

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)

Leland R. Wilson			43 Danbury Road		
APPLICANT'S NAME			ADDRESS		
Wilson Properties I, LLC			43 Danbury Road		
OWNER'S NAME			ADDRESS		
37 Danbury Road			GB		
PROPERTY LOCATION			ZONING DISTRICT		
4927	1037	0181	84	33	3.49
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 29-6B 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 29-6.E. to allow a Building Coverage of 31.87% and a Site Coverage of 83.70% in lieu of the required 25% Building Coverage and the 80% Site Coverage.

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.

It's extremely difficult these days to rent commercial space. We have an existing tenant looking to expand. We are carving out space in the existing building and need to add 75 square feet of steps, stoop and canopy for the new front door entrance of this space. Building and fire codes require a second means of egress.

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)
- ___ \$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.]

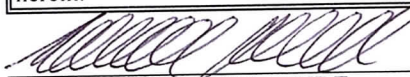

IS THE SUBJECT PROPERTY LOCATED IN THE FLOOD PLAIN? **YES** or NO

WHEN WAS THE SUBJECT PROPERTY PURCHASED? 4/24/1997

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1958

SITE COVERAGE PROPOSED: 83.70 % BUILDING COVERAGE PROPOSED: 31.87 %
(AS PERCENTAGE OF SITE) (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>6/21/21</u>	<u>Wilton, CT 06097</u>	<u>203-762-2200</u>
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	<u>6/21/21</u>	<u>"</u>	<u>"</u>
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

WORKSHEET TO USE WHEN LISTING NEIGHBORING PROPERTY OWNERS

Use the Assessor's Tax Book when compiling a list of neighboring property owners for an application. You can check with the Assessor's Office for a list of owners within 500 feet, or you can compile your own list utilizing the Assessor's book in the Planning/Zoning department per instructions below.

The "scale" of the maps in the Assessor's Book varies by page. If you need to list neighboring property owners within 500 feet, you need to measure from all sides of your property. You may have to refer to other maps to make your list complete. After you measure and list all map and lot numbers, then go to the back of the book and look at the "Map" index to get the names and addresses of the owners. Make sure you address the envelopes with the mailing address of all owners.

Map #	Lot #	Name/Address of neighboring property owners	Map #	Lot #	Name/Address of neighboring property owners
68	34	CALITRI PROPERTIES LLC 46 DANBURY RD WILTON CT 06897	84	32	LORUSSO GARY TRUSTEE & 2 ADMIRAL LA NORWALK CT 06851
68	36-B	WILTON PROPERTIES RSK LLC 470 WEST AVE STE 2007 STAMFORD CT 06902	84	36	45 DANBURY RD LLC ONE CORPORATE DR SUITE 100 SHELTON CT 06484
83	11	INGWERSEN KRISTIAN W 6 KENSETT AVE WILTON CT 06897	84	37	GROUCHO & CLUELESS 51 DANBURY RD WILTON CT 06897
83	12	QUEIROS ARMENIO & CELIA 21 SHADOW LA WILTON CT 06897	84	39	RINGS END INCORPORATED 181 WEST AVE DARIEN CT 06820
83	13	PRINAN LLC 2 KENSETT AVE WILTON CT 06897	84	40	WILTON PEDIATRICS REALTY LLC 55 DANBURY RD WILTON CT 06897
83	14	THEO & H LLC 3 ENTERPRISE DR STE 220 SHELTON CT 06484	84	41	JP MORGAN CHASE BANK PO BOX 810490 DALLAS TX 75381 0490
83	15	DINARDO ROBERT SR REVOC TR 32 MAIN ST STE 1 NORWALK CT 06851 4721	84	71	CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131
83	16	LOMBARDO KATHLEEN A & ROBIN F 26A DANBURY RD WILTON CT 06897	84	17A	CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131
83	17	BETTER ENVIRONMENTS LLC 221 DANBURY RD WILTON CT 06897	68	33-1	WILTON 40 LLC 301 MERRITT 7 NORWALK CT 06851
84	28	CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131	68	33-50	WILTON 50 DANBURY ROAD OWNER LLC 280 PARK AVE 5TH FL NEW YORK NY 10017
84	29	CONNECTICUT STATE OF 2800 BERLIN TPKE NEWINGTON CT 06131	68	33-64	WILTON 64 DANBURY ROAD OWNER LLC 280 PARK AVE 5TH FL NEW YORK NY 10017
84	30	KAOU D FRED K 27 DANBURY RD WILTON CT 06897	68	33-60	WILTON MEDICAL REALTY LLC 100 AVON MEADOW LN AVON CT 06001
84	31	PEOPLES BANK 850 MAIN ST BRIDGPORT CT 06604	70	16-1	CONN LIGHT & POWER CO THE PO BOX 270 HARTFORD CT 06141

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[illegible]

Town of Wilton

Geographic Information System (GIS)



Date Printed: 6/16/2021



MAP DISCLAIMER - NOTICE OF LIABILITY

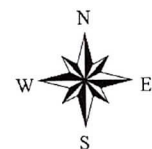
This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Wilton and its mapping contractors assume no legal responsibility for the information contained herein.

Zoning Effective: July 28, 2017

Planimetrics Updated: 2014

Approximate Scale: 1 inch = 800 feet

0 800
Feet





WILTON TOWN HALL

238 Danbury Rd, Wilton, CT 06897

-
1. Head northwest toward Cricket Ln
- 131 ft
-
2. Turn left onto Cricket Ln
- 151 ft
-
3. Turn left at the 1st cross street onto US-7 S
- 0.7 mi
-
4. Slight right toward US-7 S
- 0.1 mi
-
5. Continue onto US-7 S
-
- Destination will be on the right
- 1.1 mi

37 Danbury Rd

Wilton, CT 06897

These directions are for planning purposes only.
You may find that construction projects, traffic,

00141965
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LAND RECORD INFORMATION FORM

(Mandated by Public Act No. 75-317)

- 1) GRANTING COMMISSION 2) TYPE OF APPLICATION

Planning & Zoning
xx Zoning Board of Appeals

Special Permit
xx Variance

- 3) COPY OF THE GRANTING MOTION 4) DATE: October 17, 2016

16-10-11 WILSON PROPS I, LLC

39 DANBURY ROAD

APPROVED a variance of Section 29-6.E to permit construction of a shed roof extension to a pre-existing non-conforming structure for the purpose of complying with the Town of Wilton Zoning Regulations, resulting in a front yard setback of 46'4" where a minimum of 50 feet is required; as per submitted "New Roof Plot Plan" prepared by Leonard Surveyors, LLC, dated July 11, 2016. Said property is owned by Wilson Properties I, LLC and consists of 3.49+/- acres in a General Business (GB) Zoning District as shown on Assessor's Map #84, Lot #33.

- 5) NAMES AND ADDRESSES OF ALL OWNERS OF RECORD

Wilson Properties I, LLC
43 Danbury Road
Wilton, CT 06897

- 6) DESCRIPTION OF THE PROPERTY, WILTON LAND RECORD MAP #4927

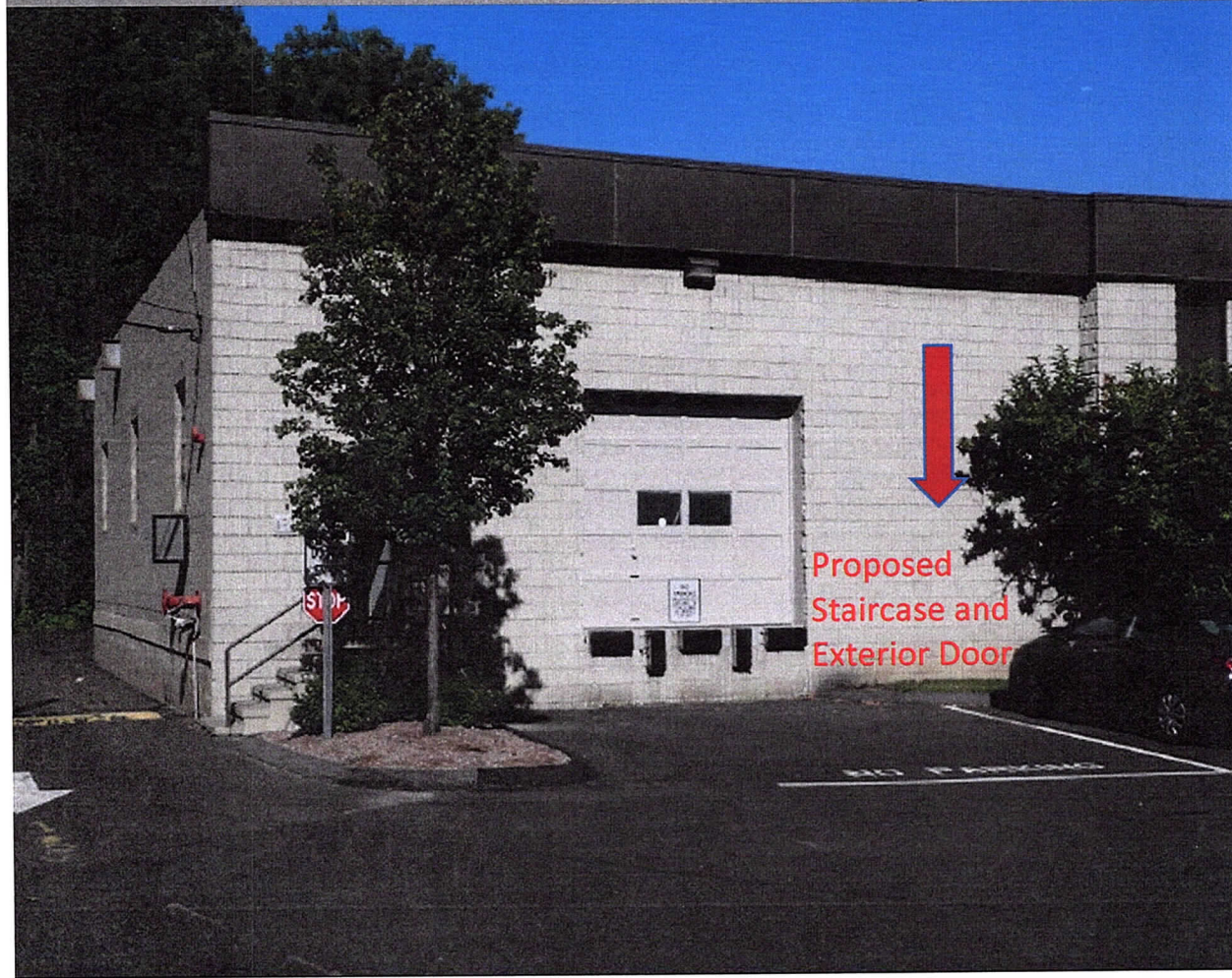
Refer to Wilton Land Records for 39 Danbury Road, Wilton, CT 06897.

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

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COMMISSION CERTIFICATION (TITLE)

Received For Record
Nov 03, 2016 AT 11:23A
Lori A. Kaback
Wilton Town Clerk



37980

In all People to Whom these Presents shall Come. Greeting:

Know All, That WILSON PROPERTIES LIMITED PARTNERSHIP I
a limited partnership under the Uniform Limited Partnership Act of the State of
Connecticut having its office at 53 Danbury Road in the Town of Wilton, County of
Fairfield and State of Connecticut, acting herein by Leland R. Wilson its general
partner hereunto duly authorized *herein designated as the Grantors,*
for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION

received to the full satisfaction of the Grantors, from WILSON PROPERTIES I, LLC a limited liability
company under the Connecticut Limited Liability Company Act having its office at
53 Danbury Road in the Town of Wilton, County of Fairfield and State of Connecticut,
acting herein by WPM I, Inc. its Manager/Member acting herein by Leland R. Wilson,
its President duly authorized *herein designated as the Grantees,*

do hereby give, grant, bargain, sell and convey to the Grantees ALL THAT CERTAIN piece, parcel or
tract of land with the buildings and improvements thereon situated in the Town
of Wilton, County of Fairfield and State of Connecticut and being more
particularly shown and designated on Schedule A which is attached hereto and
made a part hereof.

"No Conveyance Tax Collected"

James M. Venter
Town Clerk of Wilton"

To Have and to Hold the premises hereby conveyed, with the appurtenances thereof, unto
the Grantees and unto the Grantees' heirs, successors and assigns forever and to the Grantees' and their
own proper use and behoof; and the Grantors do for themselves, their heirs, successors and assigns covenant
with the Grantees, their heirs, successors and assigns that the Grantors are well seized of the premises as
a good indefeasible estate in FEE SIMPLE; and have good right to grant and convey the same in manner
and form as herein written and the same are free from all incumbrances whatsoever, except as herein stated.

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And Furthermore, the Grantors do by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantees and their heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

In all reference herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be affixed hereto, this 23rd day of April 19 97

Signed, Sealed and Delivered in the presence of
or Attested by

WILSON PROPERTIES LIMITED PARTNERSHIP I

Maryann D. Gally
Maryann D. Gally
Lina Valiente Perez
Lina Valiente Perez

By: Leland R. Wilson
Leland R. Wilson, its Sole General
Partner

State of Connecticut
County of Fairfield

} ss. Town of Wilton

The foregoing instrument was acknowledged before me this 23rd day of April 1997, by

Maryann D. Gally
Commissioner of the Superior Court

Schedule A (35-39 Danbury Road):

All that certain piece, parcel or tract of land together with the buildings and improvements thereon situated in the Town of Wilton, County of Fairfield and State of Connecticut containing 3.49 acres more or less, bounded and described as follows:

Beginning at a point on the westerly side of Danbury Road - U.S. Route 7 at the northeasterly corner of the premises herein described, thence southerly along Danbury Road - U.S. Route 7, south 32° 20' 00" west three hundred nine and 54/100 (309.54') feet to land now or formerly of Frank and Clementine Lorusso; thence westerly along land now or formerly of Frank and Clementine Lorusso the following courses and distances: north 59° 37' 00" west twenty-two and 42/100 (22.42') feet, north 57° 24' 00" west five and 99/100 (5.99') feet, north 62° 58' 40" west three hundred five (305') feet to the center line of the Norwalk River; thence northerly along the center line of the Norwalk River four hundred four (404') feet to other land of Wilson Properties Limited Partnership I and land of Wilson Properties Limited Partnership II; thence easterly along adjoining land of Wilson Properties Limited Partnership I and Wilson Properties Limited Partnership II south 61° 19' 00" east five hundred forty-three (543') feet to the point and place of beginning.

Said premises being shown on that certain map entitled "Map of Property Prepared For Wilson Properties Limited Partnership I Wilton, Conn. Scale: 1"=20' July 8, 1988 Rev. Aug. 22, 1988 Leo Leonard Surveyor Certified "Substantially Correct" Class 'A-2' Accuracy Leo Leonard P. E. & L.S. Conn. Reg. No 2496", which map is on file in the office of the Town Clerk of Wilton as map number 4544.

Together with the right to pass and repass for all lawful purposes over other property of Wilson Properties Limited Partnership I and Wilson Properties Limited Partnership II as set forth in (1) a deed from Allen Helfant and Helen Lippe to Leila McCune and Elinor McCune December 8, 1959 and recorded in Volume 83 at Page 142 of the Wilton Land Records; and (2) a Declaration dated June 12, 1986 and recorded in Volume 547 at Page 218 of the Wilton Land Records as amended by an Amended Declaration dated July 9, 1986 and recorded in 550 at Page 283.

Received for Record April 24, 1997

at 12:46 P.M. Attest

Jean Mandel Ventres

Town Clerk.