

WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION - ZBA#
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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.)

William Achilles Jr. AIA Achilles Architects	498 Anson Street, Bridgeport, CT 06606				
APPLICANT'S NAME	ADDRESS				
Monica C Brina & Robert Brina & SV	P.O. Box 95, Wilton, CT 06897				
OWNER'S NAME	ADDRESS				
455 Thayer Pond Road	R-2A				
PROPERTY LOCATION	ZONING DISTRICT				
2519	186	128	18	0.990 acres=43,143 sf	
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 variance of Section 29-5.D to allow side yard Setbacks of 20.0' and 34.3' in lieu of 40 foot minimum and to allow Lot Coverage-Building of 12.2% in lieu of 7% maximum allowed and Lot Coverage-Site of 12.5% in lieu of 12% maximum allowed for the construction of a new single family residence.

**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.

Existing Non-Conforming Lot Size of +/- 1 acre in a 2 acre zone.

Reduction of Existing Non-Conforming Setbacks.

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).

☒ **NONE** 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:

**ALREADY SUBMITTED**

- ☒ 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) **TO BE DONE**
- ☒ **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? 10/26/2020

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1932

SITE COVERAGE PROPOSED: 12.5% BUILDING COVERAGE PROPOSED: 12.2%  
(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.

APPLICANT'S SIGNATURE	<u>6-24-2021</u>	<u>wachilles@aol.com</u>	<u>203-259-5828</u>
	DATE	EMAIL ADDRESS	TELEPHONE
OWNER'S SIGNATURE	<u>6-24-2021</u>	<u>gharmony24@yahoo.com</u>	<u>213-361-6053</u>
	DATE	EMAIL ADDRESS	TELEPHONE
SEE ATTACHED AUTHORIZATION LETTER			

ZONING BOARD OF APPEALS  
TOWN OF WILTON, CONNECTICUT  
Town Hall Annex, 238 Danbury Road, Wilton, CT 06897

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HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

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1. WHAT IS A VARIANCE? A VARIANCE is an exception granted by the Zoning Board of Appeals (ZBA) from the terms or standards of the Zoning Regulations for an individual property where, because of special conditions, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship. However, a variance MUST still be in harmony with the general intent of the Town's Plan of Conservation and Development and not contrary to public welfare.
2. The granting of a VARIANCE is a fine balance between attempting to maintain the Town's Plan of Conservation and Development of uniformly regulated districts, and the need to provide relief from the terms or standards in individual circumstances. VARIANCES are granted only for individual parcels and for particular purposes.
3. It is the applicant's obligation to present and establish hardship. Financial impacts or self-created conditions or an inability to use a property at its maximum potential or reasons that the proposed change would not adversely affect the neighborhood are not considered a hardship in this context. Hardship is generally seen as a physical or restrictive imposition beyond the reasonable control of the owner.
4. The ZBA may attach conditions to a granted VARIANCE in order to make them more in harmony with the purpose of the Zoning Regulations. Typical conditions that could be attached to a setback variance might include the installation of a screen or buffer.
5. Prior to submitting an application for a residential or commercial variance, please consult with the office staff and become familiar with the current Zoning Regulations which apply towards the property or project in question. \ The office staff can help answer questions and guide you in finding the information required for a complete application. Professional land or Resource Planners and Land Use Attorneys may also be helpful.
6. Complete applications for either a RESIDENTIAL or COMMERCIAL PROPERTY VARIANCE are received in the ZBA Office, located within the Planning and Zoning (P&Z) Office in the Town Hall Annex, 238 Danbury Road, Wilton, CT, 06897. The office is open Monday through Friday, 8:00 A.M. to 4:00 P.M. Telephone: (203) 563-0185.
7. Please **TYPE** or print clearly all materials and application forms.
8. The deadline for receipt of a completed application is THE TWENTY FIFTH (25) of EACH MONTH; for eligibility for a PUBLIC HEARING the following month. Only a complete application can be accepted.
9. The ZBA has scheduled meetings on the third Monday of each month, excluding August. If the third Monday is a holiday, the meeting is held on Tuesday. A copy of the official meeting schedule may be obtained in the Town Clerk's Office or the P&Z Office.
10. Much of the required information may be found by researching the land records located within the P&Z Office, the Town Clerk's Office and the Assessor's Office. A public access computer is available in both the P&Z Office and the Assessor's Office.

BRIEF EXPLANATION OF REQUIRED APPLICATION MATERIALS
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<b><u>WLR MAP #</u></b>	Wilton Land Record map number filed in the Town Clerk's Office.
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<b><u>VOLUME and PAGE</u></b>	Deed reference filed in the Town Clerk's Office.
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<b><u>TAX MAP #, LOT #</u></b>	Refers to Assessor map records.
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<b><u>ACREAGE</u></b>	Refers to the acreage of the subject parcel.
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<b><u>LOCATION MAP</u></b>	May be a photocopy of Town maps, indicating subject parcel.
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<b><u>CLASS A-2 SURVEY MAP</u></b>	Prepared by a licensed Connecticut Land Surveyor. Consult the Town Clerk's Office for filed surveys in the Wilton Land Records.
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<b><u>SITE DEVELOPMENT PLAN</u></b>	A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.
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<b><u>LIST OF PREVIOUS ZONING VARIANCES</u></b>	Recorded in the Town Clerk's Office and with the P&Z Office.
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<b><u>LIST OF OWNERS WITHIN 500'</u></b>	Name and <u>mailing</u> address of the owners of properties within 500 feet of the subject property, including public and semi-public parcels.
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<b><u>ONE #10 ENVELOPE</u></b>	Based on the above list of owners, please leave the return address blank.
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...23 - Parcels within 500 feet of 455 THAYER POND RD

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**Map/Block/Lot****Location****Owner Name****Address City State Zip**

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115-12  
45 OLD DRIFTWAY  
RALEIGH ELLEN J  
45 OLD DRIFTWAY WILTON CT 06897

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115-13  
43 OLD DRIFTWAY  
SANFILIPPO PETER & KATHERINE A  
43 OLD DRIFTWAY WILTON CT 06897

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115-26  
65 OLD DRIFTWAY  
BLICHT GLENN  
65 OLD DRIFTWAY WILTON CT 06897

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116-17  
487 THAYER POND RD  
CORRIGAN DENNIS P & DEBORAH A  
487 THAYER POND RD WILTON CT 06897

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127-5  
445 THAYER POND RD  
DAVATZES GEORGE N & JENNIFER P  
445 THAYER POND RD WILTON CT 06897

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127-5-1  
THAYER POND RD  
WILTON LAND CONSERVATION TRUST  
P O BOX 77 WILTON CT 06897

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127-5-2  
427 THAYER POND RD  
ULLMAN, CHRISTOPHER & KELLY  
427 THAYER POND RD WILTON CT 06897

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127-5-3  
421 THAYER POND RD  
COONEY LIAM &  
421 THAYER POND RD WILTON CT 06897

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127-5-4  
447 THAYER POND RD  
NELSON MATTHEW ROBERTS &  
447 THAYER POND RD WILTON CT 06897

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127-8  
41 LEDGEWOOD DR  
CANNELLA LIVING TRUST  
41 LEDGEWOOD DR WILTON CT 06897

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127-9  
444 THAYER POND RD  
KAISER CHRISTOPHER K & SARAH J  
444 THAYER POND RD WILTON CT 06897

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127-10  
35 LEDGEWOOD DR  
DICKMAN JOHN T & LIANA B  
35 LEDGEWOOD DR WILTON CT 06897

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128-14  
481 THAYER POND RD  
KENNEDY MARTIN C & MARY M  
481 THAYER POND RD WILTON CT 06897

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128-15  
473 THAYER POND RD  
SABIA THOMAS E  
473 THAYER POND RD WILTON CT 06897

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128-16  
461 THAYER POND RD  
ELMASRY MICHAEL J & MELISSA M  
461 THAYER POND RD WILTON CT 06897

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128-17  
463 THAYER POND RD  
ELM VENTURES LLC  
461 THAYER POND RD WILTON CT 06897

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128-18  
455 THAYER POND RD  
BRINA MONICA C &  
PO BOX 95 WILTON CT 06897

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128-19  
451 THAYER POND RD  
HERSCOVITCH HARVEY & STARR M  
451 THAYER POND RD WILTON CT 06897

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128-20  
5 LEDGEWOOD DR  
BEESON L BRADEN &  
5 LEDGEWOOD DR WILTON CT 06897

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128-21  
19 LEDGEWOOD DR  
LILLIS JAMES M III & SHEILA M  
19 LEDGEWOOD DR WILTON CT 06897

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128-26  
16 LEDGEWOOD DR  
MCELROY MICHAEL & ANDREA  
16 LEDGEWOOD DR WILTON CT 06897

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128-27  
474 THAYER POND RD  
DEPAULIS TRACY G  
474 THAYER POND RD WILTON CT 06897

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128-28  
7 HOLLOW TREE PL  
BI SEAN ZHENGYU &  
7 HOLLOW TREE PL WILTON CT 06897

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**WILTON CONNECTICUT**  
HARBOR PUBLICATIONS, INC.  
MAIL-A-MAP STREET MAPS  
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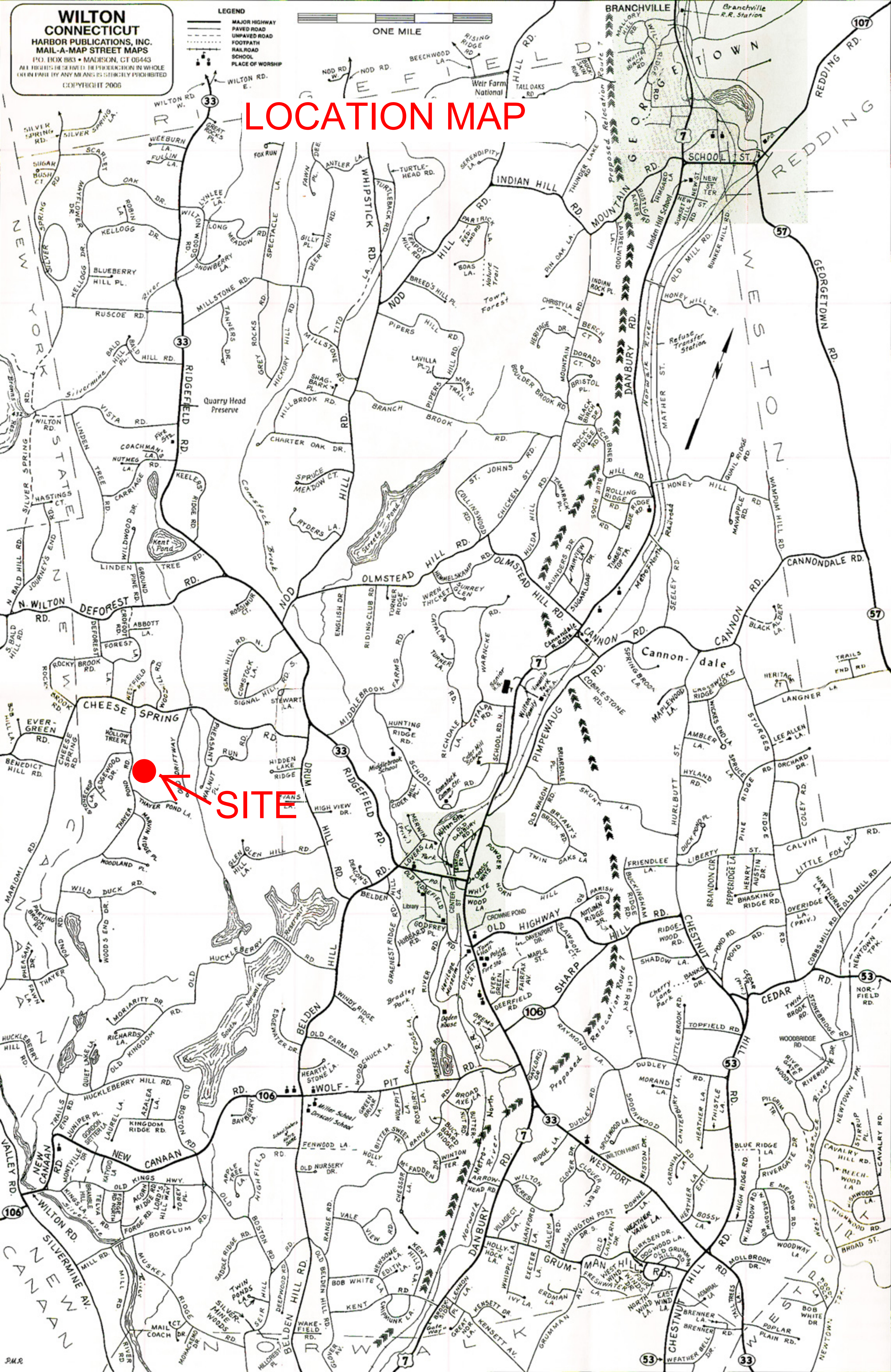
- LEGEND**
- MAJOR HIGHWAY
  - PAVED ROAD
  - UNPAVED ROAD
  - FOOTPATH
  - RAILROAD
  - SCHOOL
  - PLACE OF WORSHIP

ONE MILE

LOCATION MAP



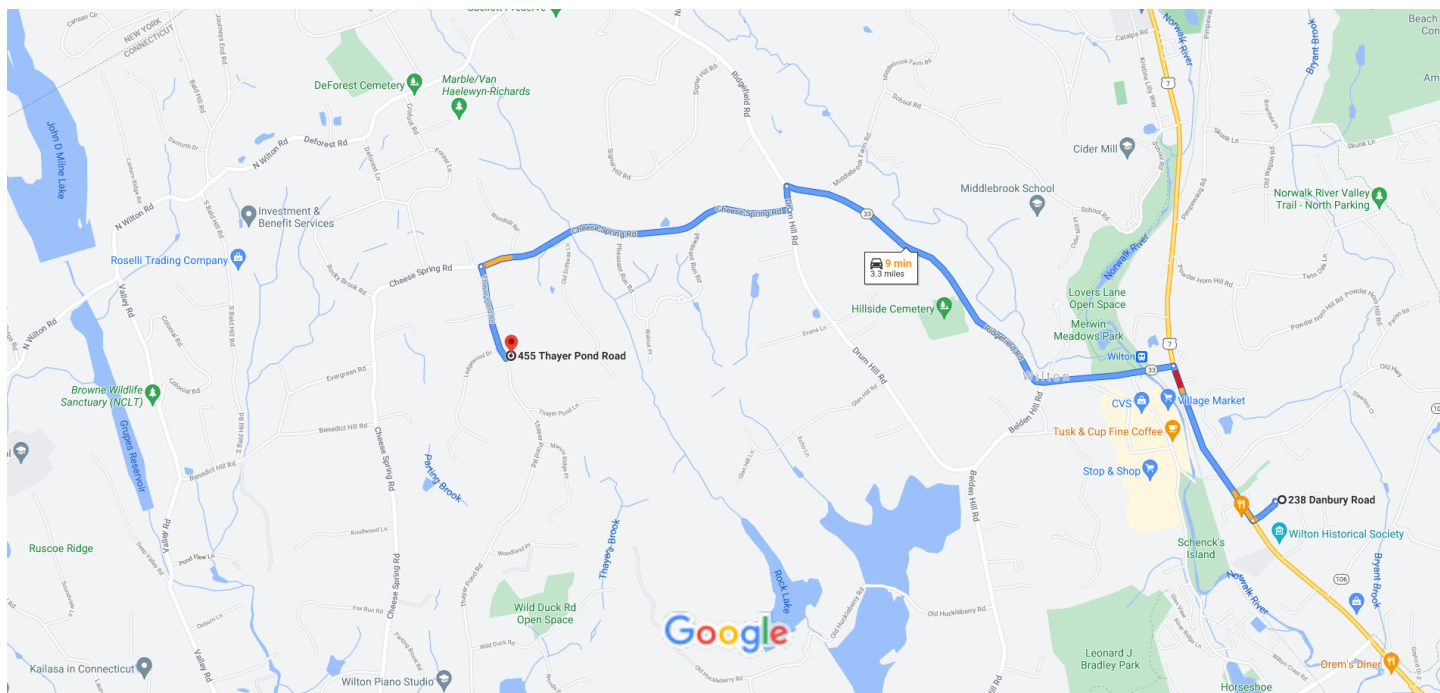
SITE





238 Danbury Road, Wilton, CT to 455 Thayer Pond Rd, Wilton, CT 06897

Drive 3.3 miles, 9 min



Map data ©2021 1000 ft

## 238 Danbury Rd

Wilton, CT 06897

- ↑ 1. Head south toward US-7 N  
479 ft
- ➡ 2. Turn right onto US-7 N  
0.5 mi
- ⬅ 3. Turn left onto CT-33 N  
1.4 mi
- ⬅ 4. Turn left onto Drum Hill Rd  
371 ft
- ➡ 5. Turn right onto Cheese Spring Rd  
1.0 mi
- ⬅ 6. Turn left onto Thayer Pond Rd  
0.3 mi

 Destination will be on the left

## 455 Thayer Pond Rd

Wilton, CT 06897

These directions are for planning purposes only. You may find that construction projects, traffic, weather, or other events may cause conditions to differ from the map results, and you should plan



Aerial ▾



Hollow Tree Pl

Thayer Pond Rd

Ledgewood Dr

250 feet

50 m



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