

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 Rd / P.O. Box 622  
ADDRESS  
Wilton CT 06897

Jennifer Gabrielson  
OWNER'S NAME

52 Nod Hill Rd. Wilton CT 06897  
ADDRESS

52 Nod Hill Rd  
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 a generator behind detached garage  
to allow for 25 foot side yard setback in lieu of required 40 feet.  
request variance for 4 LP tanks (A/G) in old stone foundation  
with a 20.5 foot side yard setback in lieu of 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.

The existing setbacks allow for a 15-foot area  
for generator and LP tanks that is impractical  
& undesirable.

\* Note appraed variance #16-0403 60 Nod Hill Rd Documents 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 EMAILED SUBMISSION** of all materials (Consolidated into 1-2 PDFs Maximum)
- ☒ 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
	1/25/2021	creebo@lucieltric.com	203-762-7013
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	1-25-2021	jen.gabrielson@optimum.net	203-762-8935

90-11

RICHARDSON KEN E &amp; CHRISTINA W

21 OLMSTEAD HILL RD

WILTON CT 06897

90-13

YATES LESLIE E

15 OLMSTEAD HILL RD

WILTON CT 06897

91-5

BEEBE MARGIE P

41 NOD HILL RD

WILTON CT 06897

91-9

SQUITIERI RAFAEL P

64 NOD HILL RD

WILTON CT 06897

91-12

SMITH TIMOTHY E &amp;

46 NOD HILL RD

WILTON CT 06897

91-15

LASH JOSEPH V &amp; KELLY N

28 OLMSTEAD HILL RD

WILTON CT 06897

105-12

SECOND TAXING DISTRICT CITY OF N

164 WATER ST

NORWALK CT 06854

90-11-1

RAPKIN GORDON &amp; BARBARA

29 OLMSTEAD HILL RD

WILTON CT 06897

90-14

KAEYER ERIK A &amp; GILLIAN L

3 OLMSTEAD HILL RD

WILTON CT 06897

91-6

CROSS DAVID B &amp; LUCIA B

61 NOD HILL RD

WILTON CT 06897

91-10

MCCRAW DAVID E

60 NOD HILL RD

WILTON CT 06897

91-13

FILASKI RICHARD &amp; KATHERINE

6 OLMSTEAD HILL RD

WILTON CT 06897

91-17

JONES THOMAS E &amp; PATRICIA

PO BOX 7190

WILTON CT 06897

90-11-2

CURTIN KAREN

27 OLMSTEAD HILL RD

WILTON CT 06897

90-15

ONTHANK ROBERT &amp; SUSAN

20 NOD HILL RD

WILTON CT 06897

91-8-1

CURRENT RESIDENT

72 NOD HILL RD

WILTON CT 06897

91-11

GABRIELSON MATTHEW R &amp; JENNIFER

52 NOD HILL RD

WILTON CT 06897

91-14

CARROLL THOMAS J

16 OLMSTEAD HILL RD

WILTON CT 06897

92-1

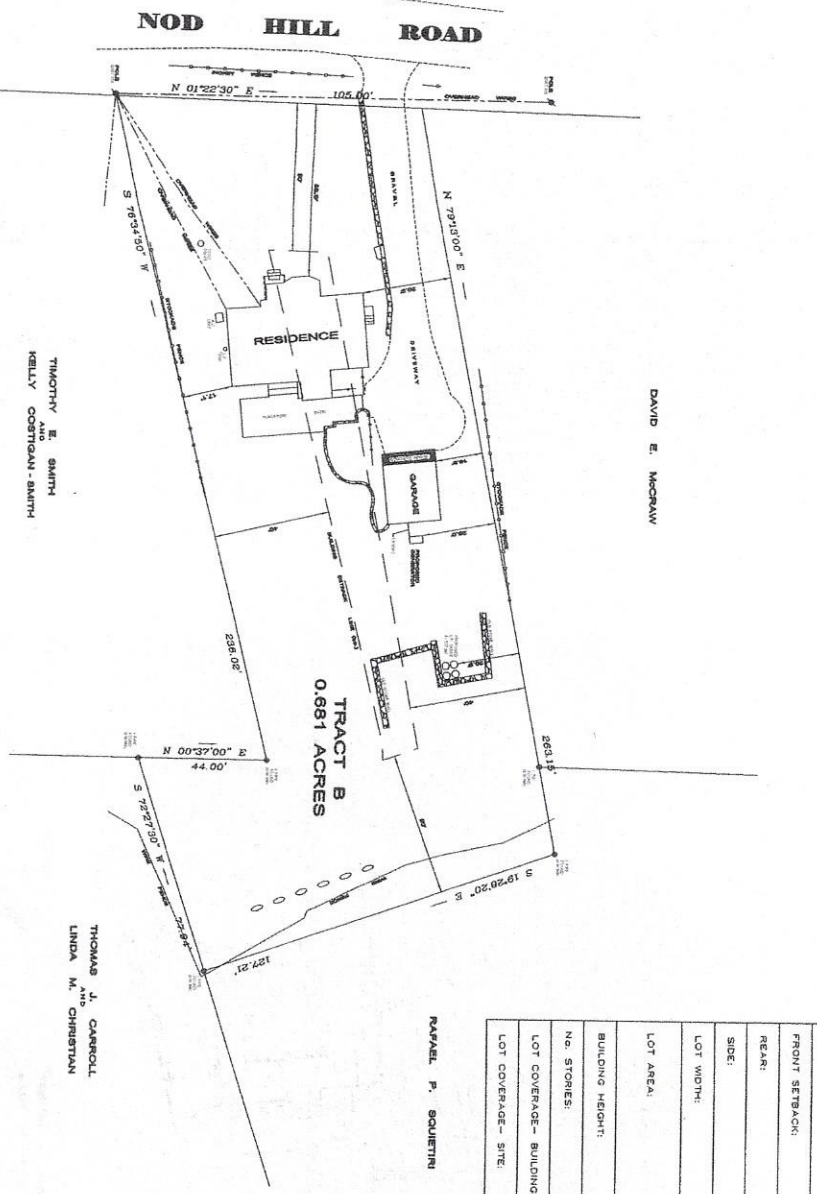
JOHNSON CRAIG E

77 NOD HILL RD

WILTON CT 06897



MAP No. 1000



RAFAEL P. SOUJEINI

**ZONING INFORMATION**

ITEM	REQUIRED/ PERMITTED	EXISTING	PROPOSED
ZONE: R-2A RESIDENCE			
FRONT SETBACK:	50'	MIN.	58.6'
REAR:	50'	MIN.	123.2'
SIDE:	40'	MIN.	16.3'
LOT WIDTH:	200'	MIN.	97.15'
LOT AREA:	87,120 S.F.	MIN.	28,678 S.F.
BUILDING HEIGHT:	35'	MAX.	16.1'
No. STORES:	2.5	MAX.	2.0
LOT COVERAGE - BUILDING:	7% = 3,077 S.F.	MAX.	1,910 S.F. = 6.4%
LOT COVERAGE - SITE:	12% = 3,561 S.F.	MAX.	1,995 S.F. = 6.7%

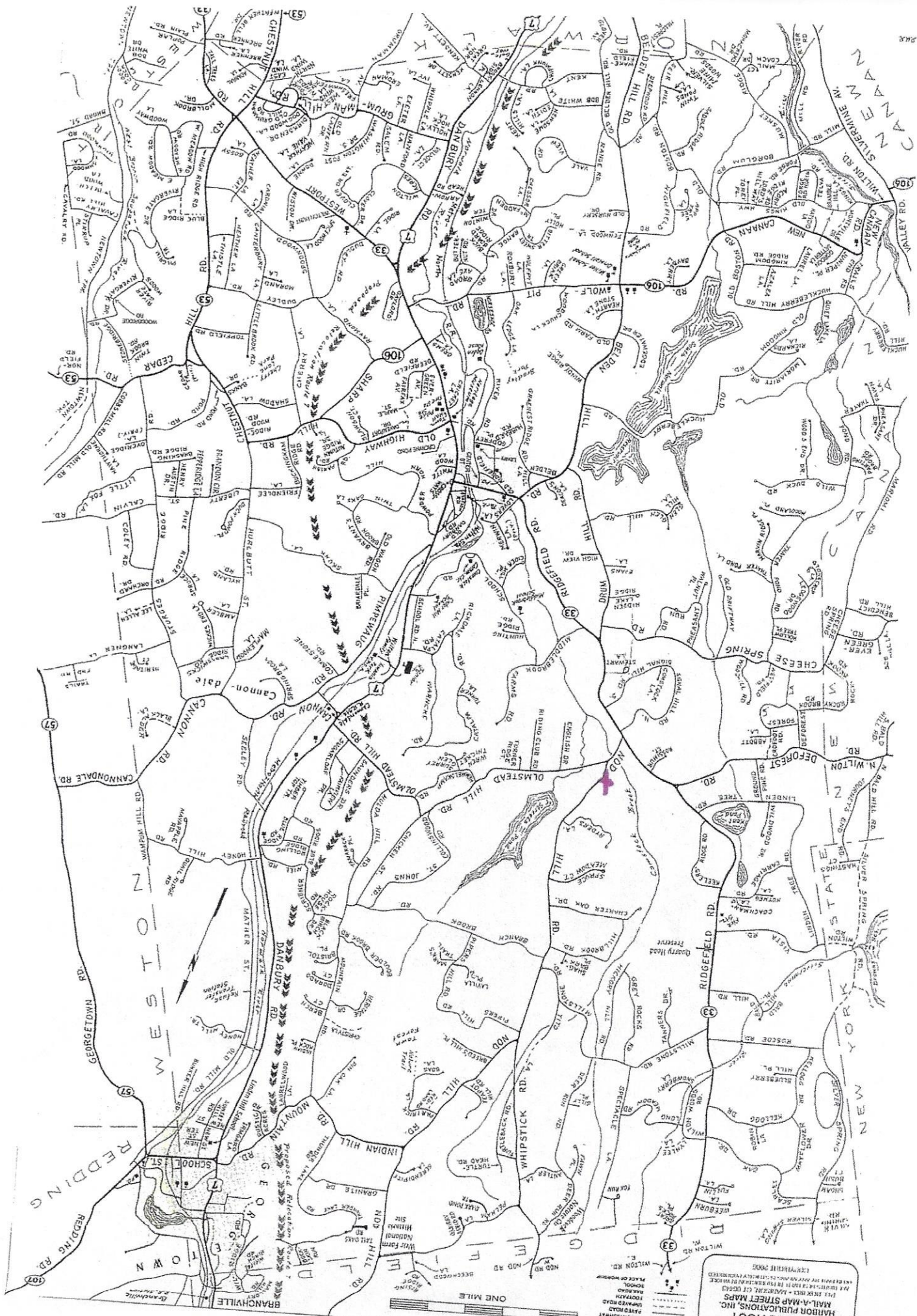
**NOTES:**

- This survey has been prepared in accordance with the provisions of the Surveyors' Act, Chapter 20A, § 20A-20, of the Regulations of Connecticut State Surveyors and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Board of Survey and Mapping, Department of Transportation, and the Board of Survey and Mapping, Department of Transportation, and the Board of Survey and Mapping, Department of Transportation.
- Area of parcel = 28,678 S.F. (0.661 acres).
- Property designated as Tract B, Map No. 1000 of the Wilton Land Records.
- Reference is made to deed of record found in V. 1091, Pg. 178 of the Wilton Land Records.
- Reference is made to plat showing rights found in assessment recorded in V. 251, Pg. 462 of the Wilton Land Records.
- Reference is made to Assessment Parcel 11, Map 81.
- Property located in R-2A Residential Zone.
- Property located in Flood Zone X as designated on Flood Insurance Rate Map prepared by the Federal Emergency Management Agency.
- Reference is made to Community Form No. 000020 579 P, dated June 16, 2010.
- All measurements, found or not, depicted hereon.

**ZONING LOCATION SURVEY, PROPOSED**  
**52 NOD HILL ROAD**  
**MATTHEW R. GABRIELSON**  
**JENNIFER W. GABRIELSON**  
 WILTON, CONNECTICUT

REVISIONS	
DATE	DESCRIPTION
JAN 28, 2011	ZONING INFORMATION, CLAY ARBON
<p>TO: J. GABRIELSON AND B. GABRIELSON          52 NOD HILL ROAD          WILTON, CT 06097</p> <p>FROM: RYAN AND FAULDS          11 BRIMLEY HILL, WOOD          WILTON, CT 06097</p> <p>CONTRACT NO. 12345          DATE: JAN 28, 2011</p>	





**WILTON**  
CONNECTICUT  
HARBOR PUBLICATIONS, INC.  
MAIL-A-MAP STREET MAPS  
1:25,000 SCALE - KNOTS PER HOUR, CITY DETAILS  
AND OTHER INFORMATION IN THE MAP ARE NOT TO BE  
CONSIDERED AS A GUARANTEE OF ACCURACY

**LEGEND**  
MAIN ROAD  
ROAD  
RAILROAD  
WATER  
PLACE OR WOODS  
HILL  
CLIFF

ONE MILE

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

<https://www.google.com/maps/dir/238+Danbury+Road,+Wilton,+C..>

Google Maps 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

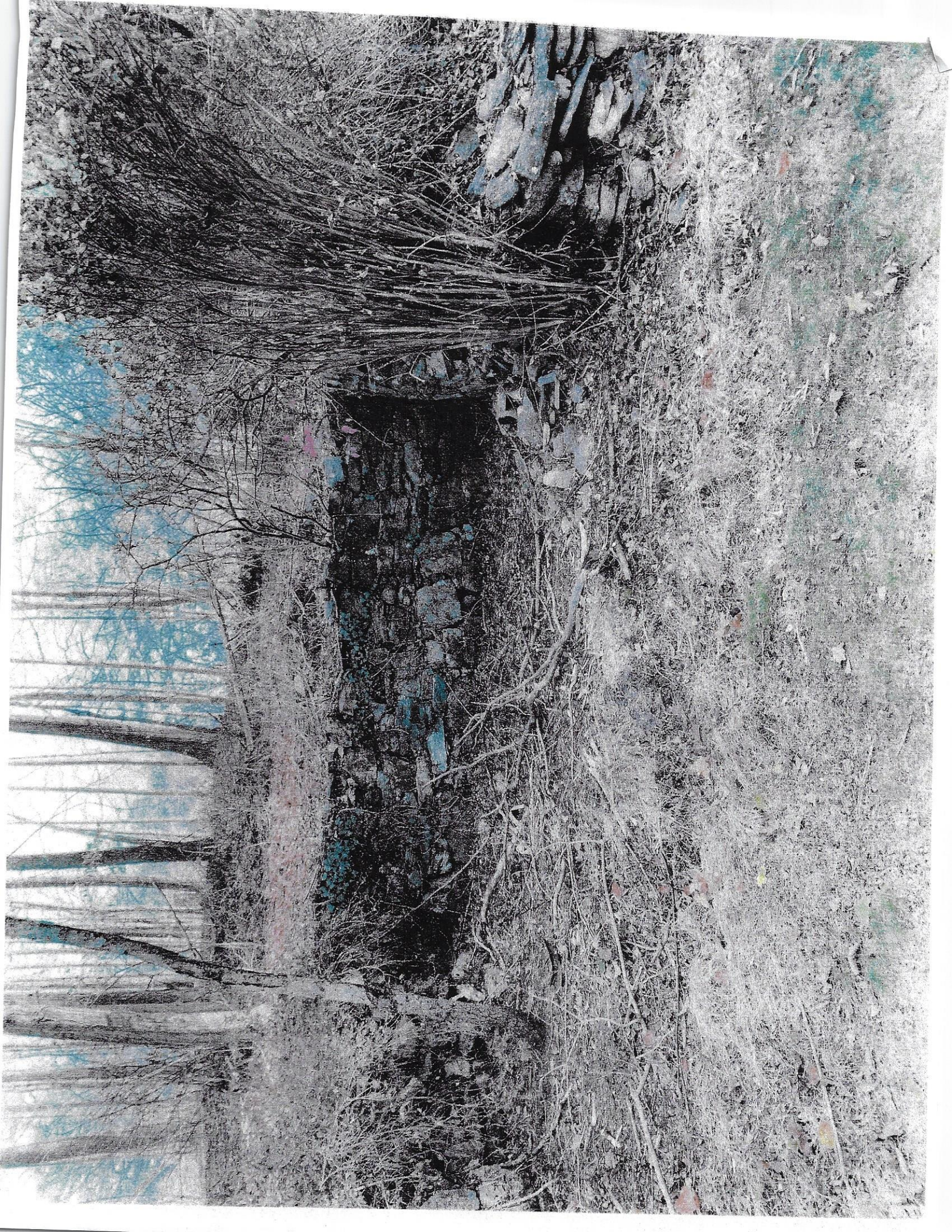
- ↪ 5. Turn right at the 1st cross street onto US-7 N 6 min (2.7 mi)
  - ↩ 6. Turn left onto CT-33 N 0.4 mi
  - ↪ 7. Turn right onto Nod Hill Rd 2.0 mi
  - ↩ 8. Turn left to stay on Nod Hill Rd 0.2 mi
- Destination will be on the right
- 404 ft

### 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.











NOD HILL ROAD

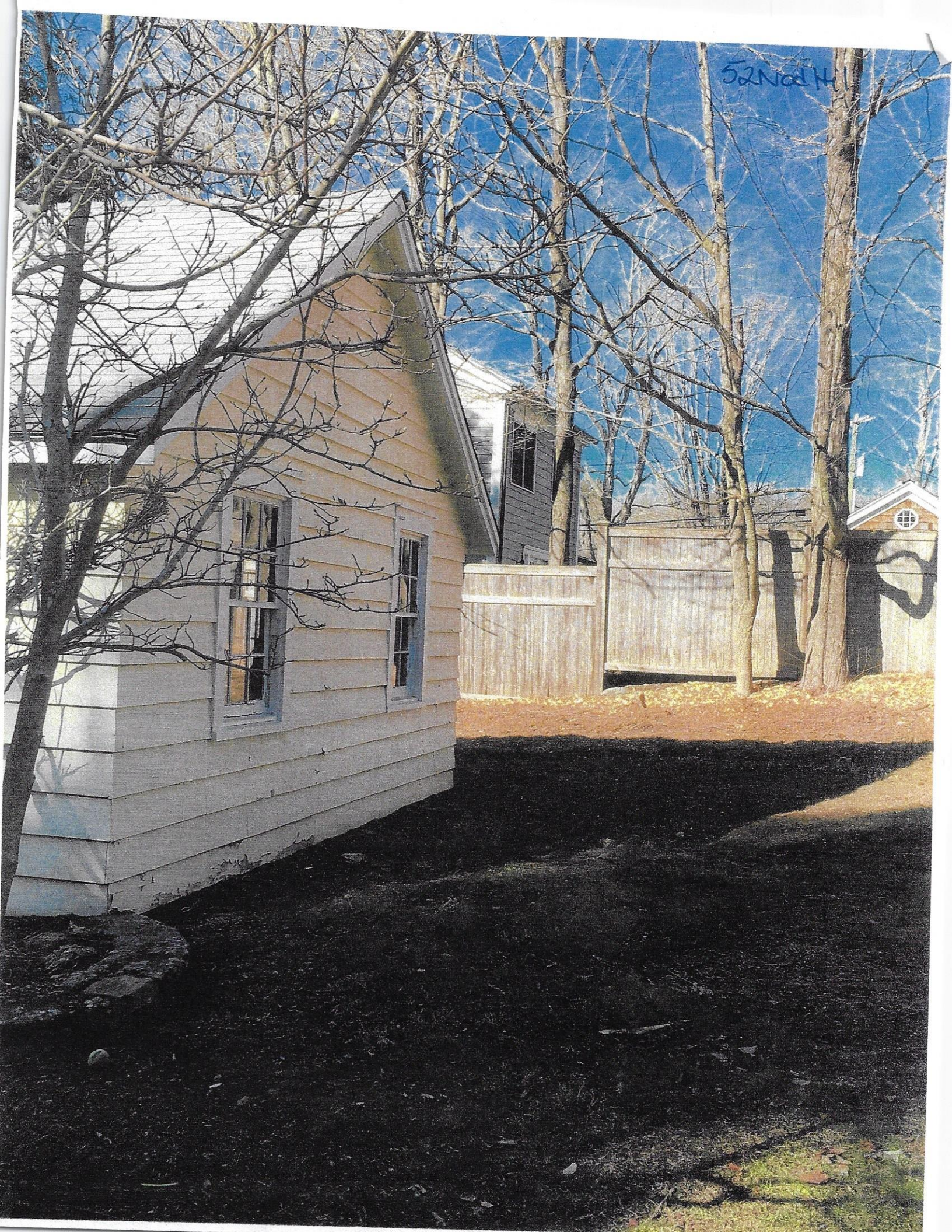
VAIL/HIRN

#16-04-03

APPROVED

a variance of Section 29-5.D to allow a front porch addition with a 39.5' front yard setback in lieu of the required 50'; to allow a concrete pad and generator with a side yard setback of 21.0' in lieu of the required 40'; and to allow maximum building coverage of 10.1% in lieu of maximum 7% allowed. Said property is owned by Shelly Hirn and consists of 0.545+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #91, Lot #10.





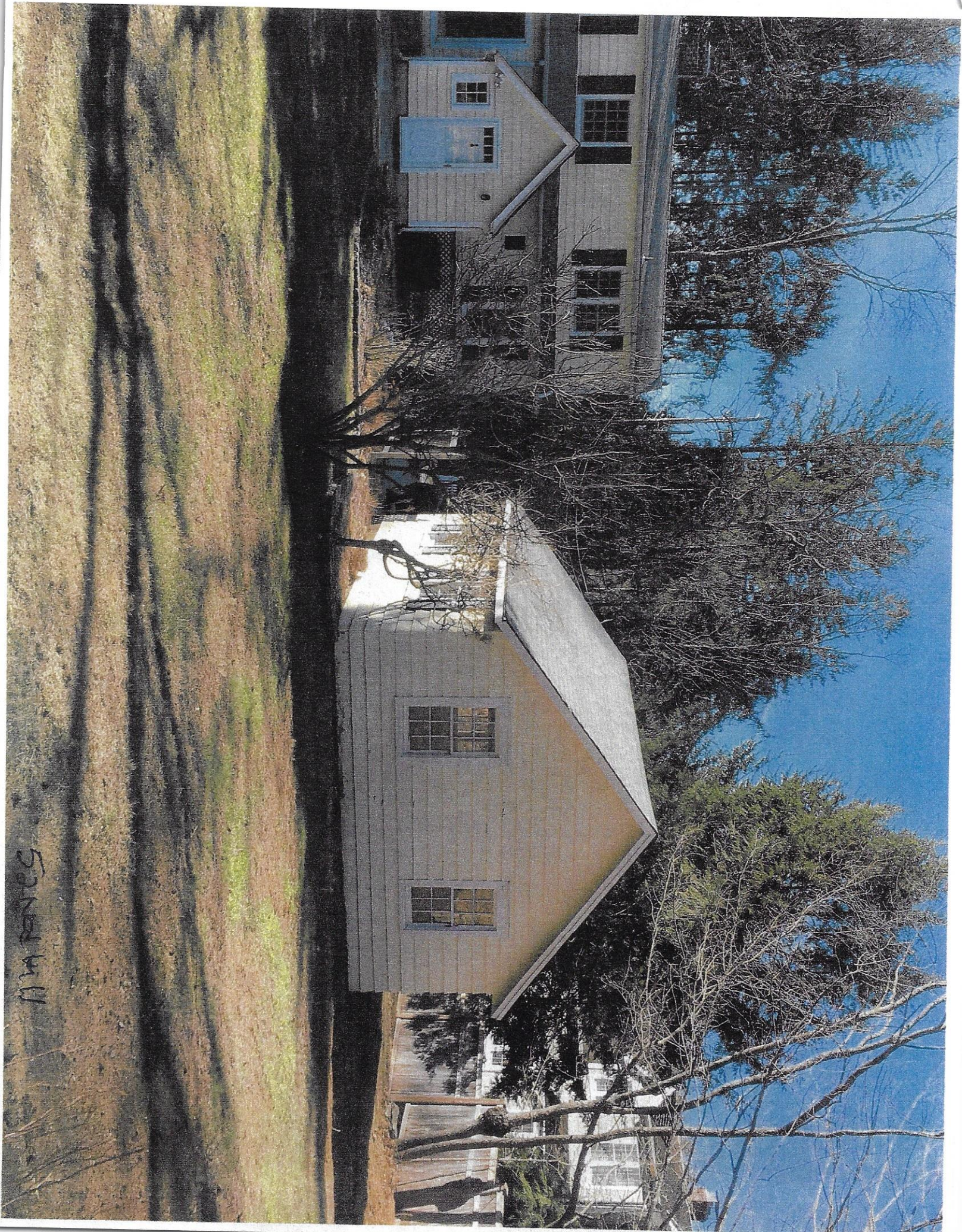
52 Nod H



52 Nov 14/17

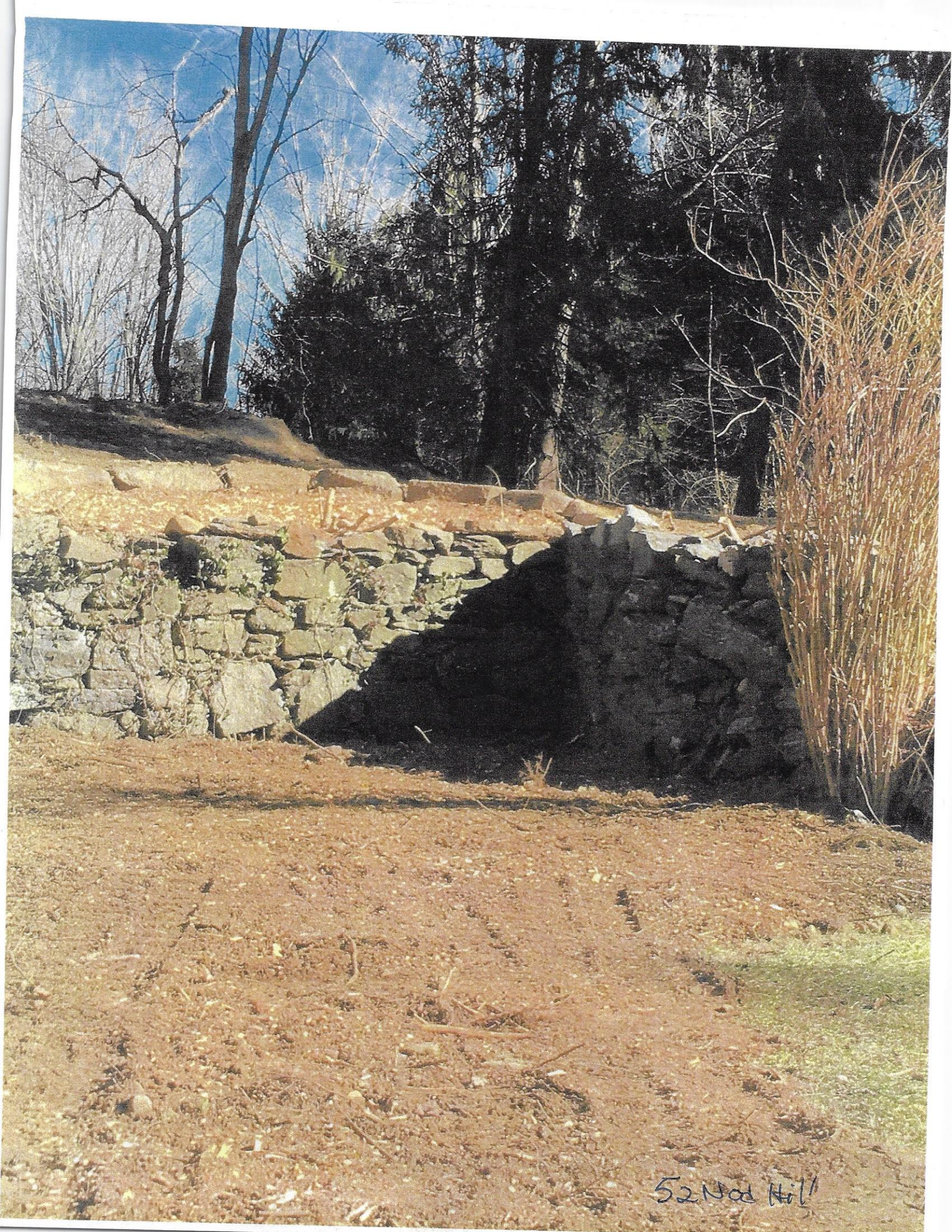






SANDWILL





52 Nod Hill



a variance of Section 29-5.D to allow a front porch addition with a 39.5' front yard setback in lieu of the required 50'; to allow a concrete pad and generator with a side yard setback of 21.0' in lieu of the required 40'; and to allow maximum building coverage of 10.1% in lieu of maximum 7% allowed. Said property is owned by Shelly Hirn and consists of 0.545+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #91, Lot #10.



66 Nod Hill





60 Nod Hill





# Mortgage Book

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 & Metcalf

1st Town Clerk

Recd. LEIFER, ESO

3 Bureau Road South

Westport, Maine





**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

*Joan Maude Ventner*

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

Patricia Ann Hammel

L.S.

CAROL JANE ALSTINE

L.S.

L.S.

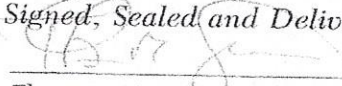



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Signed, Sealed and Delivered in presence of

  
Thomas M. Sinchak

  
Patricia Ann Hammel

L.S.

L.S.

L.S.

**State of Connecticut**  
**County of** Fairfield

Personally Appeared

Patricia Ann Hammel

} SS. Wilton March 31<sup>st</sup> A.D. 19 98

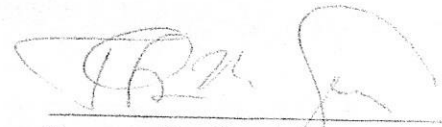
Signer and Sealer of the foregoing Instrument, and acknowledged the same to be her free act and deed before me.

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 place, 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.

Received for Record April 7, 1998

at 9:55 A. M. Attest

Jean Mande Ventres  
Town Clerk.