

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.)

KEVIN E. O'BRIEN  
APPLICANT'S NAME

300 DANBURY RD WILTON, CT.  
ADDRESS

CANNONWOODS LLC  
OWNER'S NAME

490 DANBURY RD WILTON, CT.  
ADDRESS

250 CANNON RD  
PROPERTY LOCATION

R-2A  
ZONING DISTRICT

5980 2490 189 21 13/7 3.04 ± AC  
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 29-4.B.8 c TO ALLOW  
A 5TH DRIVEWAY ON A COMMON DRIVEWAY IN  
LIEU OF THE MAXIMUM OF 4 DRIVEWAYS ALLOWED

**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 APPROVED DRIVEWAY LOCATION HAS SUBSTANTIALLY MORE  
EXCAVATION AS IT MUST BE AT ONLY A 5% GRADE FOR THE FIRST  
35' OFF THE CENTERLINE OF CANNON ROAD. A LARGE PORTION OF  
THE STREETLINE STONEWALL WILL BE REMOVED LEAVING US  
WITH TWO DRIVEWAY LESS THAN 50' APART ON A BUSY STREET.

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? 9/06/18

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? NA

SITE COVERAGE PROPOSED: NA  
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: NA  
(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

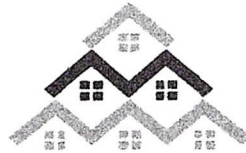
DATE

EMAIL ADDRESS

TELEPHONE

Kevin@obrienpp.com (203) 943-4586  
POLITO8@OPTONLINE.NET (203) 515-1323

# OBRIEN PREMIER PROPERTIES, LLC



300 DANBURY ROAD - SUITE 304  
WILTON, CONNECTICUT  
(203) 822-2524

Owners within 500' Lot 1 - Cannonwoods

Tax Map Lot

7	3	Shereen & Patricia Moubayed 284 Cannon Road Wilton, CT. 06897
7	3-1	Sara Jane Curtis 290 Cannon Road Wilton, CT. 06897
7	4	Jonathan & Barbara Wooten 296 Cannon Road Wilton, CT. 06897
7	4-1	Steven H. Roy 300 Cannon Road Wilton, CT. 06897
7	4-3	Matthew P & Alexandra Promis 294 Cannon Road Wilton, CT. 06897
7	12	David S. Johnson 277 Cannon Road Wilton, CT. 06897
7	13	Abdelkrim Allam Arlene Becker-Allam 271 Cannon Road Wilton, CT. 06897



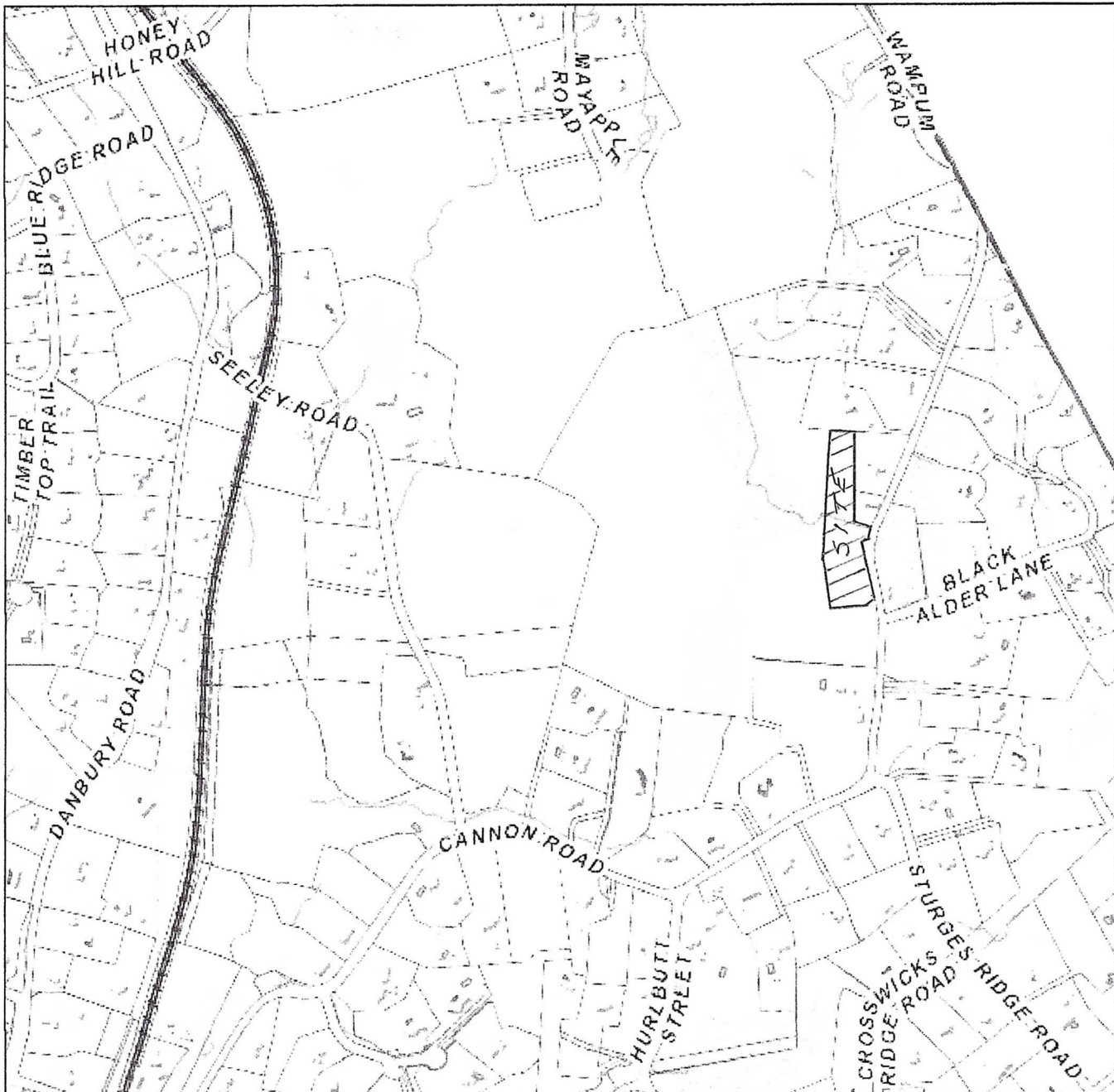
7	14	Kathryn J. Campbell 247 Cannon Road Wilton, CT. 06897
7	15	Eric Mesh 20 Black Alder Lane Wilton, CT. 06897
7	19-2	Zachery Auclair Xixu Cai 48 Black Alder Lane Wilton, CT. 06897
7	23	Dogan Joaquin Perese Laura Perese 231 Cannon Road Wilton, CT. 06897
21	12	Donna M. Benenson 226 Cannon Road Wilton, CT. 06897

# Town of Wilton

Geographic Information System (GIS)



Date Printed: 4/22/2021



## **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

0 800  
Feet



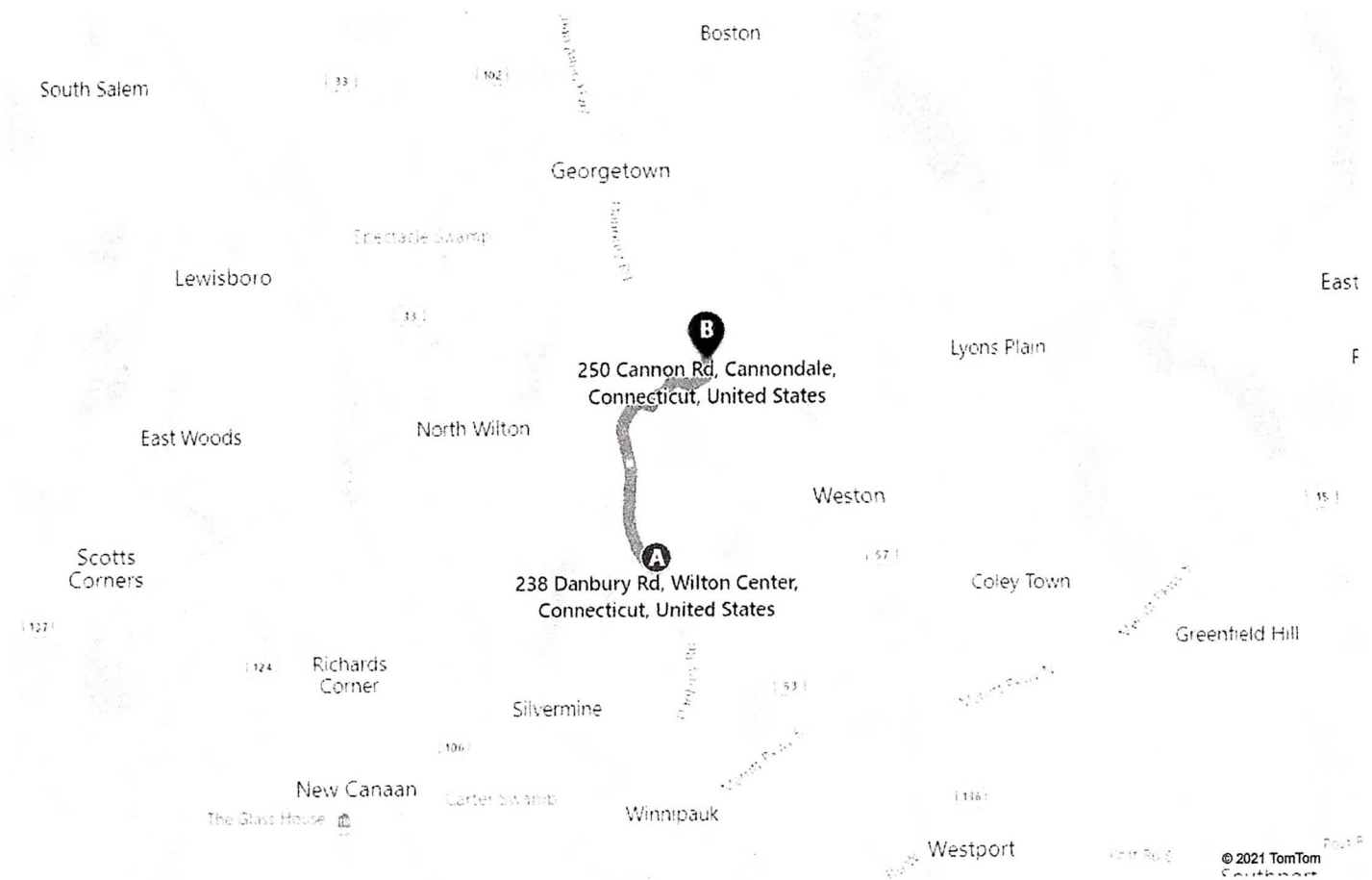
**A** 238 Danbury Rd, Wilton Center, Connecticut, United States

9 min , 3.4 miles

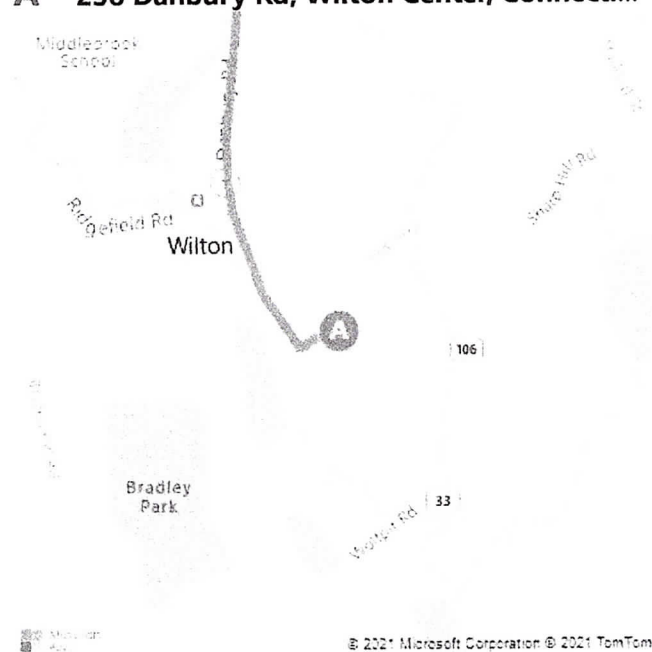
**B** 250 Cannon Rd, Cannondale, Connecticut, United StatesLight traffic  
Via US-7 N, Cannon Rd**A** 238 Danbury Rd, Wilton Center, Connecticut, United States

↑	1.	Depart and head ( <b>southeast</b> )	285 ft
➡	2.	Turn <b>right</b> , then immediately turn <b>right</b> onto <b>US-7 N / CT-33 / Danbury Rd</b>	1.3 mi
➡	3.	Turn <b>right</b> onto <b>US-7 N / Danbury Rd</b>	0.8 mi
➡	4.	Turn <b>right</b> onto <b>Cannon Rd</b>	0.2 mi
↙	5.	Turn <b>left</b> to stay on <b>Cannon Rd</b>	0.8 mi
↙	6.	Turn <b>left</b> to stay on <b>Cannon Rd</b>	0.2 mi
Arrive at <b>Cannon Rd</b>			
	7.	The last intersection before your destination is Black Alder Ln If you reach Wampum Hill Rd, you've gone too far	

**B** 250 Cannon Rd, Cannondale, Connecticut, United States



# A 238 Danbury Rd, Wilton Center, Connecti...



# B 250 Cannon Rd, Cannondale, Connecticut,...



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