

WILTON ZONING BOARD OF APPEALS - COMMERCIAL 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)

GIFFORD BRODERICK		74 SILVER SPRING ROAD, WILTON, CT 06897				
APPLICANT'S NAME		ADDRESS				
WILTON CONGREGATIONAL CHURCH		70 RIDGEFIELD ROAD				
OWNER'S NAME		ADDRESS				
70 RIDGEFIELD ROAD		R-2A				
PROPERTY LOCATION		ZONING DISTRICT				
5725	88	393	74	18	1.25	
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 PERMIT A SETBACK OF 10' IN LIEU OF 50' FOR THE FRONT YARD, AND 10' IN LIEU OF THE 50' REQUIRED FOR THE REAR YARD TO INSTALL AN EMERGENCY GENERATOR. THIS IS A CORNER LOT. INCREASE MAXIMUM BUILDING COVERAGE TO 18.3% FROM CURRENT 17.8%, ALLOWABLE 7%.

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.

INSTALL A DIESEL FIRED GENERATOR TO POWER THE CHURCH FOR EMERGENCY USE DURING POWER OUTAGES. THE PROPERTY IS LOCATED IN A HISTORIC DISTRICT, THEREFORE THE GENERATOR MUST BE LOCATED IN REAR OF THE CHURCH. THE CHURCH WILL BE OPENED TO THE COMMUNITY AS A HEATING/COOLING SHELTER, SOUP KITCHEN, AND CHARGING STATION DURING THESE EMERGENC

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 *(LISTED ON SURVEY)*
- ___ 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)
- ___ \$460 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 PURCHASE

TOWN OF WILTON, CONNECTICUT

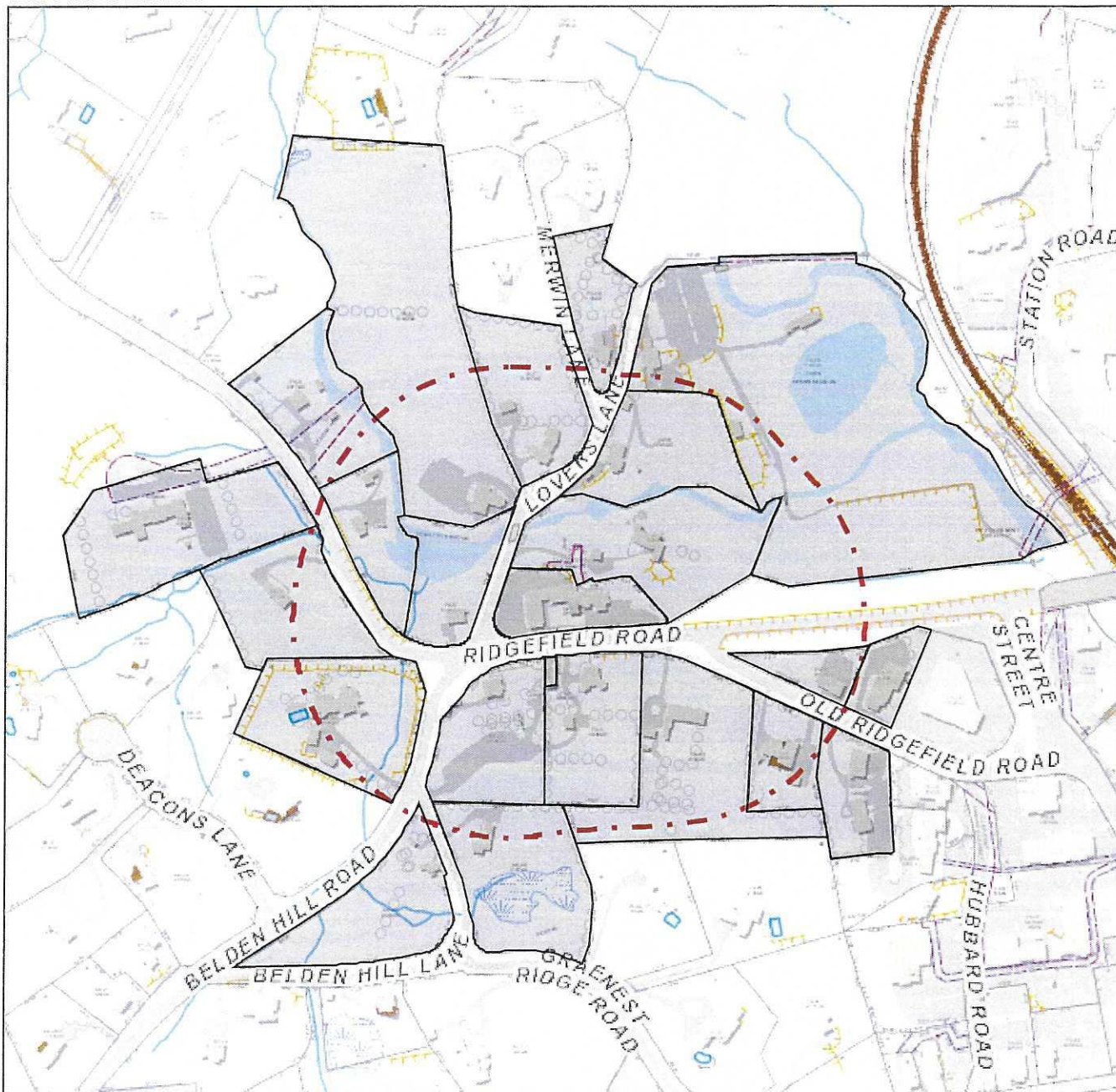
Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
73-10	OLD RIDGEFIELD RD	JENA ASSOCIATES LLC	11 MAYFLOWER DR	WILTON	CT	06897-0000
73-11	34 OLD RIDGEFIELD RD	SO NEW ENGLAND TELEPHONE CO	401 MERRITT 7	NORWALK	CT	06851-0000
73-41	OLD RIDGEFIELD RD	L & L ASSOCIATES	PO BOX 49	WILTON	CT	06897-0000
73-42	15 OLD RIDGEFIELD RD	AGOSTIN DOMINICK P & MARIE C	15 OLD RIDGEFIELD RD	WILTON	CT	06897-0000
73-43	67 RIDGEFIELD RD	KALIN GEORGE STEVEN JR &	67 RIDGEFIELD RD	WILTON	CT	06897-0000
74-1	65 RIDGEFIELD RD	ROWLEY DONALD W & BETH L	65 RIDGEFIELD RD	WILTON	CT	06897-0000
74-2	69 RIDGEFIELD RD	WILTON TOWN OF	238 DANBURY RD	WILTON	CT	06897-0000
74-3	108 RIDGEFIELD RD	BEST CARI	108 RIDGEFIELD RD	WILTON	CT	06897-0000
74-4	98 RIDGEFIELD RD	HALSEY SAMUEL L & CLAUDIA U TR	25 BOAS LA	WILTON	CT	06897-0000
74-5	80 RIDGEFIELD RD	FOLTZ JONATHAN A & ISABEL	80 RIDGEFIELD RD	WILTON	CT	06897-0000
74-6	LOVERS LA	WILTON CONGREGATIONAL CHURCH	70 RIDGEFIELD RD	WILTON	CT	06897-0000
74-7	19 LOVERS LA	SCHOETZ DAVID & ADRIENNE	19 LOVERS LA	WILTON	CT	06897-0000

Town of Wilton

Geographic Information System (GIS)

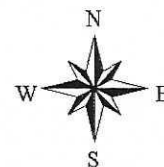


Date Printed: 9/20/2018



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.

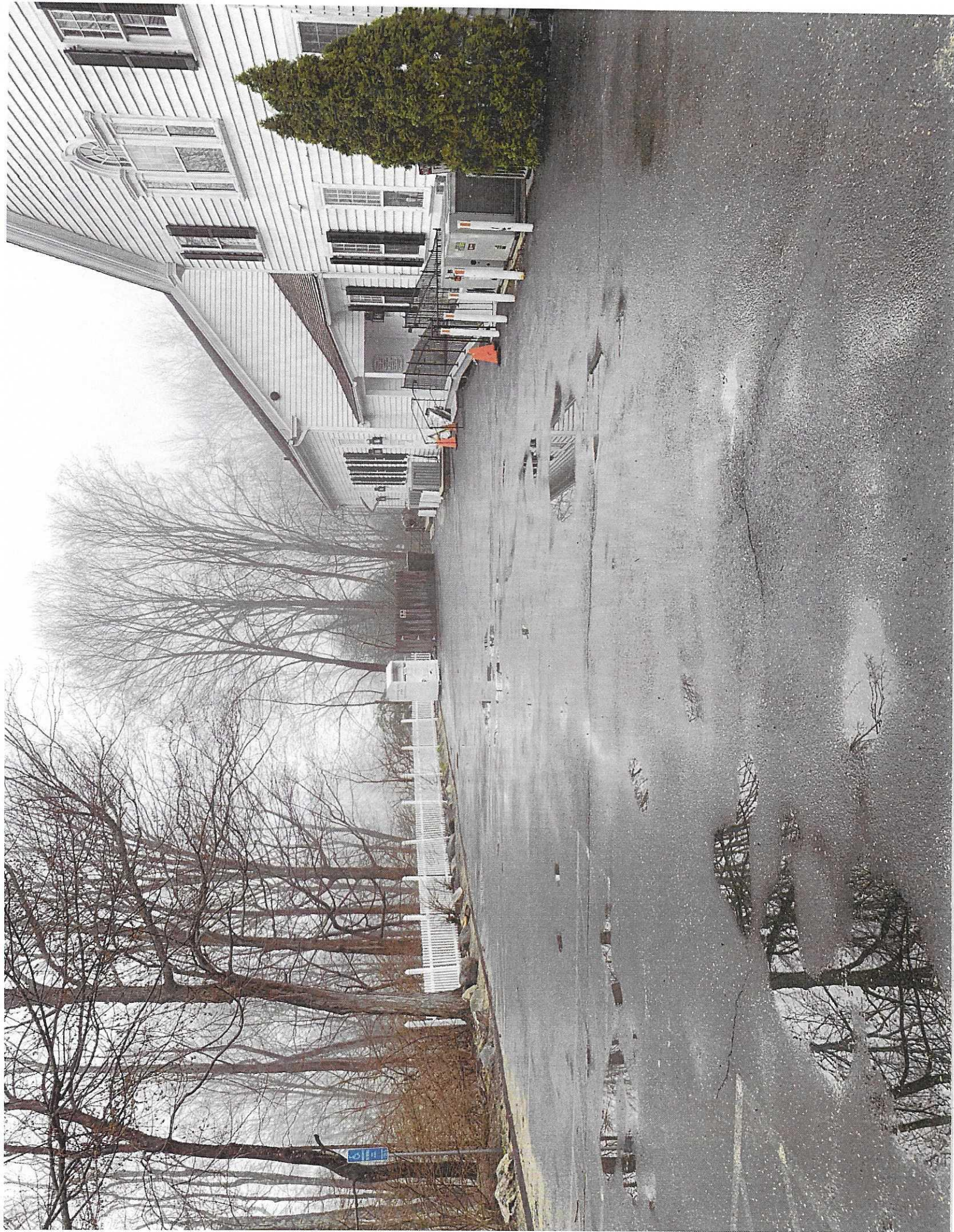


Directions to Wilton Congregational Church from Wilton Town Hall

North on Route 7, left at the traffic light onto Route 35, take Route 35 north to Wilton Congregational Church on the right. Address is 70 Ridgefield Road, Wilton, CT 06897











COVERAGE
 TOTAL LOT AREA = 1.252 ACRES
 64,550 SQ. FT.

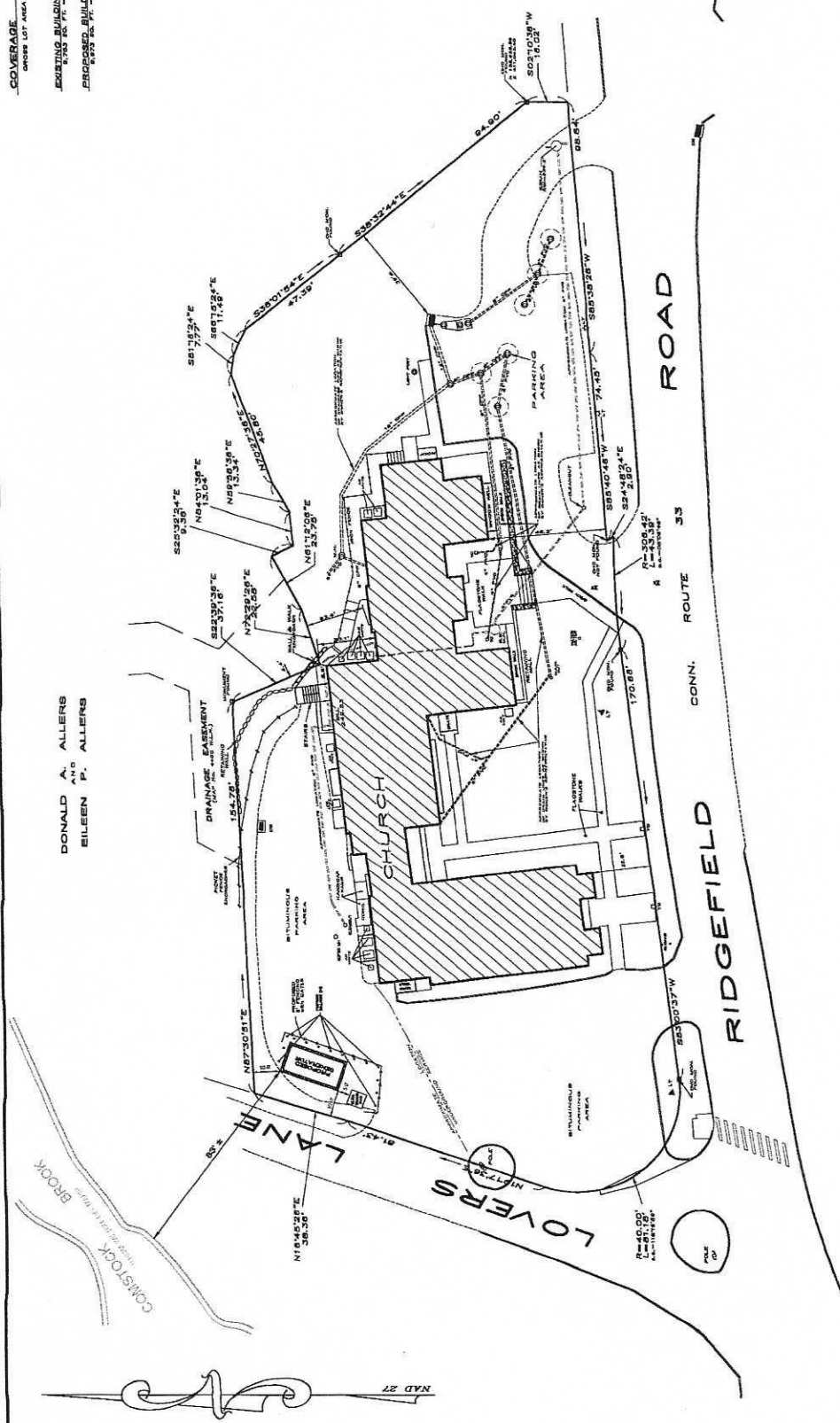
EXISTING BUILDING COVERAGE
 10,000 SQ. FT. = 0.230 ACRES

EXISTING SITE COVERAGE
 10,000 SQ. FT. = 0.230 ACRES

PROPOSED BUILDING COVERAGE
 10,000 SQ. FT. = 0.230 ACRES

PROPOSED SITE COVERAGE
 10,000 SQ. FT. = 0.230 ACRES

DONALD A. ALLERS
 AND
 EILEEN P. ALLERS



NOTES

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 2-3-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117

30

N16°45'26"E
38.36'

83' ±

LANE

81.43'

N87°30'51"E

10.0'

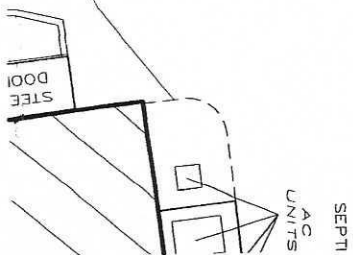
PROPOSED
GENERATOR

ELEC.
TRANS.
PAD

5.0'

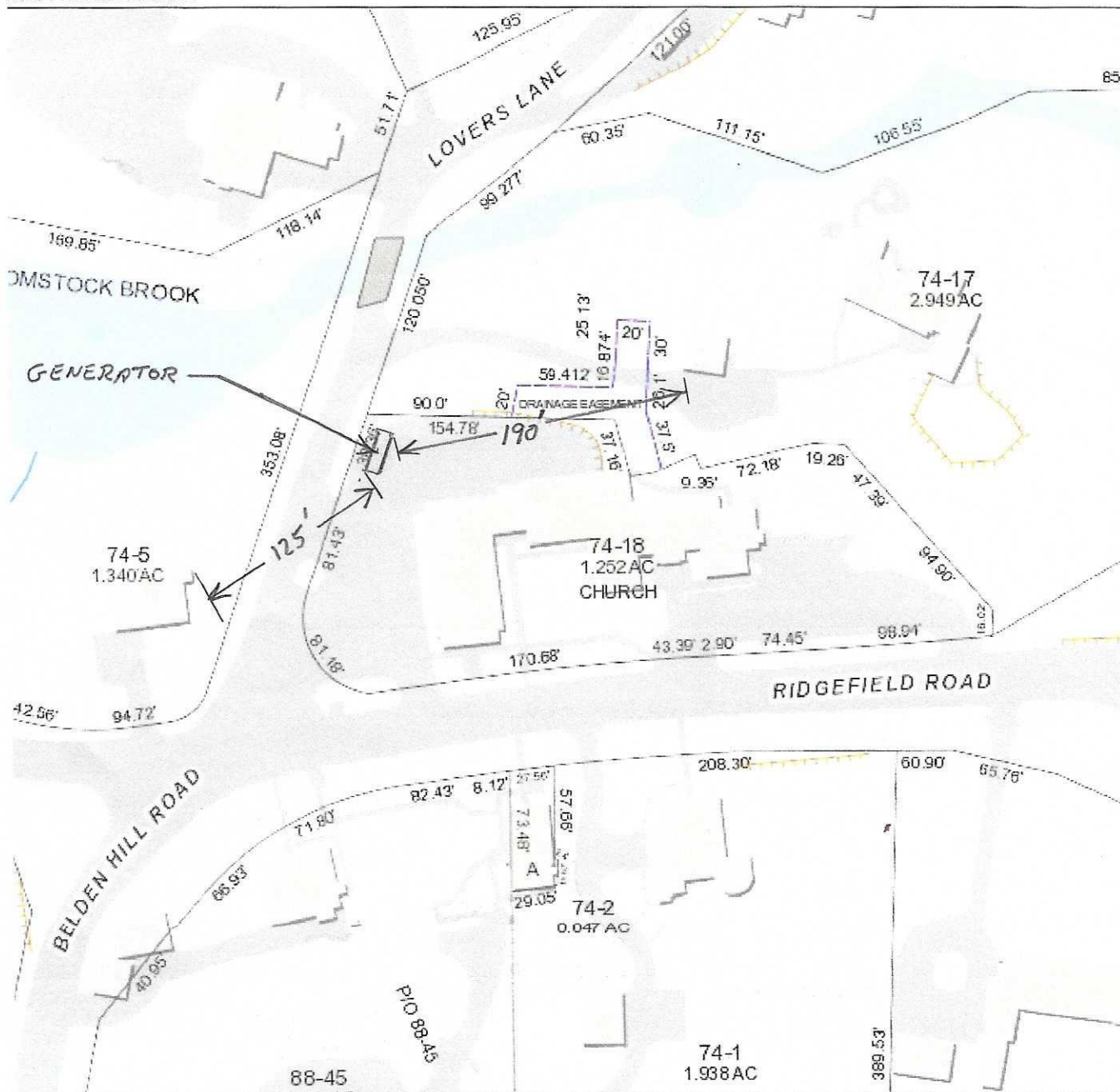
10.0'

PROPOSED
6' FENCING
with GATES
PROPOSED
BOLLARDS (14)





Date Printed: 5/27/2021



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

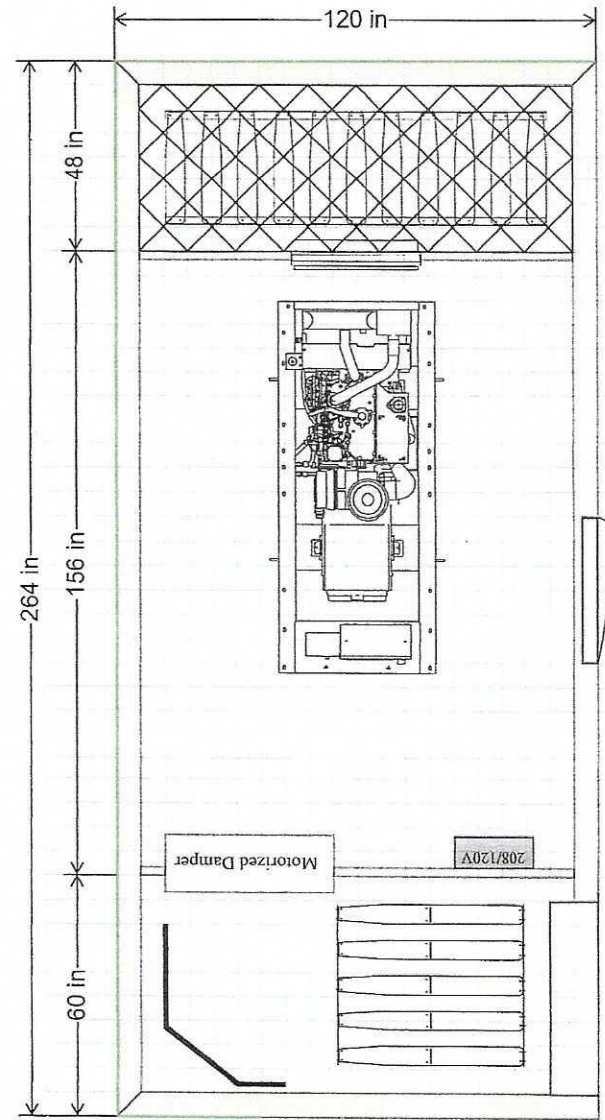
Approximate Scale: 1 inch = 100 feet



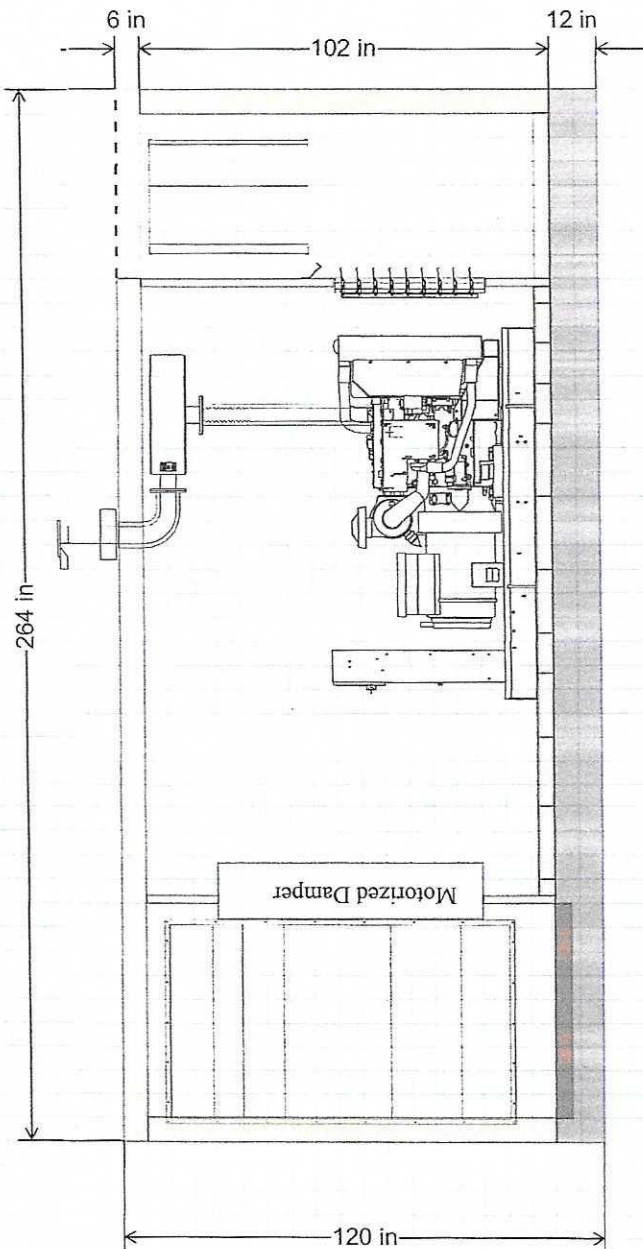
LOVERS CANE

NORTH →

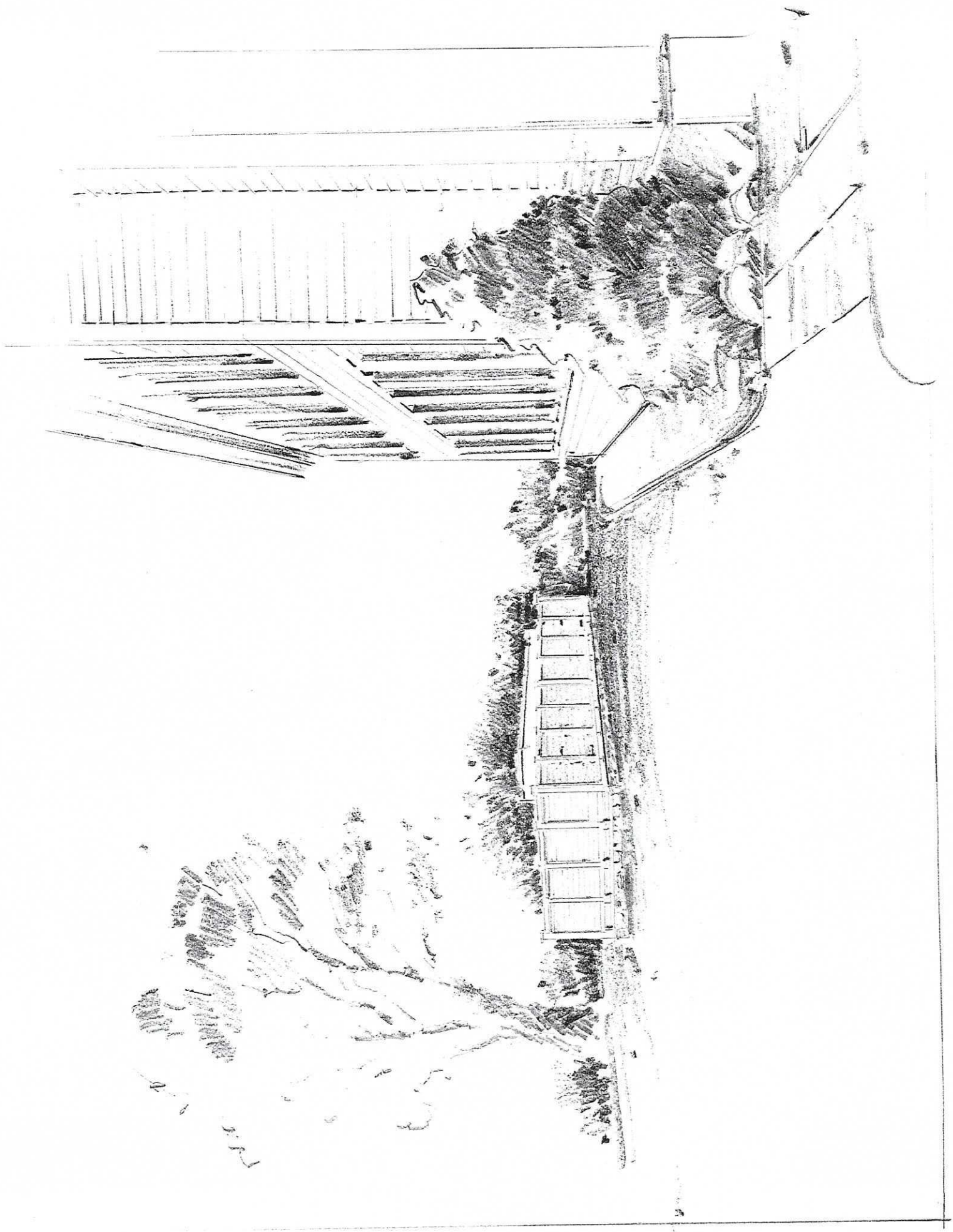
— = Areas of enclosure rated to meet 55 dB(A) @ 10'

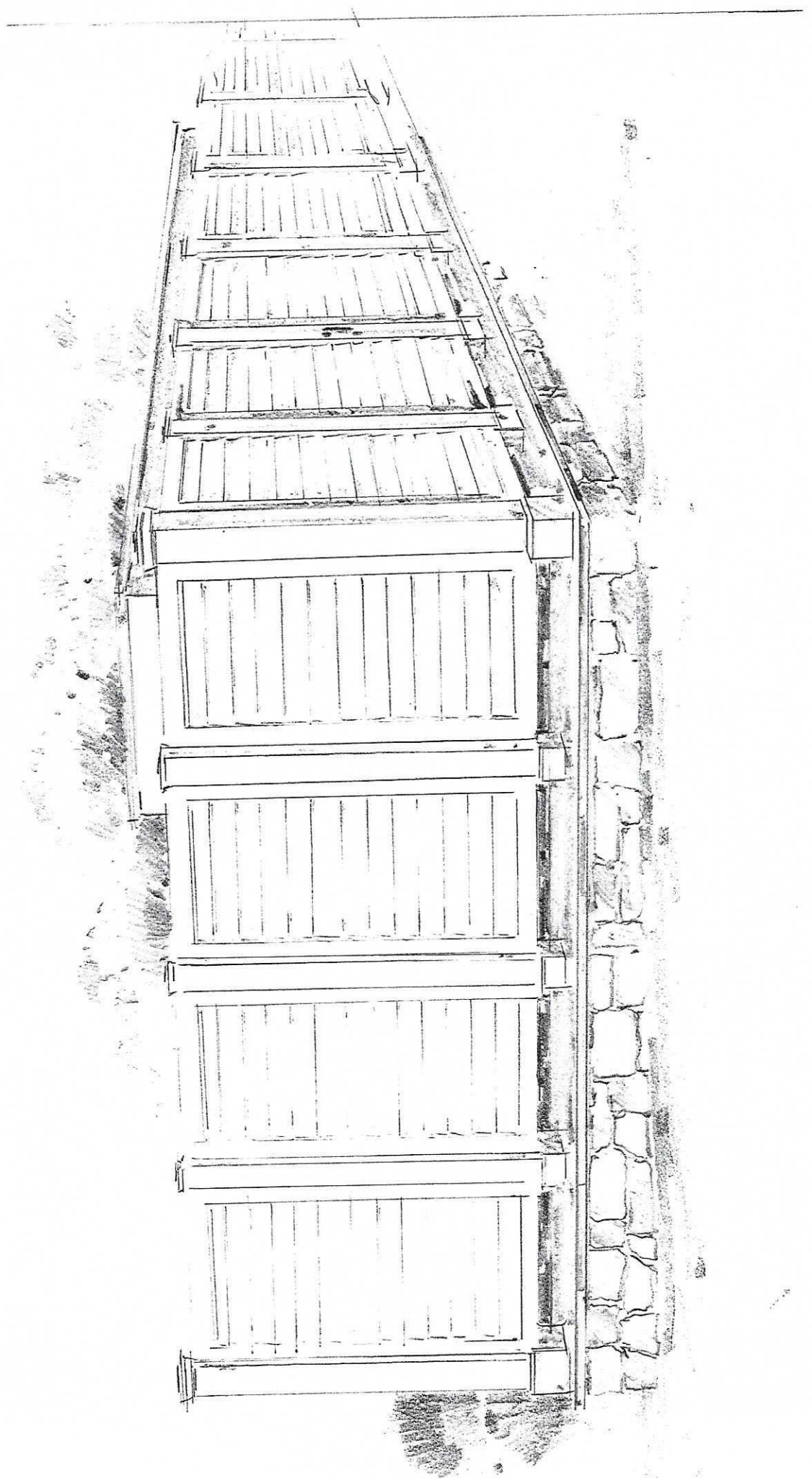


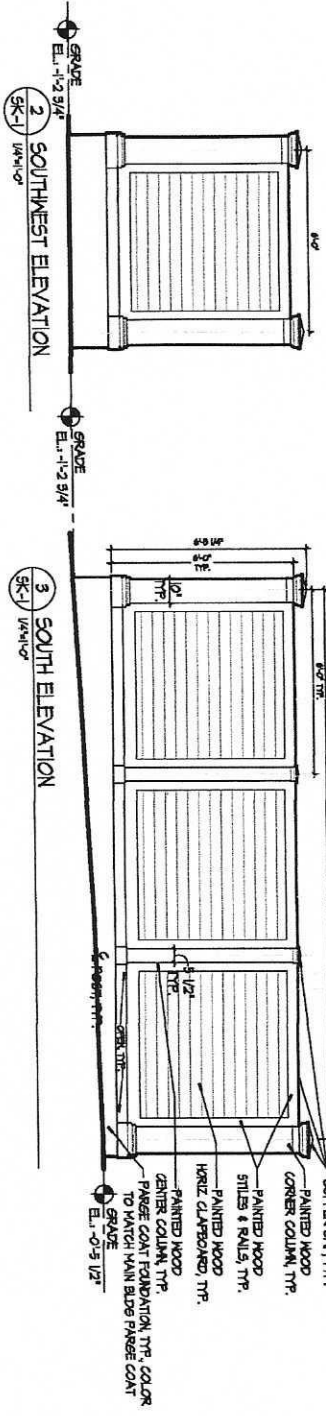
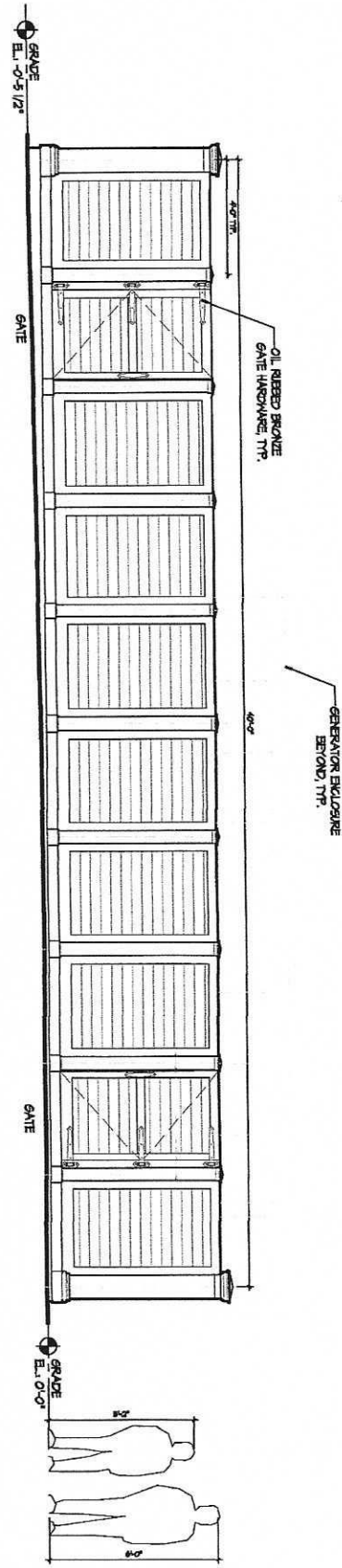
GENERATOR PLAN VIEW



GENERATOR ELEVATION VIEW







PAUL B. BAILEY
• ARCHITECT •

110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 - 776 - 8868

WILTON CONGREGATIONAL CHURCH
70 RIDGEFIELD ROAD
WILTON, CONNECTICUT

PROPOSED GENERATOR FENCE

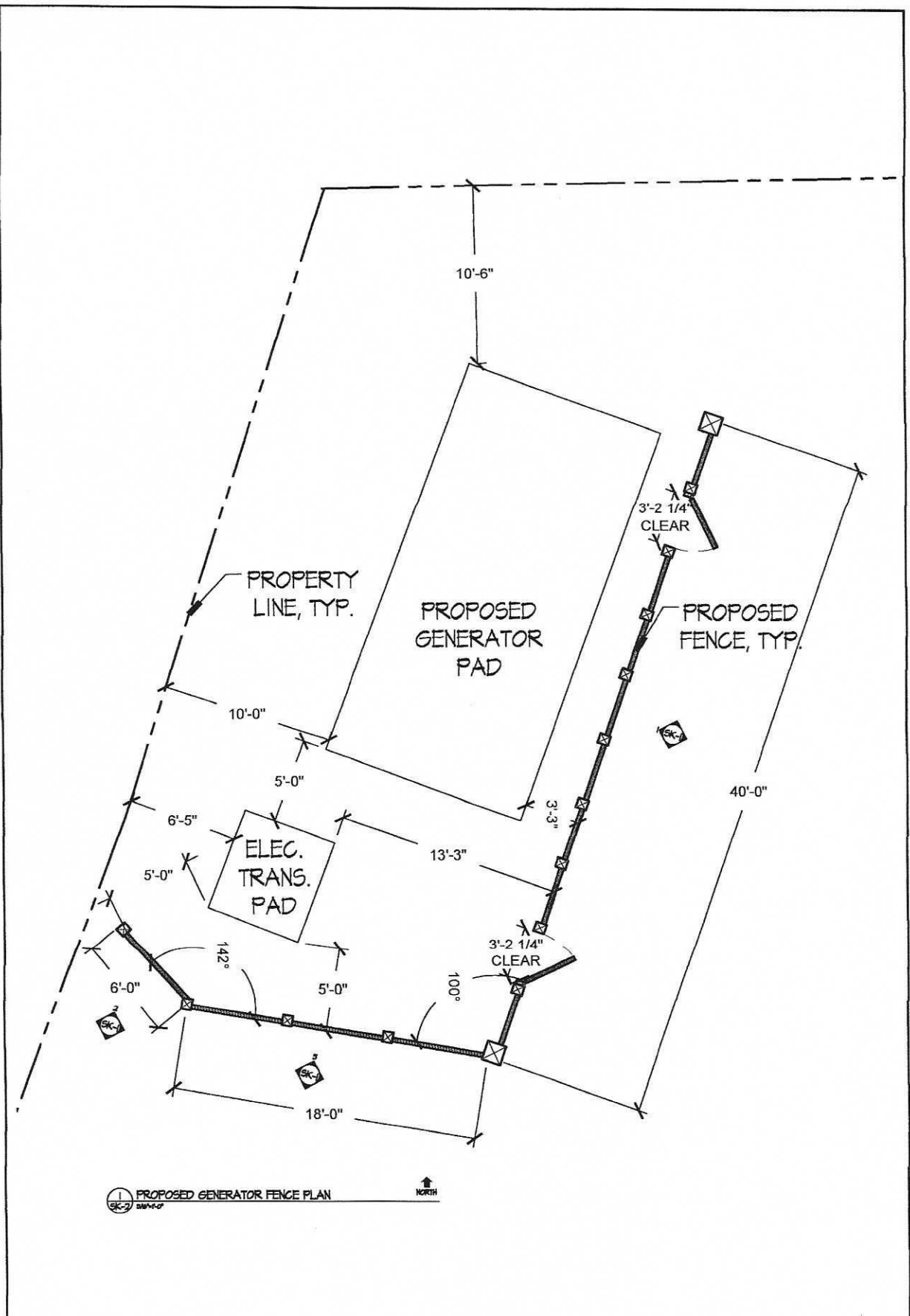
SCALE: AS NOTED

DATE: 5/26/2021

DRAWN BY:
SBO

SK-1

REF:



PAUL B. BAILEY
• ARCHITECT •

110 AUDUBON STREET
NEW HAVEN, CONNECTICUT 06510
203 - 776 - 8888

WILTON CONGREGATIONAL CHURCH
70 RIDGEFIELD ROAD
WILTON, CONNECTICUT

PROPOSED GENERATOR FENCE PLAN

SCALE: AS NOTED

DATE: 5/26/2021

DRAWN BY:
SBO

SK-2

REF:

WILTON CONGREGATIONAL SOCIETY

Blanche L. Smith
Clerk

(Seal)

Received for Record January 30, 1961 at 10:45 A. M.

Attest: *Edith A. Gagny* Town Clerk

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS.

Know ye, that the Wilton Congregational Society, a religious corporation located in the Town of Wilton, County of Fairfield, and State of Connecticut, pursuant to resolutions unanimously adopted by its members present and voting at a meeting duly warned and held on June 16, 1960, for the purpose, and pursuant to the provisions of Section 33-257 of the General Statutes of Connecticut, Revision of 1958, for the consideration of One (\$1.00) Dollar received of its full satisfaction of The Wilton Congregational Church, Inc., a religious corporation located in the Town of Wilton, County of Fairfield, and State of Connecticut;

Does transfer and convey to the said The Wilton Congregational Church, Inc., all of its property and estate and all trust funds held by it;

To Have And To Hold the said transferred and conveyed property, estate and trust funds unto the said The Wilton Congregational Church, Inc., its successors and assigns forever to its and their own proper use and behoof, under and upon the same uses and trusts upon which the same had previously been held by the said Wilton Congregational Society;

Does remise, release, and forever quitclaim unto the said The Wilton Congregational Church, Inc., all the right, title, interest, claim, and demand whatsoever as it, the releasor, has or ought to have in or to any real property and appurtenances thereunto attached located in the said Town of Wilton;

To Have And To Hold the premises with all the appurtenances unto the said The Wilton Congregational Church, Inc., the releasee, its successors and assigns forever to its and their own proper use and behoof,

so that neither the said releasor nor its assigns nor any other person under it or them shall hereafter have any claim, right, or title in or to the premises or any part thereof, but therefrom it and they are by these presents forever barred and excluded.

IN WITNESS WHEREOF, the Wilton Congregational Society has caused these premises to be executed by its duly authorized officers and its official seal to be hereunto affixed this 27th day of January, 1961.

WILTON CONGREGATIONAL SOCIETY

(Seal)

By

Wendell E. Carroll
Wendell E. Carroll,
Chairman of the Committee
of the Society

ATTEST:

Blanche L. Smith
Blanche L. Smith, Clerk

Signed, Sealed, and Delivered in the Presence of

Samuel S. Cross, Jr.
Samuel S. Cross, Jr.,
Vice Chairman

Raymond W. Petrie
Raymond W. Petrie,
Treasurer

STATE OF CONNECTICUT)

SS:

Wilton, January 27, 1961.

COUNTY OF FAIRFIELD)

Personally appeared WENDELL E. CARROLL, Chairman of the Committee of the Wilton Congregational Society, signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of the said Committee and of the said Wilton Congregational Society, before me.

The Wilton Congregational Church, Inc., for itself, its successors and assigns forever, pursuant to a resolution unanimously adopted by its members of legal age present and voting at a meeting duly warned and held on June 16, 1960, for the purpose, and in accordance with the purposes for which it was organized, hereby receives and accepts the foregoing transfer and conveyance.

IN WITNESS WHEREOF, The Wilton Congregational Church, Inc., has caused these premises to be executed by its officers and its official seal to be hereunto affixed this 27th day of January, 1961.

THE WILTON CONGREGATIONAL CHURCH, INC.

(Seal)

By

Gordon A. Watson
Gordon A. Watson, Chairman of the
Finance Committee

ATTEST:

Mary Elizabeth Benedict
Mary Elizabeth Benedict,
Clerk

Signed, Sealed, and Accepted in the Presence of

Arthur E. Higgins
Arthur E. Higgins,
Minister

Chester E. Miller
Chester E. Miller,
Assistant Minister

Harry S. Jennings
Harry S. Jennings,
Senior Deacon

Mrs. Frank C. Benedict
Mrs. Frank C. Benedict,
Life Deaconess

STATE OF CONNECTICUT)
) SS:
 COUNTY OF FAIRFIELD)

Wilton, January 27, 1961.

Personally appeared GORDON A. WATSON, Chairman of the Finance Committee of The Wilton Congregational Church, Inc., signer and sealer of the foregoing instrument, and acknowledged the same to be his free act and deed and the free act and deed of The Wilton Congregational Church, Inc., before me:

Walter W. Bennett
 Notary Public

Wilton, Connecticut
 January 27, 1961

This is to certify that we did this day witness the execution and delivery of the foregoing deed:

Robert P. Langan

Archibald C. Milliken

Justin J. DeLima

Mary L. McKee

Harry J. Jennings

Marie A. Petre

Myrtle Harmon

Margaret B. Benedict

Phyllis E. Eaton

Lozee Wiley

William K. Martin Ronald A. Miceaux Jr.
 Dorothy L. White Shirley J. Wilson
 Fred D. White Olin B. Sullivan
 Alice K. Taylor Lyle Richards Seale
 Robert Lane Spencer (Mrs. S.E.) Anne Hall Higgins
 Bridget P. Spence Jr.
 William H. Stegman
 Joyce C. Stephens
 Joseph A. Stephens
 Joseph Wright
 Owen Wright
 Helen Buchanan Lane Young
 Charles J. West Jr.
 Irving W. Whiting
 John A. Warrington
 John W. Warner
 R. L. Allison
 Lillie Churchill
 Barbara S. Campbell
 Kenneth B. Campbell
 Elizabeth R. Chiles
 Corbin L. Cole
 Dorothy J. Shailer
 John L. Shailer
 Frances V.T. Reynolds
 Kenneth D. Reynolds
 Bernice Schiege
 Bo W. Schiege
 Lyle D. Lyle
 Donald Lyle

William E. Williams

R. H. Stark
Audrey Blass

Elizabeth J. Robinson

Nelson D. Robinson

Trudy B. Jennings

Beatrice H. Harnwell

Bonham H. McDowell

Patricia S. Oison

Martha M. Fullerton

Charles P. Caswell

Jaqueline S. Fournoy

Henry H. Hiss

Herbert C. Gross

Annelle E. Fowler

R. E. Kuder Jr.

Janette H. Outson

Beth C. Black

Alexander R. Bled

Walter W. Bassett

Helen S