's heirs and assigns forever

All that certain real property being more particularly described
on Schedule A attached hereto.

Matthew R. Gabrielson and Jennifer W. Gabrielson, both of the
Town of Wilton, County of Fairfield and State of Connecticut

do give, grant, bargain, sell and confirm unto the said

Matthew R. Gabrielson and Jennifer W. Gabrielson

and unto the survivor of them, and unto such survivor's heirs and assigns forever

All that certain real property being more particularly described
on Schedule A attached hereto.

S-#2040.00
H-\$448.80

Conveyance Tax Collected

Jean Maude Carter

Town Clerk of Wilton

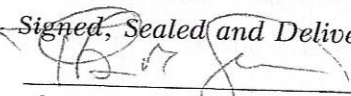
To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

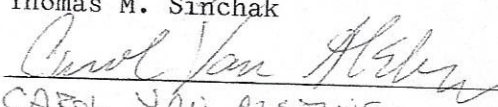
And also, the said grantor does for herself and her heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensealing of these presents she is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

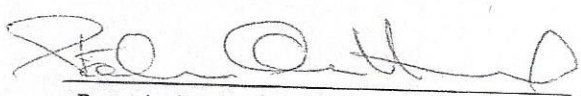
And Furthermore, the said grantor does by these presents bind herself and her heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In witness whereof, I have hereunto set my hand and seal this 31st day of March in the year of our Lord nineteen hundred and ninety-eight

Signed, Sealed and Delivered in presence of


Thomas M. Sinchak


CAROL VAN ALSTINE


Patricia Ann Hammel

L.S.

L.S.

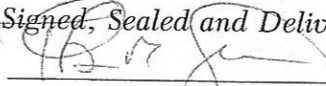
L.S.


executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensealing of these presents she is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all incumbrances whatsoever, except as hereinbefore mentioned.

And Furthermore, the said grantor does by these presents bind herself and her heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

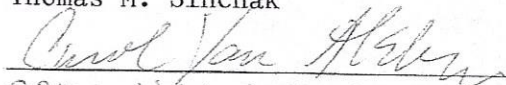
In witness whereof, I have hereunto set my
hand and seal this 31st day of March in the year of our Lord
nineteen hundred and ninety-eight

Signed, Sealed and Delivered in presence of


Thomas M. Sinchak


Patricia Ann Hammel

L.S.


CAROL VAN ALSTINE

L.S.

L.S.

State of Connecticut
County of Fairfield

} SS. Wilton March 31st A.D. 19 98

Personally Appeared

Patricia Ann Hammel

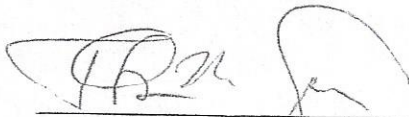
Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.

Latest address of Grantee:

No. and Street 52 Nod Hill Road

City Wilton

State CT Zip 06897


Thomas M. Sinchak

Notary Public

Commissioner of the Superior Court

SCHEDULE A

All that certain piece, parcel or tract of land, with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, shown and designated ".68 Acres, Tract B" on a certain map entitled "Map of part of Property of Mary S. Pope, Wilton, Conn. June 1950" certified "Substantially Correct" by W. J. Wood, Jr., C.E. and L.S. which map is on file in the office of the Town Clerk of said Wilton as Map No. 1000, referenced to which map is expressly made.

said premises are known as 52 Nod Hill Road, Wilton, Connecticut.

Said premises are conveyed subject to the following:

1. Limitations of use imposed by governmental authority.
2. Town of Wilton taxes hereafter due and payable on the List of October 1, 1997 which taxes the Grantees, by the acceptance of this deed, assume and agree to pay.
3. An easement from W. Eckert to Western Union Telegraph of the United States dated August 18, 1906 and recorded in Volume 25 at Page 482 of the Wilton Land Records.



238 Danbury Road, Wilton, CT to 52 Nod Hill Rd, Wilton, CT 06897

Drive 2.8 miles, 8 min

238 Danbury Rd

Wilton, CT 06897

Continue to US-7 N

- ↑ 1. Head southwest toward Cricket Ln 53 s (0.1 mi)
- ↩ 2. Turn left toward Cricket Ln 89 ft
- ↪ 3. Turn right toward Cricket Ln 13 ft
- ↩ 4. Turn left onto Cricket Ln 0.1 mi
- 151 ft

Take CT-33 N to Nod Hill Rd

- ↪ 5. Turn right at the 1st cross street onto US-7 N 6 min (2.7 mi)
- ↩ 6. Turn left onto CT-33 N 0.4 mi
- ↪ 7. Turn right onto Nod Hill Rd 2.0 mi
- ↩ 8. Turn left to stay on Nod Hill Rd 0.2 mi
- 📍 Destination will be on the right 404 ft

52 Nod Hill Rd

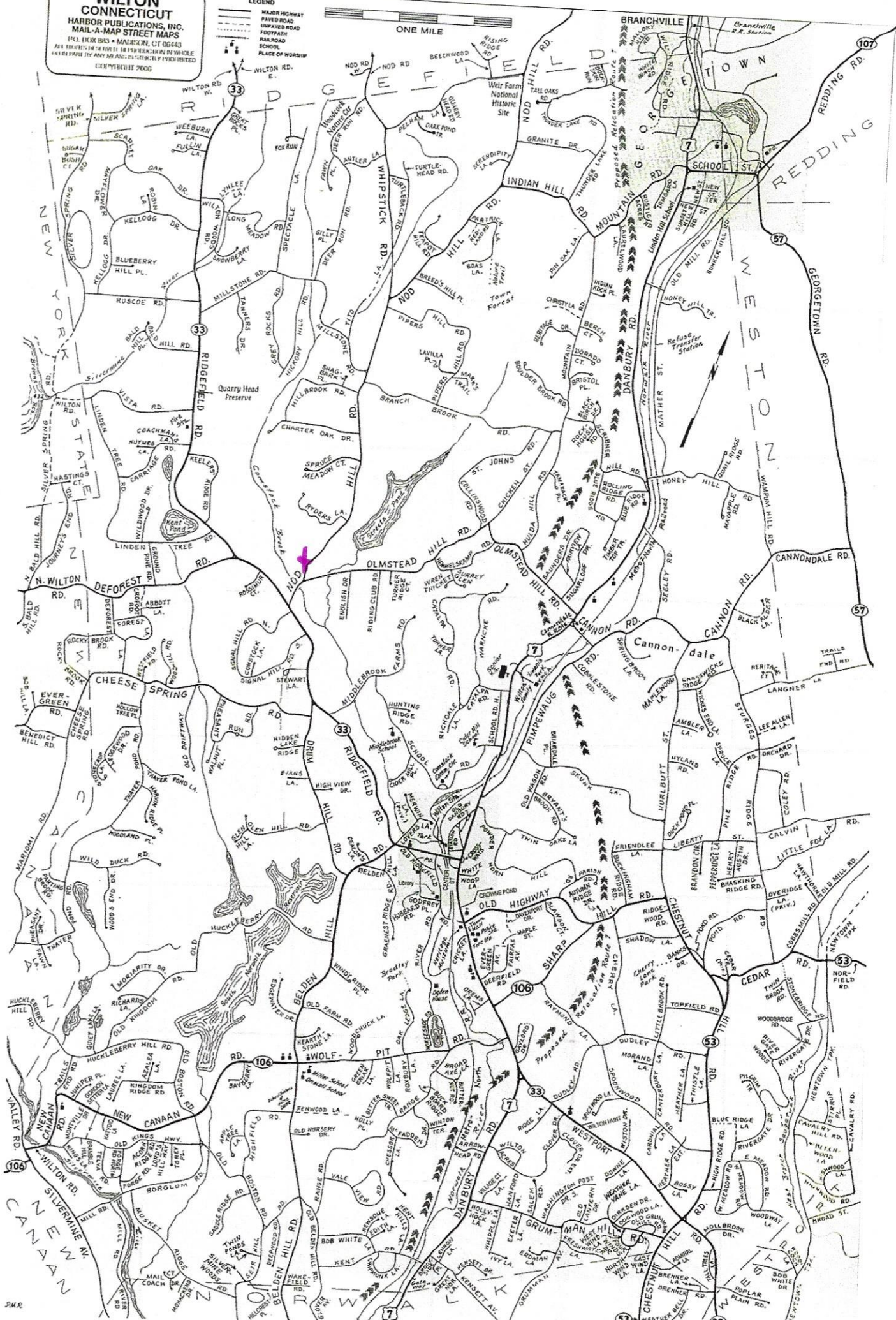
Wilton, CT 06897

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.

WILTON CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
1701 INDC BLDG. • WATERBURY, CT 06703
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LEGEND
MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
FOOTPATH
RAILROAD
SCHOOL
PLACE OF WORSHIP

ONE MILE



90-11

RICHARDSON KEN E & CHRISTINA W
21 OLMSTEAD HILL RD
WILTON CT 06897

90-11-1

RAPKIN GORDON & BARBARA
29 OLMSTEAD HILL RD
WILTON CT 06897

90-11-2

CURTIN KAREN
27 OLMSTEAD HILL RD
WILTON CT 06897

90-13

YATES LESLIE E
15 OLMSTEAD HILL RD
WILTON CT 06897

90-14

KAEYER ERIK A & GILLIAN L
3 OLMSTEAD HILL RD
WILTON CT 06897

90-15

ONTHANK ROBERT & SUSAN
20 NOD HILL RD
WILTON CT 06897

91-5

BEEBE MARGIE P
41 NOD HILL RD
WILTON CT 06897

91-6

CROSS DAVID B & LUCIA B
61 NOD HILL RD
WILTON CT 06897

91-8-1

CURRENT RESIDENT
72 NOD HILL RD
WILTON CT 06897

91-9

SQUITIERI RAFAEL P
64 NOD HILL RD
WILTON CT 06897

91-10

MCCRAW DAVID E
60 NOD HILL RD
WILTON CT 06897

91-11

GABRIELSON MATTHEW R & JENNIFER
52 NOD HILL RD
WILTON CT 06897

91-12

SMITH TIMOTHY E &
46 NOD HILL RD
WILTON CT 06897

91-13

FILASKI RICHARD & KATHERINE
6 OLMSTEAD HILL RD
WILTON CT 06897

91-14

CARROLL THOMAS J
16 OLMSTEAD HILL RD
WILTON CT 06897

91-15

LASH JOSEPH V & KELLY N
28 OLMSTEAD HILL RD
WILTON CT 06897

91-17

JONES THOMAS E & PATRICIA
PO BOX 7190
WILTON CT 06897

92-1

JOHNSON CRAIG E
77 NOD HILL RD
WILTON CT 06897

105-12

SECOND TAXING DISTRICT CITY OF N
164 WATER ST
NORWALK CT 06854