

**To all People to Whom these Presents shall Come, Greeting:**

**Know Ye, That** JOHN A. BACHMANN and CAROL BACHMANN both of the Town of  
Wilton, County of Fairfield and State of Connecticut

for the consideration of NINE HUNDRED SEVENTY SEVEN THOUSAND FIVE HUNDRED AND  
NO/100 (\$977,500.00) DOLALRS

received to their full satisfaction of JEFFREY W. TURNER and NADINE M. TURNER both  
of the City of Norwalk, County of Fairfield and State of Connecticut

do give, grant, bargain, sell and confirm unto the said JEFFREY W. TURNER and  
NADINE M. TURNER

and unto the survivor of them, and unto such survivor's heirs and assigns forever

All that certain piece or parcel of land together with the buildings  
and improvements thereon situated and as specifically described on  
Schedule A attached hereto and made a part hereof.

State:5775.00 TOWN:2443.75  
Bette Joan Rasognetti  
Town Clerk of Wilton

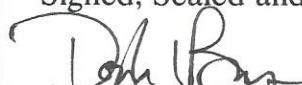
Conveyance Tax Collected


**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 s do for their 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 are well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and have 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 s do by these presents bind oursselves and our 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,** we have hereunto set our hands and seal this 27<sup>th</sup> day of July in the year of our Lord two thousand and five  
Signed, Sealed and Delivered in presence of

  
Douglas I. Bayer

  
John A. Bachmann

  
Christine Courchene

  
Carol Bachmann

**State of Connecticut,**

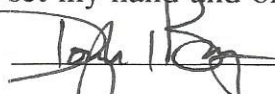
**County of FAIRFIELD**

} SS. WILTON

On this the 27<sup>th</sup> day of July, 2005, before me, Douglas I. Bayer, the undersigned officer, personally appeared John A. Bachmann and Carol Bachmann

known to me (or satisfactorily proven) to be the person whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, as their free act and deed.

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

  
Commissioner of Superior Court  
Title of Officer

**State of Connecticut,**

**County of**

} SS.

On this the day of , before me, the undersigned officer, personally appeared who acknowledged himself to be the , a corporation, and that he as such being authorized so to do, executed the foregoing instrument for the purposes therein

Schedule A

ALL THAT CERTAIN piece or parcel of land, with all buildings and other improvements thereon, and all appurtenances thereto, situated in the Town of Wilton, County of Fairfield and State of Connecticut, in quantity 1.021 acres and being shown and designated as Lot No. 7 on map entitled, "Map of Property prepared for Hallmark Homes, Inc., at Old Kings Highway, Wilton, Conn., Scale 1" = 100', May 27, 1965", made by Roland H. Gardner, Surveyor, and filed for record as Map No. 2447 in the Wilton Town Clerk's Office, and bounded:

NORTHERLY: By land now or formerly of Edward Peter Raisbeck, et al., Lot No. 8 on said map, 322.39 feet;  
EASTERLY: By land now or formerly of Richard S. and Martha H. Buckingham, Lot No. 4 on said map, 135.55 feet;  
SOUTHERLY: By land now or formerly of David P. and Mary S. Bell, Lot No. 6 on said map, 331.29 feet;  
WESTERLY: By Forge Road North, as shown on said map, 136.17 feet.

TOGETHER WITH a right of way for all lawful purposes, including public utilities, in, through, over and upon the 25 foot right of way shown and designated on said map, running from Old Kings Highway to the easterly portion of the above described premises.

Being the same premises conveyed by Hallmark Homes, Inc., to Richard W. and Janet C. Pressler by warranty deed dated May 1, 1967, and recorded in Volume 125 at page 292 of the Wilton Land Records.

Subject To:

1. Limitations of use imposed by governmental authority.
2. Taxes to the Town of Wilton hereafter due and payable.
3. The currently effective restrictions as set forth in "Declaration of Restrictions" by Hallmark Homes, Inc. dated September 30, 1964 and recorded in the Wilton Land Records in Volume 108 at Page 130.
4. Public utility easement from Hallmark Homes, Inc. to The Connecticut Light and Power Company dated June 22, 1964 and recorded in the Wilton Land Records in Volume 106 at Page 361.
5. Public utility easement from Hallmark Homes, Inc. to the Connecticut Light and Power Company dated August 30, 1965 and recorded in the Wilton Land Records in Volume 115 at Page 150.
6. Easement as set forth in Quit Claim Deed from The Fairfield County Trust Company, et als, Executors under the will of Marion Tolva Jones, deceased, to Hallmark Homes, Inc. dated November 22, 1965 and recorded in the Wilton Land Records in Volume 116 at Page 540.
7. The driveway maintenance agreement for the payment of one-seventh (1/7) of the cost of maintaining and repairing the common driveway over the twenty-five (25) foot right of way running to Old Kings Highway, so-called.
8. A certificate of Lien and Notice of Benefit Assessment for Water Main Extension, dated October 26, 1989 and recorded in the Wilton Land Records in Volume 713 at Page 70 and the effect, if any, of a Caveat: Notice of Deferred Benefit Assessment for Water Main Extension, recorded in the Wilton Land Records in Volume 713 at Page 69.

RECEIVED FOR RECORD 08/16/2005  
AT 11:12:33AM  
ATTEST: Bettwe Joan Rasognetti

TOWN CLERK

136-10 ANG TZO AI 9 FORGE RD WILTON CT 06897	136-18 CASE THOMAS J JR 129 OLD KINGS HGWY WILTON CT 06897	136-19 HICKEY ROBERT O & PAMELA M 3 TELVA RD WILTON CT 06897
136-26 ZIMMERMAN KATHLEEN Q 4 TELVA RD WILTON CT 06897	136-27 GEHRLEIN BRUCE J & DEBRA P 12 TELVA RD WILTON CT 06897	136-28 NEVINS ANN M 20 TELVA RD WILTON CT 06897
136-29 PATTILLO DAVID & JENNIFER 34 TELVA RD WILTON CT 06897	136-30 MOORE ELLEN O'HANDLEY 23 TELVA RD WILTON CT 06897	136-31 VAN NOSTRAND BRADLEY & 11 FORGE RD NORTH WILTON CT 06897
136-32 CRON JEFFREY & ALEXANDRA 3 FORGE RD NORTH WILTON CT 06897	136-33 PERIANO STEVEN A & KELLY A 116 OLD KINGS HGWY WILTON CT 06897	136-34 GOLODINSKII MIROSLAV 106 OLD KINGS HGWY WILTON CT 06897
136-35 STRAZZA RALPH JR & APRIL M 17 LORDS HILL WAY WILTON CT 06897	136-35-1 FOX CLIFFORD G & NORMA J 16 LORDS HILL WAY WILTON CT 06897	136-36 DEFEO ROBERTO & DEBRA A 15 LORDS HILL WAY WILTON CT 06897
136-36-1 CHAMPLIN MARIJO 13 LORDS HILL WAY WILTON CT 06897	136-38 CARRASQUILLO SAMMY J & MEGHAN E 65 OLD KINGS HGWY WILTON CT 06897	136-39 MACKAY JOHN L & 87 OLD KINGS HGWY WILTON CT 06897
136-40 MHATRE NITIN J & MANISHA N 83 OLD KINGS HGWY WILTON CT 06897	136-41 WILLIAMS DAVID M & KATHLEEN M 85 OLD KINGS HIGHWAY WILTON CT 06897	136-42 SHAY CHRISTOPHER R & AMY R 2 FORGE RD NORTH WILTON CT 06897
136-43 TURNER JEFFREY W & NADINE M 69 OLD KINGS HGWY WILTON CT 06897	136-44 BELL DAVID P 71 OLD KINGS HGWY WILTON CT 06897	136-45 DEUTSCH MICHAEL & JILLIAN 73 OLD KINGS HGWY WILTON CT 06897
136-46 TRIPP WILLIAM H 17 FORGE RD WILTON CT 06897	136-47 MOHN LOUIS R & MARY ANNE 35 FORGE RD WILTON CT 06897	136-48 SCHROEDER ERIK R & 67 OLD KINGS HIGHWAY WILTON CT 06897
136-49 WALKER BRIAN D 34 FORGE RD WILTON CT 06897	136-50 MANNIX JOSEPH MATTHEW & 32 FORGE RD WILTON CT 06897	136-58 ABBAY SCOTT & ABBAY SHELLEY & SV 830 POST ROAD EAST #212 WESTPORT CT 06880

137-12

LULU ASSOCIATES LLC

132 OLD KINGS HWY

WILTON CT 06897

137-13

HAMILTON NEIL J &

118 OLD KINGS HWY

WILTON CT 06897

137-14

KUGLER ROBERT N &

102 OLD KINGS HWY

WILTON CT 06897

137-15

SANDSTROM LAUREN E

96 OLD KINGS HWY

WILTON CT 06897

137-16

HOFFMAN GLENN H & PATRICIA A

88 OLD KINGS HWY

WILTON CT 06897

PREVIOUS VARIANCE

## LAND RECORD INFORMATION FORM

(Mandated by Public Act No. 75-317)

1) GRANTING COMMISSION

Planning & Zoning  
xx Zoning Board of Appeals

2) TYPE OF APPLICATION

Special Permit  
xx Variance

3) COPY OF THE GRANTING MOTION

4) DATE: July 20, 2020

20-07-06

TURNER

69 OLD KINGS HWY

GRANTED from Jeff Turner for a variance of Section 29-5.D to allow a building addition with an 18-foot side yard setback in lieu of the required 30 feet; as per "Zoning Location Map" prepared by Stalker Land Surveying, Inc. January 27, 2006; "Zoning Location Map Showing Proposed Addition" prepared by Stalker Land Surveying, Inc. June 23, 2020; Elevation Plans (3) received Jun 25, 2020. Said property is owned by Nadine M. & Jeffrey W. Turner and consists of 1.02+/- acre in a Residential (R-1A) Zoning District as shown on Assessor's Map #136, Lot #43.

5) NAMES AND ADDRESSES OF ALL OWNERS OF RECORD

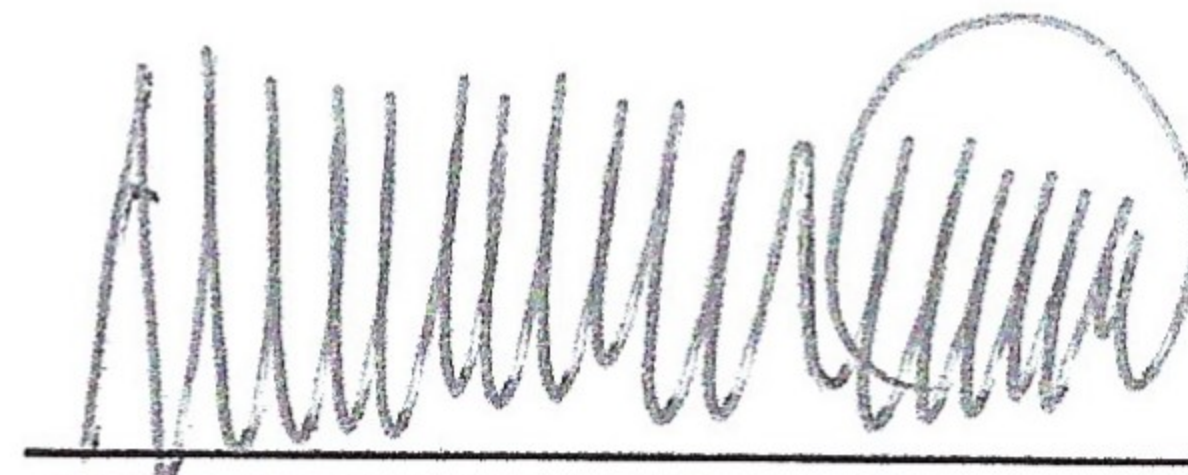
Nadine M. & Jeffrey W. Turner  
69 Old Kings Highway  
Wilton, CT 06897

6) DESCRIPTION OF THE PROPERTY, WILTON LAND RECORD MAP #  
2447/2509/2335

Refer to Wilton Land Records for 69 Old Kings Highway, Wilton, CT 06897.

7) VOLUME AND PAGE OF DEED, QUIT CLAIM, WARRANTY, ETC.

Volume 1012, Page 143



COMMISSION CERTIFICATION (TITLE)

TOWN PLANNER

AUG 3, 2020  
DATE

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? AUGUST 2005

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1967

SITE COVERAGE PROPOSED: 6.0 %  
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 5.9 %  
(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.

<u>[Signature]</u>	<u>5/24/2021</u>	<u>TURNERNEWS@AOL.COM</u>	
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
<u>[Signature]</u>	<u>5/24/2021</u>	"	<u>203-981-6398</u>
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.)

JEFF TURNER		69 OLD KINGS HWY			
APPLICANT'S NAME		ADDRESS			
NADINE M. and JEFFREY W. TURNER		69 Old Kings Hwy			
OWNER'S NAME		ADDRESS			
69 Old Kings Hwy		R. A			
PROPERTY LOCATION		ZONING DISTRICT			
2447/2509/2335		136 43 1.02			
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 ADDITION WITH AN 18 FOOT SIDE SETBACK  
IN LIEU OF THE REQUIRED 30 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 sloping contour of our property significantly limits the buildable envelope, and this side yard is the only land at the same grade as the main floor. The variance would allow an addition that integrates with current interior rooms far better than any other location, and helps address a few shortcomings of our current floor plan. Further, the southern exposure on this side of the house is the natural location for the addition with intended use as sunroom/family room.

Thank you for your consideration,  
Jeff & Nadine Turner



JEFFREY W TURNER  
NADINE M TURNER  
69 OLD KINGS HIGHWAY  
WILTON, CT 06897

51-7218/2211  
SECURED BY  
EZSonic

6807

SAFETY CHECK

Pay To  
The Order Of

Town of Wilton

\$ 310.00

Three hundred Ten and 00/100

Dollars



Security Features  
Indicate on Back

PEOPLE'S UNITED BANK  
PEOPLES.COM

For Variance 2021

*Jeff Turner*

MP

⑆ 222172186⑆ 0350098847⑆ 6807



Mr. Jeff Turner CDR. USN Ret  
69 Old Kings Hwy  
Wilton, CT 06897-3720



Mr. Jeff Turner CDR. USN Ret  
69 Old Kings Hwy  
Wilton, CT 06897-3720