

## 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.)

James M. Crisp, AIA			16 Washington Avenue Millbrook, NY 12545		
APPLICANT'S NAME			ADDRESS		
Brendan & Kristy Ripp			189 Nod Hill Rd, Wilton, CT 06897		
OWNER'S NAME			ADDRESS		
189 Nod Hill Rd, Wilton, CT 06897			R-2A		
PROPERTY LOCATION			ZONING DISTRICT		
2656, 4901, 5102,	2495	760	78	2	3.46
WLR MAP#	VOLUME	PAGE	TAX MAP #	LOT #	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 a variance of Section 29.5.D to allow a building additon with a 48.1' front yard setback in lieu of the required 50feet. Existing house already has a varience for front yard setback up to 23.7 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.

We proposed one (1) room addition on the existing patio, between screen room and kitchen.

Because the original part of the existing building, which built in circa 1990 is located within the required front setback, therefor, 2 small parts of the new addition, each 2.88 S.F. and 1.95 S.F. on the rear part of the existing building, located within the required front setback.

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:

- x   APPLICATION FORM
- x   LIST OF OWNERS WITHIN 500' of the subject property as shown by Tax Map & Lot #.
- x   A-2 SURVEY of the subject property showing all existing building and site conditions.
- x   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.
- x   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.
- x   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? 10/16/2018

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1900

SITE COVERAGE PROPOSED: 8%  
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 4.3%  
(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.

Designed by:

<u>Brendan Ripp</u>	2/23/2021	brendan.ripp@gmail.com	347-525-8803
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
<u>Brendan Ripp</u>	2/23/2021	brendan.ripp@gmail.com	347-525-8803
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

ZONING BOARD OF APPEALS  
TOWN OF WILTON, CONNECTICUT  
Town Hall Annex, 238 Danbury Road, Wilton, CT 06897

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HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

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1. WHAT IS A VARIANCE? A VARIANCE is an exception granted by the Zoning Board of Appeals (ZBA) from the terms or standards of the Zoning Regulations for an individual property where, because of special conditions, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship. However, a variance MUST still be in harmony with the general intent of the Town's Plan of Conservation and Development and not contrary to public welfare.
2. The granting of a VARIANCE is a fine balance between attempting to maintain the Town's Plan of Conservation and Development of uniformly regulated districts, and the need to provide relief from the terms or standards in individual circumstances. VARIANCES are granted only for individual parcels and for particular purposes.
3. It is the applicant's obligation to present and establish hardship. Financial impacts or self-created conditions or an inability to use a property at its maximum potential or reasons that the proposed change would not adversely affect the neighborhood are not considered a hardship in this context. Hardship is generally seen as a physical or restrictive imposition beyond the reasonable control of the owner.
4. The ZBA may attach conditions to a granted VARIANCE in order to make them more in harmony with the purpose of the Zoning Regulations. Typical conditions that could be attached to a setback variance might include the installation of a screen or buffer.
5. Prior to submitting an application for a residential or commercial variance, please consult with the office staff and become familiar with the current Zoning Regulations which apply towards the property or project in question. \ The office staff can help answer questions and guide you in finding the information required for a complete application. Professional land or Resource Planners and Land Use Attorneys may also be helpful.
6. Complete applications for either a RESIDENTIAL or COMMERCIAL PROPERTY VARIANCE are received in the ZBA Office, located within the Planning and Zoning (P&Z) Office in the Town Hall Annex, 238 Danbury Road, Wilton, CT, 06897. The office is open Monday through Friday, 8:00 A.M. to 4:00 P.M. Telephone: (203) 563-0185.
7. Please **TYPE** or print clearly all materials and application forms.
8. The deadline for receipt of a completed application is THE TWENTY FIFTH (25) of EACH MONTH; for eligibility for a PUBLIC HEARING the following month. Only a complete application can be accepted.
9. The ZBA has scheduled meetings on the third Monday of each month, excluding August. If the third Monday is a holiday, the meeting is held on Tuesday. A copy of the official meeting schedule may be obtained in the Town Clerk's Office or the P&Z Office.
10. Much of the required information may be found by researching the land records located within the P&Z Office, the Town Clerk's Office and the Assessor's Office. A public access computer is available in both the P&Z Office and the Assessor's Office.

BRIEF EXPLANATION OF REQUIRED APPLICATION MATERIALS
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**WLR MAP #** Wilton Land Record map number filed in the Town Clerk's Office.

**VOLUME and PAGE** Deed reference filed in the Town Clerk's Office.

**TAX MAP #, LOT #** Refers to Assessor map records.

**ACREAGE** Refers to the acreage of the subject parcel.

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**LOCATION MAP** May be a photocopy of Town maps, indicating subject parcel.

**CLASS A-2 SURVEY MAP** Prepared by a licensed Connecticut Land Surveyor. Consult the Town Clerk's Office for filed surveys in the Wilton Land Records.

**SITE DEVELOPMENT PLAN** A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.

**LIST OF PREVIOUS ZONING VARIANCES** Recorded in the Town Clerk's Office and with the P&Z Office.

**LIST OF OWNERS WITHIN 500'** Name and mailing address of the owners of properties within 500 feet of the subject property, including public and semi-public parcels.

**ONE #10 ENVELOPE** Based on the above list of owners, please leave the return address blank.

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## Watershed or Aquifer Area Project Notification Form

### REQUIREMENT:

Within seven days of filing, all applicants before a municipal Zoning Commission, Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands Commission for any project located within a public water supply aquifer or watershed area are required by Public Act No. 06-53 of the CT General Statutes to notify The Commissioner of Public Health and the project area Water Company of the proposed project by providing the following information.

To determine if your project falls within a public water supply aquifer or watershed area visit the appropriate town hall and look at their *Public Drinking Water Source Protection Areas* map. If your project falls completely within or contain any part of a public water supply aquifer or watershed you are required to complete the following information.

**Note: You will need information obtained from the *Public Drinking Water Source Protection Areas* map located in the appropriate town hall to complete this form.**

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**Step 1:** Have you already notified the CT Department of Public Health (CTDPH) of this project?

☒

No, Go to Step 2

☐

Yes, I have notified DPH under a different project name - Complete steps 4-6

☐

Yes, same name different year - Notification Year  Complete steps 4-6

### Step 2:

1. Name of public water supply aquifer your project lies within:

2. Name of the public water supply watershed your project lies within:

SECOND TAXING DISTRICT

3. Public Water Supply Identification number (PWSID) for the water utility:

CT

### Step 3: For 1-5 Check all that apply

1. My project is proposing:

☐

Industrial use;

☐

Commercial use;

☐

Agricultural use;

☒

Residential use;

☐

Recreational use;

☐

Transportation improvements;

☐

Institutional (school, hospital, nursing home, etc.);

☐

Quarry/Mining; Zone Change, Please Describe:

☐

Other, Please describe:

2. The total acreage of my project is:

☒

Less than or equal to 5 acres

☐

Greater than 5 acres

3. My project site contains, abuts or is within 50 feet of a:

☐

Wetland;

☐

Stream;

☐

River;

☐

Pond or Lake

4. Existing use of my project site is:

☐ Grassland/meadow; ☐ Forested; ☐ Agricultural; ☐ Transportation; ☐ Institutional (school, hospital, nursing home, etc.); ☒ Residential; ☐ Commercial; ☐ Industrial; ☐ Recreational; ☐ Quarry/Mining  
☐ Other Please Describe:

5. My project will utilize:

☒ septic system; ☐ existing public sewer; ☐ new public sewer; ☐ agricultural waste facility;  
☒ existing private well; ☐ new private well; ☐ existing public water supply;  
☐ new public water supply, if new have you applied for a certificate of public convenience and necessity from DPH? ☐ Yes ☐ No

6. My project will contain this percentage of built up area (buildings, parking, road/driveway, pool): ☒ Less than or equal to 20% ☐ Greater than 20% to 50% ☐ Greater than 50%

**Step: 4** Applicants Contact Information:

Name:   
E-mail address:   
Telephone:   
Fax number:

**Step 5:** Please provide the following if available:

Project name:   
Project site address:   
Town:   
Project site nearest intersection:   
Project site latitude and longitude:

**E-mail completed form to [dph.swpmail@ct.gov](mailto:dph.swpmail@ct.gov)**

78-1 HARLEY FREDERICK M III & DIANE L 7 RYDERS LA WILTON CT 06897	78-2 RIPP BRENDAN NOLAN & KRISTY S 189 NOD HILL RD WILTON CT 06897	78-3 SCHMEISER ARTHUR J JR & NANCE D 209 NOD HILL RD WILTON CT 06897
78-3-2 WILTON TOWN OF 238 DANBURY RD WILTON CT 06897	78-4-7 VAN DER LUGT INGRI 227 NOD HILL RD WILTON CT 06897	78-9 DAVISON FAMILY TRUST 224 NOD HILL RD WILTON CT 06897
78-9-1 BURNAMAN PHILLIP ROSS II & 222 NOD HILL RD WILTON CT 06897	78-10 FENNESSEY DEBRA A TRUSTEE 226 NOD HILL RD WILTON CT 06897	78-11 BLAZE SANDI 200 NOD HILL RD WILTON CT 06897
78-11-1 MANUEL VICTOR & 184 NOD HILL RD WILTON CT 06897	78-11-2 TOMENY GEORGE F & LYNNE J 180 NOD HILL RD WILTON CT 06897	78-11-3 MALCARNEY ROSEMARIE 218 NOD HILL RD WILTON CT 06897
78-11-4 BEHRENS CANDICE & HERMANN B 220 NOD HILL RD WILTON CT 06897	78-12 KUMMEN LINDA VAHDAT & TORODD 178 NOD HILL RD WILTON CT 06897	78-13 MANNIX HELEN W S TRUSTEE 176 WESTBROOK RD SUITE 1 ESSEX CT 06426
92-5 EDGECOMB KAREN 25 RYDERS LA WILTON CT 06897	92-6-1 ARNOLD ELEANOR M 34 RYDERS LA WILTON CT 06897	92-6-2 JONES CHRISTINE BRANDT & MICHAEL E 44 RYDERS LA WILTON CT 06897
92-7 RAPOSA EDWARD F & CATHLEEN C 10 RYDERS LA WILTON CT 06897	92-7-1 MARINAN BARBARA A 5300 HUNT CLUB WAY SARASOTA FL 34238	92-8 MIDDLEBROOK PETER J & SHARON M 1 SPRUCE MEADOW CT WILTON CT 06897
92-9 JONAS SYBILLE B 3 SPRUCE MEADOW CT WILTON CT 06897	92-10 LENICH FRANCES 5 SPRUCE MEADOW CT WILTON CT 06897	92-19 SULLIVAN ELAINE & MARK D TR 4 SPRUCE MEADOW CT WILTON CT 06897
92-20 MORRIS JASON THOMAS & 2 SPRUCE MEADOW CT WILTON CT 06897	93-41 WILTON TOWN OF 238 DANBURY RD WILTON CT 06897	

# RIPP RESIDENCE

## ADDITION AND INTERIOR RENOVATION to 2 STORY EXISTING FRAME HOUSE 189 NOD HILL ROAD, WILTON, CT

LIST OF DRAWINGS

LIST OF DRAWING

SHEET #	SHEET NAME
T-001	SITE LOCATION MAP, DESIGN CRITERIA TABLES, LIST OF DRAWINGS, ABBREVIATIONS
T-002	SITE SURVEY
A-101	PARTIAL FIRST FLOOR PLAN, ROOF PLAN
A-201	EAST AND WEST, PARTIAL NORTH BUILDING ELEVATIONS
A-301	BUILDING SECTION DETAIL
A-501	INTERIOR ELEVATIONS: ENTRY HALL & PANTRY
A-502	INTERIOR ELEVATIONS: KITCHEN
A-601	WINDOW & DOOR SCHEDULES, TYPES AND NOTES
E-101	REFLECTED FIRST CEILING PLAN

LEGEND

CENTER LINE

STARTING POINT

BREAK IN MATERIAL OR HEIGHT.

ROOM NUMBER

ELEVATION DRAWING NUMBER

DETAIL NUMBER  
SECTION TARGET - DIFFERENT DRAWING  
DRAWING NUMBER

SECTION TARGET

DOOR DESIGNATION (SEE SCHEDULE)

PARTITION TYPE NUMBER

AREA SHOWN IN DETAIL

WINDOW DESIGNATION

NEW PARTITION

ABBREVIATIONS

AFC

Above Finish Ceiling

AFF

Above Finish Floor

AC

Air Conditioning

ALUM

Aluminum

BS

Building Standard

CLG

Ceiling

CL

Closet

CONT

Continuous

CTR

Counter

COL

Column

CONC

Concrete

CONST

Construction

DIA.

Diameter

DET

Detail

DR

Door

DN

Down

DWG

Drawing

EXT

Exterior

EWC

Electric Water Cooler

EX

Existing

ETR

Existing To Remain

FIXT

Fixtures

FL

Floor

FLUOR

Fluorescent

GFI

Ground Fault Interrupt

GL

Glass

GYP. BD.

Gypsum Board

HR

Hour

HT

Height

INT

Interior

MET

Metal

MECH

Mechanical

WALL TYPES

4" PERFORATED PIPE  
AROUND PERIMETER

TUFF-N-DRI WATER PROOFING  
POURED REINFORCED CONCRETE WALL  
ON  
CONT. REINFORCED FOOTING

\* SEE WALL STRUCTURAL SET FOR STEEL  
DETAILS

4" RADON PERFORATED PIPE AROUND  
PERIMETER

1

TYPICAL STONE FACED FOUNDATION WALL

SIDING TO MATCH EXISTING HOUSE  
DOW BUILDING WRAP  
1/2" PLYWD. SHEATHING  
2X6 WOOD STUDS @ 16" O.C.  
R21 OPEN CELL ICYNENE INSULATION  
3 MIL. VAPOR BARRIER  
¾" GYP BD.

2

TYPICAL WOOD EXTERIOR WALLS

¾" GYP BD.  
2X6 WOOD STUDS @ 16" O.C.  
OR (2X4 SEE PLANS)  
ACOUSTIC INSULATION  
¾" GYP BD.

4

TYPICAL INTERIOR WALLS

¾" GYP BD.  
MOISTURE RESISTANT ON BATH SIDE  
SCHLUTER SYSTEM AT TILED SURFACES  
2X6 WOOD STUDS @ 16" O.C.  
OR (2X4 SEE PLANS)  
ACOUSTIC INSULATION  
¾" GYP BD.

5

TYPICAL INTERIOR WALLS @ WET/DAMP AREAS

DESIGN CRITERIA

INSULATION AND PENETRATIONS REQUIREMENTS BY CODE

WINDOWS	WINDOWS	WINDOWS	ROOF	ROOF	WALLS	WALLS	FLOOR	FOUNDATION	FOUNDATION	FOUNDATION
CLIMATE ZONE	WINDOW U-FACTOR	SKYLIGHT U-FACTOR	CEILING R-VALUE	ROOF R-VALUE	WOOD FRAME	MASONRY WALL	FLOOR	BASEMENT WALL	SLAB R-VALUE	CRAWL SPACE WALL
4	0.3	0.6	R-38	R-38	R-21	R-5	R-30	R-10	R-10	R-10

CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE

GROUND	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM	SUBJECT TO DAMAGE FROM	SUBJECT TO DAMAGE FROM	SUBJECT TO DAMAGE FROM	WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT	FLOOD HAZARDS	AIR FREEZING INDEX
40 PSF	90	B	SEVERE	48"	MODERATE TO HEAVY	SLIGHT	7 °	YES	LL 1986	576

ZONING INFORMATION

189 Nod Hill Rd, Wilton, CT 06897

ZONING DISTRICTS R-2A

PRIMARY RESIDENCE

	REQUIRED/ PERMITTED	ACTUAL
MIN. LOT AREA	2.00 ACRES 87,120 SF	3.461 ACRES 150,760 SF
MIN. FRONTAGE	25 FEET	263.8' FEET
MIN. LOT WIDTH AND DEPTH	200 FEET	263.8' FEET
FRONT YARD (MIN.)	50'-0"	23.7' existing 48.1' prop. 49.6' prop.
SIDE YARD (MIN.)	40'-0"	89.4'
REAR YARD (MIN.)	50'-0"	120.6'
MAX. BUILDING HT. (MAX.)	35'-0"	21.5' existing 21.5' prop.
NO. STORIES (MAX.)	2.5	2.5
MAX. BLDG COVERAGE	7.0% 10553	4.0% existing 6,095 4.3% prop. 6545
MAX. SITE COVERAGE (BLDG. & PAVED AREA)	12.00% 18091	7.7% existing 11,650 8.0% prop. 12100

SITE LOCATION

ELEVATION

INDEMNIFY AND HOLD HARMLESS AGREEMENT.

THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND PROJECT MANAGER, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ALL CLAIM, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF PERFORMANCE OF THE WORK, WHICH ARE (1) FOR BODILY INJURY, ILLNESS, OR DEATH, OR FOR PROPERTY DAMAGE, INCLUDING LOSS OF USE, AND (2) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR'S NEGLIGENT ACT OR OMISSION, OR THAT OF A SUBCONTRACTOR, OR THAT OF ANYONE EMPLOYED BY THEM OR FOR WHOSE ACTS THE CONTRACTOR OR SUBCONTRACTOR MAY BE LIABLE. THIS AGREEMENT TO INDEMNIFY AND HOLD HARMLESS IS NOT APPLICABLE TO LIABILITY OF THE ARCHITECT AND PROJECT MANAGER, OR THAT OF THE ARCHITECT'S OR PROJECT MANAGER AGENTS OR EMPLOYEES, ARISING OUT OF THE PREPARATION OR APPROVAL OF REPORTS, OPINIONS, SURVEYS, MAPS, DRAWINGS, DESIGN, OR SPECIFICATIONS.

OWNERSHIP AND USE OF DOCUMENTS.

CRISP ARCHITECTS MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, WITH RESPECT TO THE USE OF THE DATA PROVIDED HEREWTH, REGARDLESS OF ITS FORMAT OR THE MEANS OF ITS TRANSMISSION. ANY AND ALL PERSONS USING THESE DRAWINGS ASSUME FULL RESPONSIBILITY AS TO THE ACCURACY, CURRENCY, OR RELIABILITY OF THIS DATA FOR ANY PURPOSE. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD BY A LICENSED PROFESSIONAL.

NOT FOR CONSTRUCTION

RIPP RESIDENCE

189 NOD HILL ROAD,  
WILTON, CT

SEAL

CRISP ARCHITECTS

JAMES M. CRISP, AIA  
16 Washington St., Suite 200, Wilton, CT 06897  
PO BOX 319 MILLBROOK, CT 06455  
PH: (845) 677-8256 FX: (845) 677-8396  
CRISP@CRISPARCHITECTS.COM

PLOT DATE: 2/19/2021

REASON: BUILDING DEPARTMENT SET

DESIGN BY: RACHEL HUTAMI

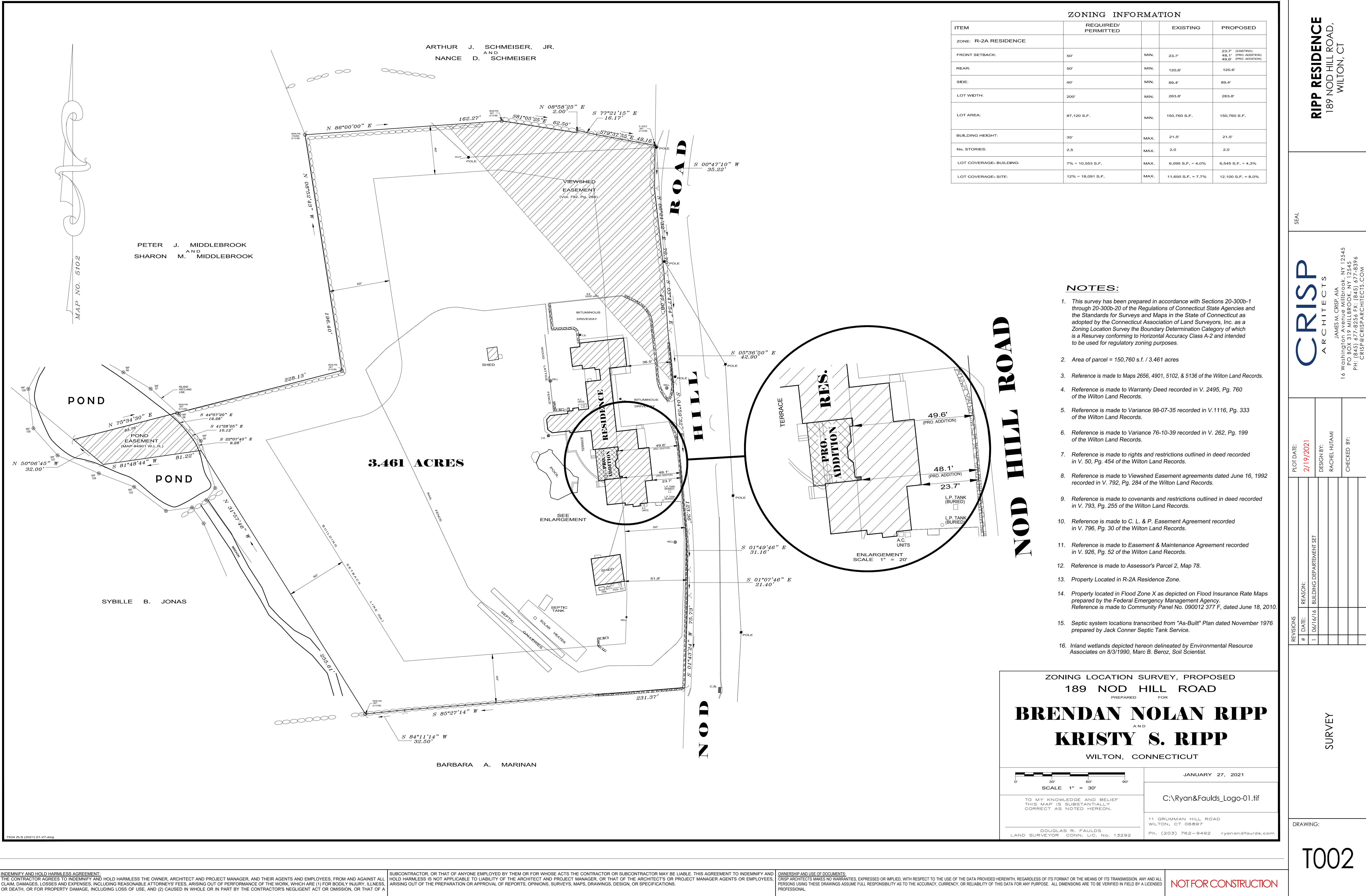
CHECKED BY:

REVISIONS

#	DATE	REASON
1	06/16/16	BUILDING DEPARTMENT SET

INFORMATION PAGE

T001



ZONING INFORMATION				
ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	23.7'	23.7' (EXISTING) 48.1' (PRO. ADDITION) 49.6' (PRO. ADDITION)
REAR:	50'	MIN.	120.6'	120.6'
SIDE:	40'	MIN.	89.4'	89.4'
LOT WIDTH:	200'	MIN.	263.6'	263.6'
LOT AREA:	87,120 S.F.	MIN.	150,760 S.F.	150,760 S.F.
BUILDING HEIGHT:	35'	MAX.	21.5'	21.5'
No. STORIES:	2.5	MAX.	2.0	2.0
LOT COVERAGE- BUILDING:	7% = 10,553 S.F.	MAX.	6,095 S.F. = 4.0%	6,545 S.F. = 4.3%
LOT COVERAGE- SITE:	12% = 18,091 S.F.	MAX.	11,650 S.F. = 7.7%	12,100 S.F. = 8.0%

NOTES:

- This survey has been prepared in accordance with Sections 20-300b-1 through 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. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for regulatory zoning purposes.
- Area of parcel = 150,760 s.f. / 3.461 acres
- Reference is made to Maps 2656, 4901, 5102, & 5136 of the Wilton Land Records.
- Reference is made to Warranty Deed recorded in V. 2495, Pg. 760 of the Wilton Land Records.
- Reference is made to Variance 98-07-35 recorded in V.1116, Pg. 333 of the Wilton Land Records.
- Reference is made to Variance 76-10-39 recorded in V. 262, Pg. 199 of the Wilton Land Records.
- Reference is made to rights and restrictions outlined in deed recorded in V. 50, Pg. 454 of the Wilton Land Records.
- Reference is made to Viewshed Easement agreements dated June 16, 1992 recorded in V. 792, Pg. 284 of the Wilton Land Records.
- Reference is made to covenants and restrictions outlined in deed recorded in V. 793, Pg. 255 of the Wilton Land Records.
- Reference is made to C. L. & P. Easement Agreement recorded in V. 796, Pg. 30 of the Wilton Land Records.
- Reference is made to Easement & Maintenance Agreement recorded in V. 926, Pg. 52 of the Wilton Land Records.
- Reference is made to Assessor's Parcel 2, Map 78.
- Property Located in R-2A Residence Zone.
- Property located in Flood Zone X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090012 377 F, dated June 18, 2010.
- Septic system locations transcribed from "As-Built" Plan dated November 1976 prepared by Jack Conner Septic Tank Service.
- Inland wetlands depicted hereon delineated by Environmental Resource Associates on 8/3/1990, Marc B. Beroz, Soil Scientist.

ZONING LOCATION SURVEY, PROPOSED  
189 NOD HILL ROAD  
PREPARED FOR  
**BRENDAN NOLAN RIPP**  
AND  
**KRISTY S. RIPP**  
WILTON, CONNECTICUT

0' 30' 60' 90'

SCALE 1" = 30'

TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.

DOUGLAS R. FAULDS  
LAND SURVEYOR CONN. LIC. No. 13292

11 GRUMMAN HILL ROAD  
WILTON, CT 06897  
Ph. (203) 762-9492 ryanandfaulds.com

JANUARY 27, 2021

C:\Ryan&Faulds\_Logo-01.tif

RIPP RESIDENCE  
189 NOD HILL ROAD,  
WILTON, CT

CRISP  
ARCHITECTS

JAMES M. CRISP, AIA  
16 WASHINGTON STREET, SUITE 101  
PO BOX 319 MILLBROOK, CT 06455  
PH: (845) 677-8256 FX: (845) 677-8396  
CRISP@CRISPARCHITECTS.COM

PLOT DATE:  
2/19/2021

DESIGN BY:  
RACHEL HUTAMI

CHECKED BY:

REVISIONS	#	DATE	REASON
	1	06/16/16	BUILDING DEPARTMENT SET

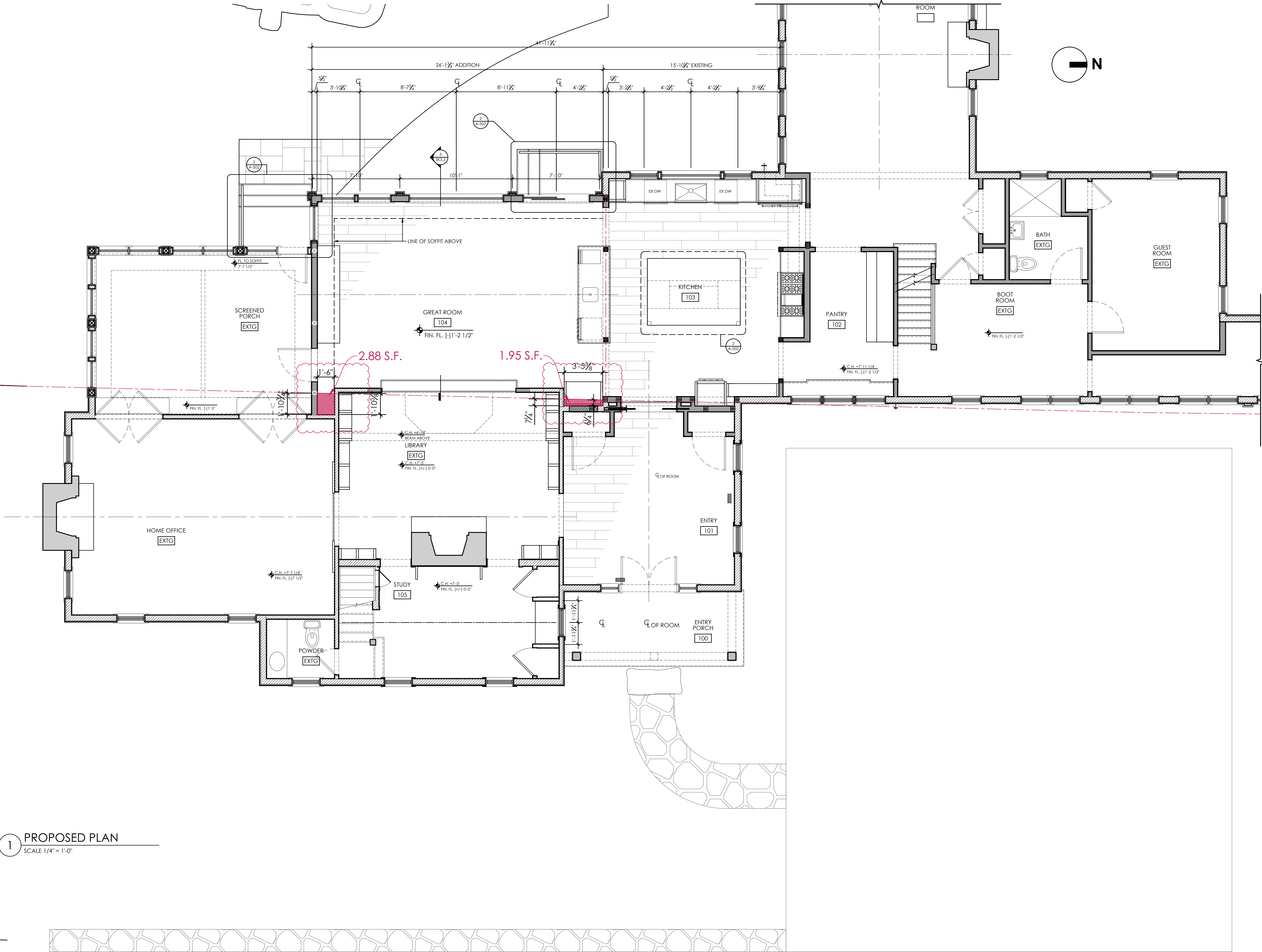
SURVEY

DRAWING:

T002

50'-0" FRONT SETBACK

1 PROPOSED PLAN  
SCALE 1/4" = 1'-0"



INDEMNIFY AND HOLD HARMLESS AGREEMENT.  
THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND PROJECT MANAGER, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ALL CLAIM, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEYS' FEES, ARISING OUT OF PERFORMANCE OF THE WORK, WHICH ARE (1) FOR BODILY INJURY, ILLNESS, OR DEATH, OR FOR PROPERTY DAMAGE, INCLUDING LOSS OF USE, AND (2) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR'S NEGLIGENT ACT OR OMISSION, OR THAT OF A

SUBCONTRACTOR, OR THAT OF ANYONE EMPLOYED BY THEM OR FOR WHOSE ACTS THE CONTRACTOR OR SUBCONTRACTOR MAY BE LIABLE. THIS AGREEMENT TO INDEMNIFY AND HOLD HARMLESS IS NOT APPLICABLE TO LIABILITY OF THE ARCHITECT AND PROJECT MANAGER, OR THAT OF THE ARCHITECT'S OR PROJECT MANAGER AGENTS OR EMPLOYEES, ARISING OUT OF THE PREPARATION OR APPROVAL OF REPORTS, OPINIONS, SURVEYS, MAPS, DRAWINGS, DESIGN, OR SPECIFICATIONS.

OWNERSHIP AND USE OF DOCUMENTS.  
CRISP ARCHITECTS MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, WITH RESPECT TO THE USE OF THE DATA PROVIDED HERewith, REGARDLESS OF ITS FORMAT OR THE MEANS OF ITS TRANSMISSION. ANY AND ALL PERSONS USING THESE DRAWINGS ASSUME FULL RESPONSIBILITY AS TO THE ACCURACY, CURRENCY, OR RELIABILITY OF THIS DATA FOR ANY PURPOSE. ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD BY A LICENSED PROFESSIONAL.

NOT FOR CONSTRUCTION

PROPOSED  
FIRST FLOOR PLAN  
AND ROOF PLAN

DRAWING:

A101

PLOT DATE:  
2/19/2021

DESIGN BY:  
RACHEL HUTAMI

CHECKED BY:

SEAL

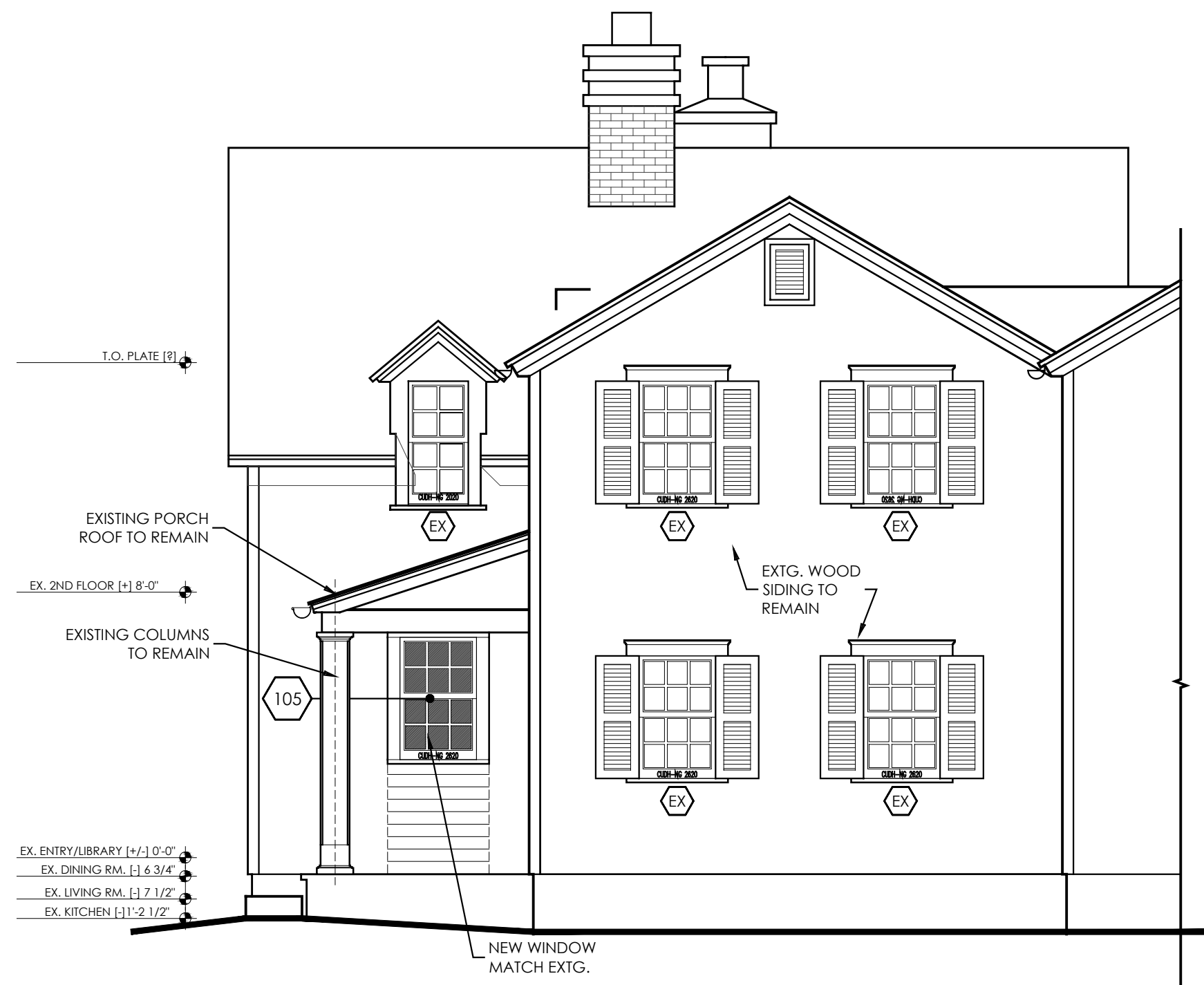
CRISP  
ARCHITECTS

JAMES M. CRISP, AIA  
16 WASHINGTON STREET, 2ND FLOOR, NEW YORK, NY 10014  
PO BOX 319 MILLBROOK, NY 12545  
PH: (845) 677-8256 FX: (845) 677-8396  
CRISP@CRISPARCHITECTS.COM

RIPP RESIDENCE  
189 NOD HILL ROAD,  
WILTON, CT



1 EAST ELEVATION  
SCALE 1/4" = 1'-0"



2 PARTIAL NORTH ELEVATION  
SCALE 1/4" = 1'-0"



3 WEST ELEVATION  
SCALE 1/4" = 1'-0"

INDEMNIFY AND HOLD HARMLESS AGREEMENT:  
THE CONTRACTOR AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT AND PROJECT MANAGER, AND THEIR AGENTS AND EMPLOYEES, FROM AND AGAINST ALL CLAIM, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF PERFORMANCE OF THE WORK, WHICH ARE (1) FOR BODILY INJURY, ILLNESS, OR DEATH, OR FOR PROPERTY DAMAGE, INCLUDING LOSS OF USE, AND (2) CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR'S NEGLIGENCE ACT OR OMISSION, OR THAT OF A SUBCONTRACTOR, OR THAT OF ANYONE EMPLOYED BY THEM OR FOR WHOM ACTS THE CONTRACTOR OR SUBCONTRACTOR MAY BE LIABLE. THIS AGREEMENT TO INDEMNIFY AND HOLD HARMLESS IS NOT APPLICABLE TO LIABILITY OF THE

ARCHITECT AND PROJECT MANAGER, OR THAT OF THE ARCHITECT'S OR PROJECT MANAGER AGENTS OR EMPLOYEES, ARISING OUT OF THE PREPARATION OR APPROVAL OF REPORTS, OPINIONS, SURVEYS, MAPS, DRAWINGS, DESIGN, OR SPECIFICATIONS.  
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REVISIONS		
#	DATE:	REASON:
1	06/16/16	BUILDING DEPARTEMENT SET

**CRISP**  
ARCHITECTS  
JAMES M. CRISP, AIA  
16 Washington Avenue Millbrook, NY 12545  
PO BOX 319 MILLBROOK, NY 12545  
PH: (845) 677-8256 FX: (845) 677-8396  
CRISP@CRISPARCHITECTS.COM

SEAL

**RIPP RESIDENCE**  
189 NOD HILL ROAD,  
WILTON, CT

NOT FOR CONSTRUCTION

TITLE1  
TITLE2  
TITLE3

PLOT DATE:  
2/17/2021  
DESIGN BY:  
RACHEL HUTAMI  
CHECKED BY:

DRAWING:

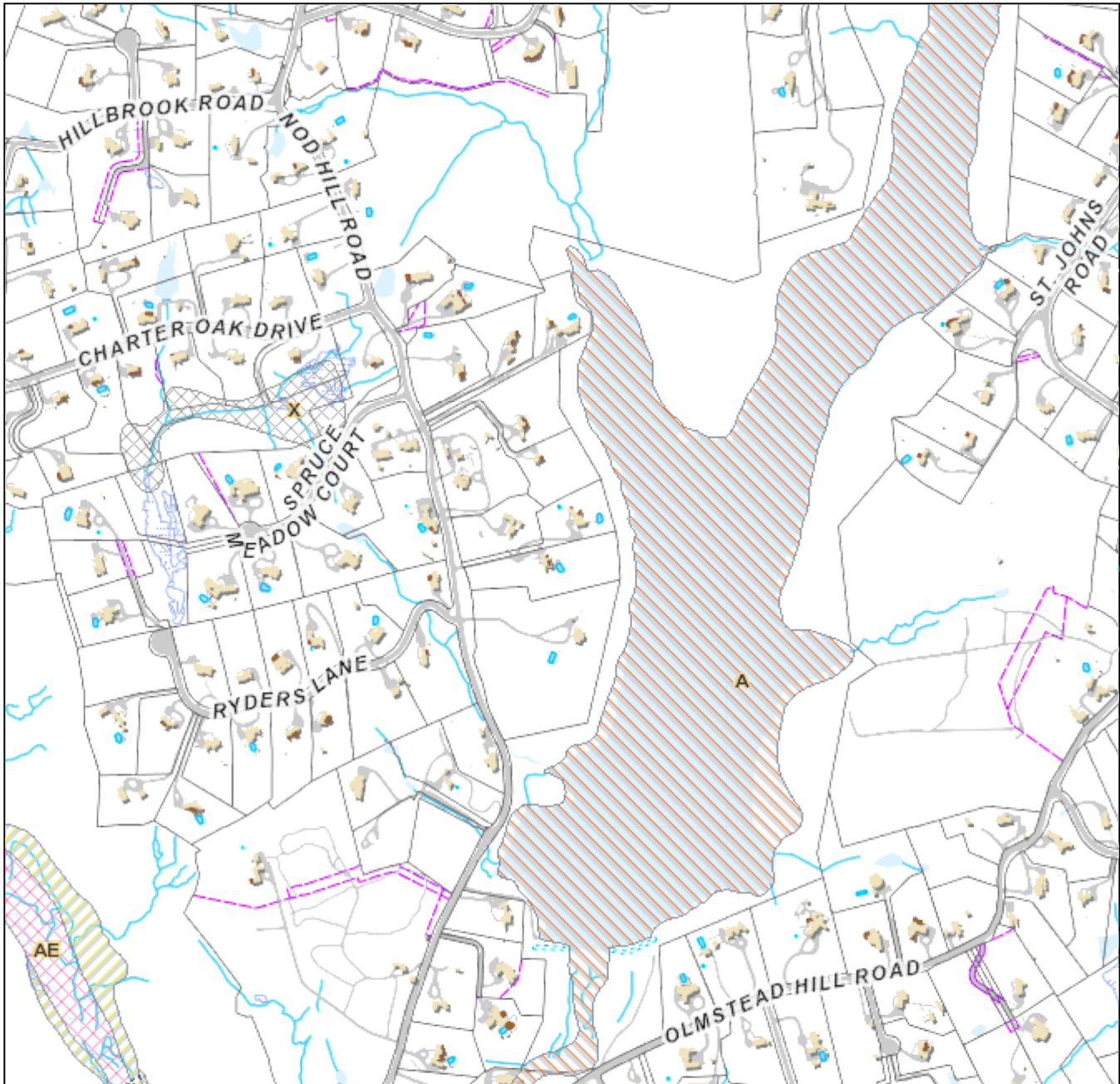
A201

# Town of Wilton

## Geographic Information System (GIS)



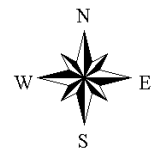
Date Printed: 2/22/2021

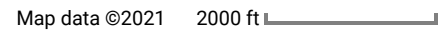
**MAP DISCLAIMER - NOTICE OF LIABILITY**

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 = 800 feet





238 Danbury Rd, Wilton, CT 06897

- Wilton, CT 06897

<https://www.google.com/maps/dir/WILTON+TOWN+HALL,+Danbury+Road,+Wilton,+CT/189+Nod+Hill+Rd,+Wilton,+CT/06897/@41.2063059,-73.459...> 1/1

**189 Nod Hill Road  
Wilton, CT**

**Date: 07.23.20**

**PHOTO LOG**



East



East

**189 Nod Hill Road  
Wilton, CT**

**Date:** 07.23.20

PHOTO LOG



West



W. Patio

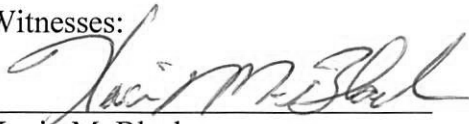
Return to:  
Bayer & Black, PC  
195 Danbury Road, #160  
Wilton, Connecticut 06897

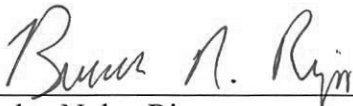
**WARRANTY DEED**  
(statutory form)

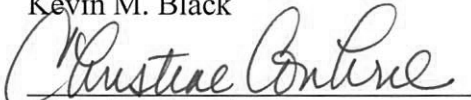
Brendan Nolan Ripp for no consideration, grants to Brendan Nolan Ripp and Kristy S. Ripp, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, all that certain property situated in the Town of Wilton, County of Fairfield and State of Connecticut, more particularly described in Schedule A attached hereto and made a part hereof, with WARRANTY COVENANTS.

Signed this 28 day of March, 2019.

Witnesses:

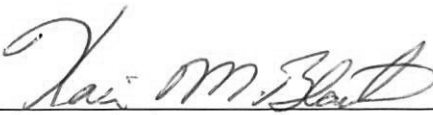
  
Kevin M. Black

  
Brendan Nolan Ripp

  
Christine Courchene

STATE OF CONNECTICUT        }  
  } ss. WILTON  
COUNTY OF FAIRFIELD        }

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of March, 2019, by Brendan Nolan Ripp.

  
Kevin M. Black  
Commissioner of the Superior Court

**SCHEDULE A**  
**PROPERTY DESCRIPTION**

All that certain lot, piece or parcel of land, together with the building and improvements thereon, situated in the Town of Wilton, County of Fairfield at State of Connecticut, as shown on a certain map entitled "Property Survey Prepared For Howard R. Steinberg, Wilton, Connecticut, Scale 1" = 50', February 9, 1998" now on file in the office of the Town Clerk of said Wilton as Map No. 5136, reference thereto being had.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal ordinance or regulation or public 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. Possible encroachment of dam from land formerly of Minette Causse over the southwesterly boundary of the premises as shown on Map No. 2656.
4. Effect, if any, of rights and restrictions contained in a Deed from Minette Causse to Lucille Platt Reaves dated December 30, 1942 and recorded in Volume 50 at Page 454 of the Wilton Land Records.
5. Certificate of Variance issued by the Town of Wilton Zoning Board of Appeals dated October 5, 1976 in Volume 262 at Page 199 of the Wilton Land Records.
6. Declaration of Covenants and Restrictions with respect to a "Viewshed Easement" dated March 11, 1992 and recorded June 16, 1992 in Volume 792 at Page 284 of the Wilton Land Records.
7. Declaration of Covenants and Restrictions dated and recorded June 22, 1992 in Volume 793 at Page 255 of the Wilton Land Records.
8. Easement in favor of The Connecticut Light and Power Company dated June 15, 1992 and recorded July 7, 1992 in Volume 796 at Page 30 of the Wilton Land Records.
9. Together with and subject to Easement and Maintenance Agreement between Piburo Incorporated and Thomas P. Harahan and Mary Harahan dated May 6, 1994 and recorded October 28, 1994 in Volume 926 at Page 52 of the Wilton Land Records.
10. Certificate of Variance issued by the Town of Wilton Zoning Board of Appeals recorded August 7, 1998 in Volume 1116 at Page 333 of the Wilton Land Records.
11. Notations and delineations as shown on Map Nos. 2656, 3228, 4731, 4764, 4901, 5102 and 5136.