

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? 2009

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1940

SITE COVERAGE PROPOSED: 8.1
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 5.7
(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.

Linda M Smith 4/9/11 LSmithAPRN@icloud.com 203-970-1230
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

as above
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

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.)

Linda Smith 51 Old Hwy Wilton CT 06897
APPLICANT'S NAME ADDRESS
Linda Smith 51 Old Hwy Wilton CT 06897
OWNER'S NAME ADDRESS
R2A
PROPERTY LOCATION ZONING DISTRICT
460 2074 105 57-13 0.74
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 29-5D 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 29-5D to allow a bluestone patio with a 24 foot rear yard setback in lieu of the required 25 foot.
Request a variance of section 29-5D to allow a patio kitchen counter with a sink & gas grill with a 42 foot rear yard setback in lieu of the required 50 foot
Request a variance of section 29-5D to allow a patio gas fire pit with a 42 foot rear yard setback in lieu of the required 50 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.

A substandard lot because of .74 acre in a 2 acre zoning with sloping grade & existing septic & leach fields.

I hired a contractor who said he had secured a permit to build the patio which turned out to be untrue.

List of Owner's Within 500' of 51 Old Hwy Wilton, CT 06897

57-4 Micheal and Kelly Belloli 42 Old Hwy Wilton, CT 06897

57-5 Catherine & John Hartigan 48 Old Hwy Wilton, CT 06897

57-6 Vytyas & Elizabeth Kisielius 56 Old Hwy Wilton, CT 06897

57-7 Ileana Barns 64 Old Hwy Wilton, CT 06897

57-9-2 Colin & Melissa Fox 43 Old Hwy Wilton, CT 06897

57-9-3 Derek Burkholder 20 Fairfax Ave Wilton, CT 06897

57-9-4 Rita Thomas 18 Fairfax Ave Wilton, CT 06897

57-9 Karin Venditti 35 Old Hwy Wilton, CT 06897

57-10 Jean L'Allier & Helen Rendell-Baker 67 Old Hwy Wilton, CT 06897

57-11 Sean McNamar 63 Old Hwy Wilton, CT 06897

57-12 Philip & Anne Richards 59 Old Hwy Wilton, CT 06897

57-14 Brian Cole 45 Old Hwy Wilton, CT 06897

57-16 Janardhana Yeddala and Jyothi Dontha 41 Old Hwy Wilton, CT 06897

57-17 Bepler Joan E Ross R & Laurie J 39 Old Hwy Wilton, CT 06897

57-18 Bepler Laurie Jane, Ross Howard & Bepler Joan Etta 37 Old Hwy Wilton, CT 06897

57-19 Joyce Barrett 21 Old Hwy Wilton, CT 06897

57-23 St Matthew's Church (cemetery) 36 New Canaan Rd Wilton, CT 06897

57-24 Wilton Town Hall Att: Town Clerk Office 238 Danbury Rd Wilton, CT 06897

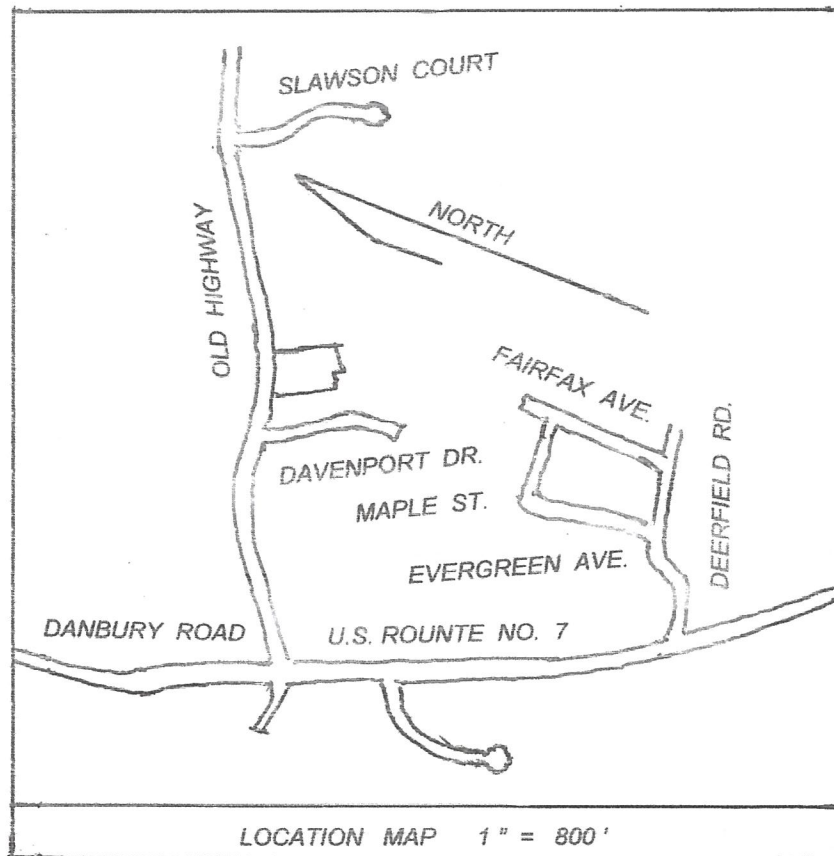
58-45 Steven and Winter Francia 28 Old Hwy Wilton, CT 06897

58-47 Brain and Stephanie Smith 32 Old Hwy Wilton, CT 06897

58-48 Jeffrey Bendremer 52 Old Hwy Wilton, CT 06897

58-49 Kirk Minnis 80 Old Hwy Wilton, CT 06897

57-83 Bepler Joan E Ross R & Laurie J 33 Old Hwy Wilton, CT 06897



Directions to 51 Old Hwy Wilton CT 06897 from the Town Hall

Turn right onto Danbury Rd

Turn right onto Old Hwy

51 Old Hwy will be on your right

CONSERVATOR'S DEED**TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETING:**

KNOW YE, THAT I, Stephen B. Keogh of the Town of Norwalk, County of Fairfield and State of Connecticut, as Conservator of the Estate of Marilyn A. Brinker, by virtue of an Order authorizing me to transfer certain real estate issued by the Norwalk Probate Court on August 12, 2009, and in consideration of the sum of **THREE HUNDRED THIRTY THOUSAND (\$330,000.00) DOLLARS** received to my full satisfaction of Linda M. Smith of the Town of Easton, County of Fairfield and State of Connecticut, do give, grant, bargain, sell and confirm unto the said Linda M. Smith all the right, title, interest, claim and demand which the said Marilyn A. Brinker has or which I as Conservator have or ought to have, in a certain piece or parcel of land, situated in the Town of Wilton, County of Fairfield and State of Connecticut and bounded and described as follows:

All that certain tract or parcel of land, situated in the Town of Wilton, County of Fairfield and State of Connecticut, together with the buildings and improvements thereon, shown and designated as "Parcel "E" Area - 0.74 +/- Acres" on "Map of Property to be conveyed to by G. Evans Hubbard to W.W. Spencer Scale 1"=50' April, 1940, Wilton, Conn.", which map is on file in the Wilton Town Clerk's Office as Map No. 460.

Said premises are conveyed subject to the following:

- 1) Perpetual right in common with Jesse W. Spencer, her heirs and assigns forever, to take water from a well located on Parcel "H" shown on said map. And together with the benefits and reservations as set forth in that certain easement agreement by and among John A. Maselli, Brigitta D. Maselli and Marjorie Annapav, dated April 15, 1983, and recorded on April 15, 1983 in Volume 411 at Page 126 of the Wilton Land Records.
- 2) Limitations of use imposed by governmental authority.
- 3) Taxes to the Town of Wilton hereafter becoming due and payable.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereof, unto her, the said Grantee and her heirs, successors and assigns forever, to her own proper use and behoof. And I, the said Conservator does hereby covenant with her, the said Grantee and her successors and her successors, heirs and assigns, that I have full power and authority, as Conservator aforesaid, to grant and convey the above described premises in manner and form aforesaid and for myself and my heirs, executors, administrators do further covenant to and warrant and defend to her, the said Grantee, and her successors, heirs and assigns, against all claims and demands whatsoever claiming by, from or under me, as Conservator aforesaid.


Conveyance Tax Received
 TOWN \$ 825.00 STATE \$ 1650.00
 Patrice Joan Rasmannelli
 Town Clerk of Wilton

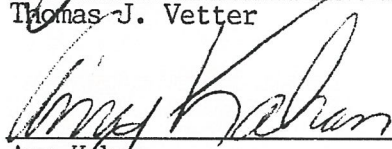
00113667

VOL: 2074 PG: 106

IN WITNESS WHEREOF, I as such Conservator, have hereunto set my hand and seal this 11th day of August, 2009.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:


Thomas J. Vetter

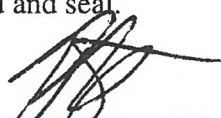

Amy Kahan


Marilyn A. Brinker, by Stephen B. Keogh, Conservator

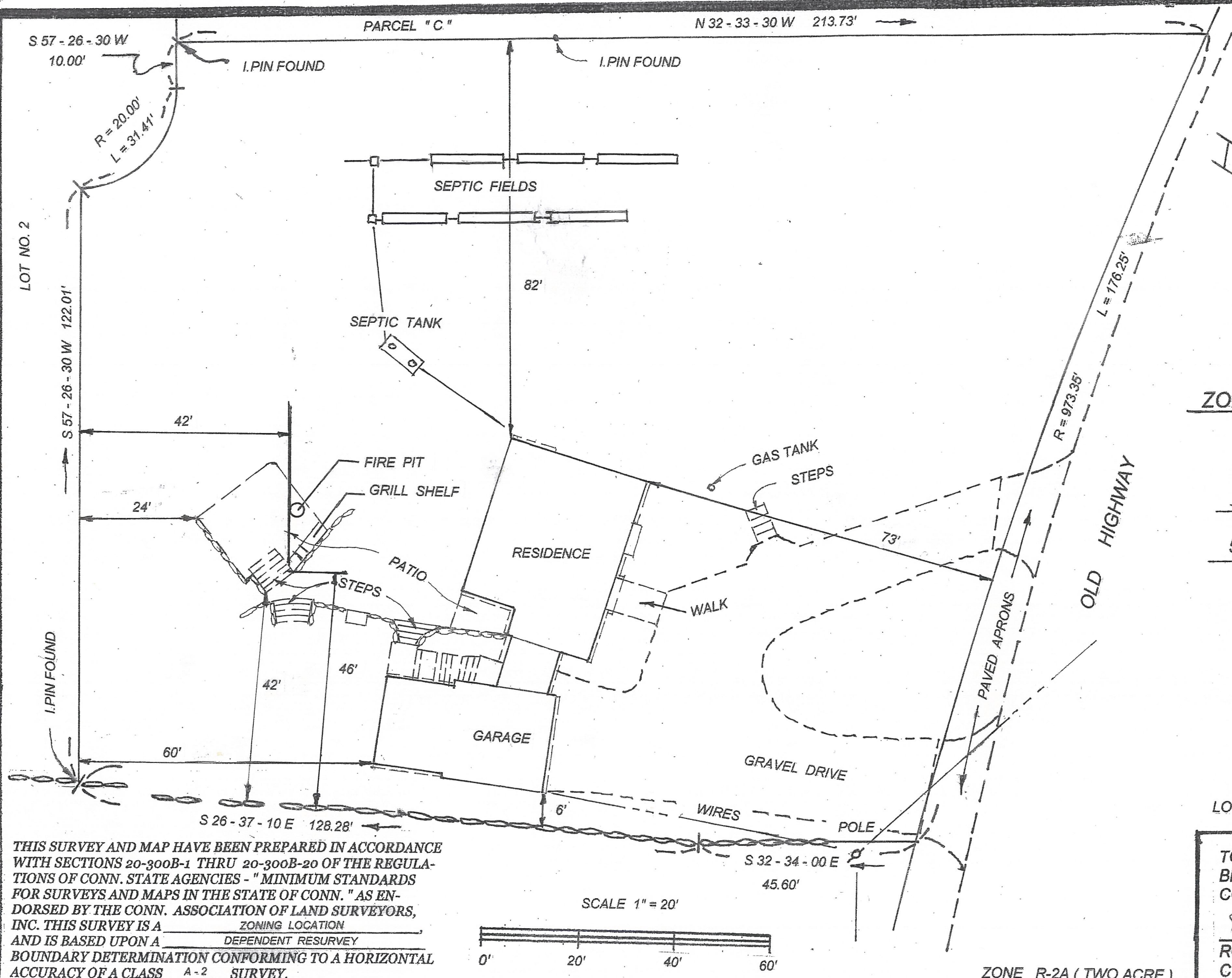
STATE OF CONNECTICUT)
) ss: Norwalk
COUNTY OF FAIRFIELD)

On this the 11th day of August, 2009, before me, Thomas J. Vetter, the undersigned officer, personally appeared Stephen B. Keogh, Conservator, who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes contained, as his free act and deed.

In Witness Whereof, I hereunto set my hand and seal.


Thomas J. Vetter
Commissioner of the Superior Court

Received For Record
Aug 14, 2009 AT 12:52P
ATTEST: Bettye J. Rasognetti
Wilton Town Clerk



EXISTING BUILDING COVERAGE
EQUALS 5.7 %.

EXISTING SITE COVERAGE
EQUALS 8.1 %.

ZONING LOCATION SURVEY

PREPARED FOR
LINDA M. SMITH
51 OLD HIGHWAY, WILTON
CONNECTICUT

APRIL 3, 2021
REV. 4-7-21

SURVEYORS EMBOSSED
SEAL REQUIRED TO
VALIDATE SURVEY.

LOT AREA = 0.74 AC.

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

[Signature]
ROLAND H. GARDNER, JR. 203-762-3248
CT. LAND SURVEYOR LIC. NO. 12876

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE
WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULA-
TIONS OF CONN. STATE AGENCIES - "MINIMUM STANDARDS
FOR SURVEYS AND MAPS IN THE STATE OF CONN." AS EN-
DORSED BY THE CONN. ASSOCIATION OF LAND SURVEYORS,
INC. THIS SURVEY IS A ZONING LOCATION
AND IS BASED UPON A DEPENDENT RESURVEY
BOUNDARY DETERMINATION CONFORMING TO A HORIZONTAL
ACCURACY OF A CLASS A-2 SURVEY.

SCALE 1" = 20'



ZONE R-2A (TWO ACRE)







