

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)

KEVIN OBRIEN
APPLICANT'S NAME
300 DANBURY ROAD WILTON, CT. 06897
ADDRESS
RINGS END INCORPORATED
OWNER'S NAME
181 WEST AVE DANBURY, CT. 06820
ADDRESS
53 DANBURY ROAD
PROPERTY LOCATION
DE 5
ZONING DISTRICT
453 2531 841 84 39 0.825 ± 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 29-5.D TO ALLOW A MINI
SPLIT AC CONDENSER WITH A 38' SIDE YARD SETBACK
IN LIEU OF THE REQUIRED 50'.

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.

DUE TO THE TOTAL NONCONFORMITY OF BOTH THE LOT
AND THE BUILDING WE ARE UNABLE TO GET BOTH MINI
SPLIT AC CONDENSERS UNITS IN THE REAR OF THE BUILDING WITHOUT
THE VARIANCE. THE FRONT OF THE BUILDING THE UNITS WOULD BE TOO CLOSE
TO THE EXISTING DRIVEWAY ESPECIALLY WHEN IT COMES TO SNOW REMOVAL.

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? 4/29/2021

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1940

SITE COVERAGE PROPOSED: 30.8 %
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 7.8 %
(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.

[Signature] 8/23/2021 Kevin@obrienpp.com 203 943-9586
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

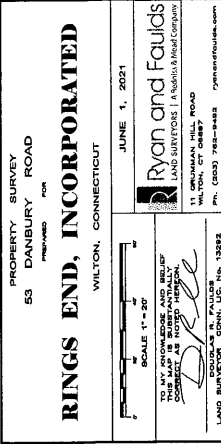
[Signature] 8/23/2021 matthew.dawson@pringsend.com 203-515-4097
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

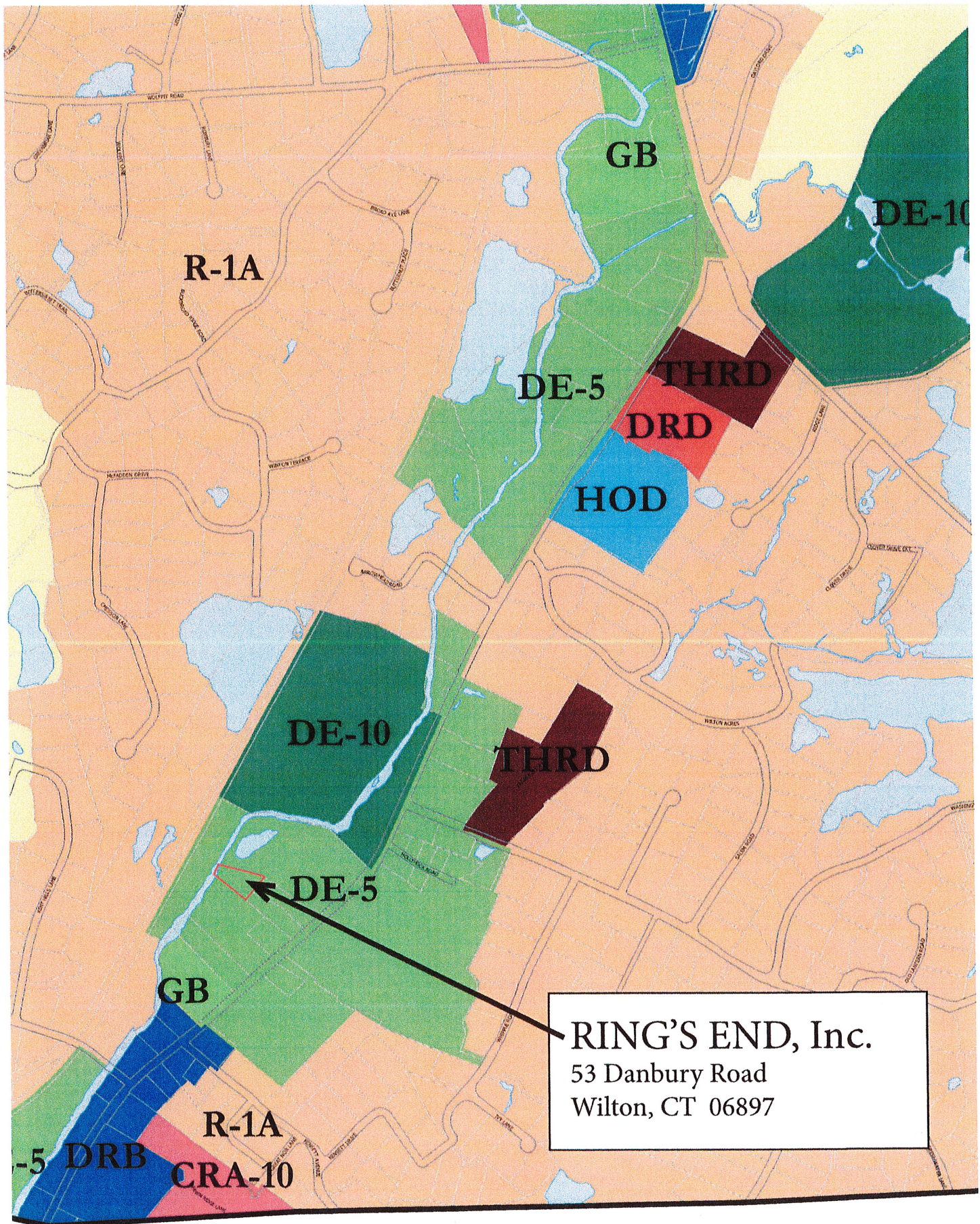
OWNERS WITHIN 500' OF 53 DANBURY RD
RINGS END, INC.

Mailing Address	Mailing City	Mailing State	Mailing Zip
46 DANBURY RD	WILTON	CT	06897- 0000
43 DANBURY RD	WILTON	CT	06897- 0000
470 WEST AVE STE 2007	STAMFORD	CT	06902- 0000
6115 CAMP BOWIE #152	FORT WORTH	TX	76116- 0000
6115 CAMP BOWIE #152	FORT WORTH	TX	76116- 0000
2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
43 DANBURY RD	WILTON	CT	06897- 0000
43 DANBURY RD	WILTON	CT	06897- 0000
ONE CORPORATE DR SUITE 100	SHELTON	CT	06484- 0000
51 DANBURY RD	WILTON	CT	06897- 0000
181 WEST AVE	DARIEN	CT	06820- 0000
55 DANBURY RD	WILTON	CT	06897- 0000
2800 BERLIN TPKE	NEWINGTON	CT	06131- 0000
301 MERRITT 7	NORWALK	CT	06851- 0000
280 PARK AVE 5TH FL	NEW YORK	NY	10017- 0000
280 PARK AVE 5TH FL	NEW YORK	NY	10017- 0000
100 AVON MEADOW LN	AVON	CT	06001- 0000
PO BOX 270	HARTFORD	CT	06141- 0000
METRO CENTER ONE STATION PL	STAMFORD	CT	06902- 0000
59-65 DANBURY RD	WILTON	CT	06897- 0000
METRO CENTER ONE STATION PL	STAMFORD	CT	06902- 0000

ZONING TABLE - DE-9 ZONE		MIN/REQ/MAX-ALL		EXISTING	
BUILDING REQUIREMENTS					
MINIMUM LOT AREA	217,600 SQ. FT.	36,841 SQ. FT.			
MINIMUM LOT WIDTH	100'	100'			
MINIMUM LOT DEPTH	100'	100'			
MINIMUM FRONT YARD SETBACK	100'	100'			
MINIMUM SIDE YARD SETBACK	100'	100'			
MINIMUM REAR YARD SETBACK	100'	100'			
MINIMUM FRONT YARD SETBACK (SEE 902.1)	100'	100'			
MINIMUM SIDE YARD SETBACK (SEE 902.1)	100'	100'			
MINIMUM REAR YARD SETBACK (SEE 902.1)	100'	100'			
BUILDING HEIGHT	8 STORY	12 STORY			
BUILDING COVERAGE	50%	50%			
MAXIMUM COVERAGE	50%	50%			
MAXIMUM LOT COVERAGE	50%	50%			
PARKING REQUIREMENTS					
MINIMUM FRONT YARD PARKING	0%	0%			
MINIMUM SIDE YARD PARKING	0%	0%			
MINIMUM REAR YARD PARKING (SEE 902.1)	0%	0%			
MINIMUM FRONT YARD PARKING (SEE 902.1)	0%	0%			
MINIMUM SIDE YARD PARKING (SEE 902.1)	0%	0%			
MINIMUM REAR YARD PARKING (SEE 902.1)	0%	0%			
MINIMUM TOTAL PARKING (SEE 902.1 & 902.2)	0%	0%			
TOTAL MINIMUMS					

1. This survey was completed in accordance with Sections 20-3002-1 through 20-3002-9 of the Regulations of Connecticut State Agencies and was conducted by the Professional Engineer who has been duly licensed and acknowledged by the Connecticut Association of Land Surveyors, Inc. as a Professional Land Surveyor.
2. The purpose of this survey was to determine the boundary between the Property Surveyed hereunder and the adjacent land owned or claimed by the owner of said adjacent land, and to show thereon all easements, rights and improvements.
3. A plan prepared - 34,569 S.F. / 7.955 acres to satisfaction of owner.
4. Property acquired or Map 459 of the Wilton Land Records.
5. Reference is made Maps 3023, 3028, 4068, 4747 & 1127 of the Wilton Land Records.
6. Reference is made to Wilemcy David dated April 12, 2021 recorded in L 2531, Pgs. 041 of the Wilton Land Records.
7. Reference is made to G.L. & E. Estimated dated December 27, 1935 recorded in V. 40, Pgs. 475 of the Wilton Land Records.
8. Reference is made to Right of Way Agreement dated May 1, 1928 recorded in V. 37, Pgs. 360 of the Wilton Land Records.
9. Reference is made to Common of the Wilton Land Records.
10. Reference is made to Wilemcy David dated April 1, 1980 recorded in L 3534, Pgs. 119 of the Wilton Land Records.
11. Reference is made to Common of the Wilton Land Records.
12. Reference is made to Wilemcy David dated November 10, 1980 recorded in L 564, Pgs. 298 of the Wilton Land Records.
13. Reference is made to Valencina #75-0-30 dated June 13, 1979 recorded in L 304, Pgs. 106 of the Wilton Land Records.
14. Reference is made to Wilemcy David Agreement dated April 7, 2021 recorded in L 2531, Pgs. 033 of the Wilton Land Records.
15. Reference is made to Assessor's Lot 38, Map 84.
16. Reference is made to Assessor's Lot 38, Map 84.
17. Property located in Design Community (DE-C) Zone.
18. Property located in Flood Zone A-1 and B-1 (0.5%) are excluded of Flood Insurance.
19. Reference is made to Community Map No. 06-00207-37, dated June 16, 2010. Flood zone indicated therein is "Special Flood Hazard Area".
20. Based solely upon information by Philip-Jeanne Environmental Consulting, Inc.





TOWN of WILTON ZONING MAP
scale: 1" = 800'

YOUR TRIP TO:

53 Danbury Rd, Wilton, CT, 06897-4405

4 MIN | 1.8 MI 

Est. fuel cost: \$0.25

Trip time based on traffic conditions as of 5:17 PM on August 23, 2021. Current Traffic: Moderate



Print a full health report of your car with HUM vehicle diagnostics **(800) 906-2501**



1. Start out going **south** on Evergreen Ave toward Deerfield Rd.

Then 0.11 miles

0.11 total miles



2. Turn **right** onto Deerfield Rd.

Then 0.11 miles

0.22 total miles



3. Turn **left** onto Danbury Rd/US-7 S/CT-33.

Then 0.55 miles

0.78 total miles



4. Turn **slight right** onto Danbury Rd/US-7 S.

Then 1.06 miles

1.84 total miles

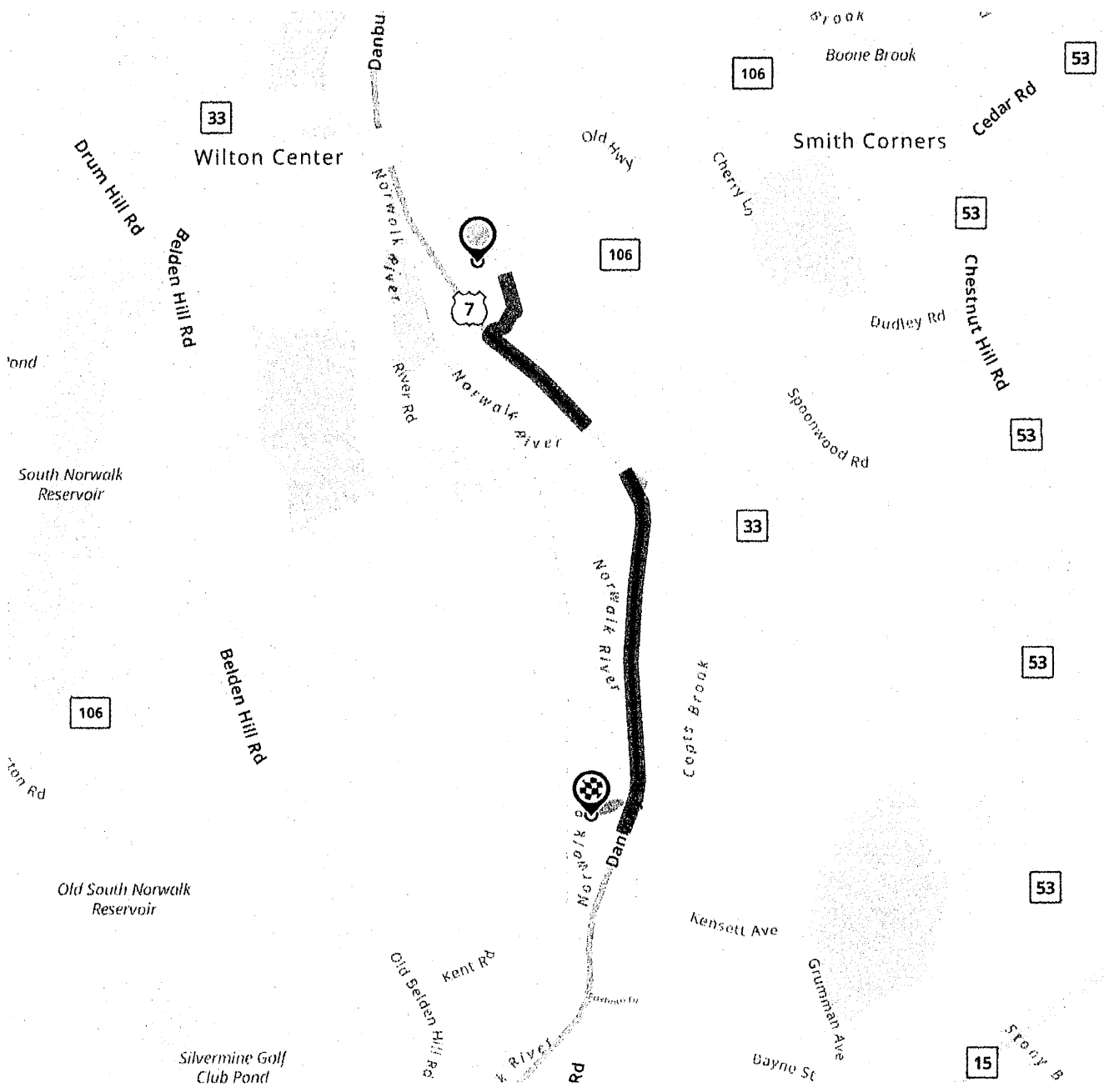


5. 53 Danbury Rd, Wilton, CT 06897-4405, 53 DANBURY RD is on the **right**.

Your destination is 0.1 miles past Hollyhock Ln.

 Save to My Maps

Use of directions and maps is subject to our [Terms of Use](#). We don't guarantee accuracy, route conditions or usability. You assume all risk of use.



	A	B	C	D	E	F	G	H
2	Street Name	Street #	Owner	Variance Description	Status	ZBA #		
878		46	Calitri	to allow canopy with support posts over gas fuel pump island with a front yd setback of 16' in lieu of 100'	Granted	89-07-32		
879								
880		45	Parrilli & Tobey	to permit addition 33' from side line in lieu of 50 in a DE-5 zone	Granted	78-7-28		
881				to build 29.5' from side line in lieu of 30'; to build 45' from Danbury Rd in lieu of 100'; to build 29.5' from side line in lieu of 50'; to permit pking 60' from line in lieu of 75'; & to permit lot less than rqr'd size	???	79-6-35		
882	Arrowhead Rd		Paul, Pescod, Heinemann, Richmond					
883		50	Perkin-Elmer Corp.	to increase the maximum bldg coverage	Denied	78-7-31		
884								
885								
886		50	Perkin-Elmer (Rabideau)	to permit erection of 1 additional identification sign in lieu of the required one identification sign per street frontage per property	Granted	93-01-01		
887								
888		??	The Pedersen Manufacturing Company	no info	??	51-4-5		
889								
890		51	Lee Sleeper	sign	Granted	59-9-7		
891								
892		51	Gen'l Rental Leasing Co.	variance of setback from 100' to 75' sideline, from 50' to 25' to the north sideline, from 50 to 26.5' to the south	Denied	68-11-32		
893								
894		51	DiProspero	to permit enclosure of preexisting nonconforming porch 45' from front yd setback in lieu of 100' required on Danb Rd	Granted	82-12-49		
895								
896		53	Kulbieda, d/b/a Educare, Inc.	to allow a child care center to be considered as a permitted principal use.	Granted	90-02-04		
897								
898		53	Clarke Real Estate Dev. Co. (Tobey & Tobey)	to permit pking in front of the bldg & to add onto a preexisting nonconforming bldg	Denied	79-4-15		
899								
900		53	Tobey & Tobey Dobson	to permit front yd pking; to bid 46.4' from northerly prop line & 25' from southerly prop; & to approve 12' accessway frontage	Granted	79-6-36		
901								

<i>Number</i>	<i>Owner</i>	<i>Street #</i>	<i>Street Name</i>	<i>Description</i>	<i>Status</i>
#99-05-23	WILSON	53	DANBURY ROAD	a variance of Section 29-7.E.2 to allow a building addition with a 2.5 foot side yard setback in lieu of the required 50 feet and a 4.3 foot side yard setback in lieu of the required 50 feet; Section 29-7.E.2 to allow a 1 foot parking side yard setback in lieu of the required 25 feet and an 8 foot parking side yard setback in lieu of the required 25 feet. Said property is owned by Leland Wilson and consists of .813 acres in a DE-5 District as Shown on Assessor's Map #84, Lot #39.	DENIED
#95-03-08	FFD Corporation	80	DANBURY ROAD	a variance of Section 29-7.E(8) of the zoning regulations to allow a lot of 3.209+/- acres in area to be located in a DE-5 District in lieu of the required minimum area of 5.0 acres. Said property is owned by FFD Corporation and consists of a)5.774 +/- acres as shown on Assessor's Map 69, Lot 60 and b) 7.074+/- acres as shown on Assessors Map 69, Lot 61.a variance of Section 29-7.E(3) of the zoning regulations to allow a shop building and small office building that were constructed in the 1940's to remain within forty four and one-half feet and ninety feet, respectively, of the rear boundary line in lieu of the required setback of one hundred feet. Said property is owned by FFD Corporation and consists of a)5.774 +/- acres as shown on Assessors Map 69, Lot 60 & b) 7.074+/- acres as shown on Assr Map 69, Lot 61. a variance of Section 29-5.D of the zoning regulations to allow single-family residential houses to be located within fifty feet of property bordering 80 Danbury Road Associates, in lieu of the required setback from an R-1A District of seventy-five feet (75'). Said property is owned by FFD Corporation and consists of a)5.774 +/- acres as shown on Assessor's Map # 69, Lot # 60 and b) 7.074+/- acres as shown on Assessors Map #69, Lot #61. a variance of Section 29-5.D of the zoning regulations to allow single-family residential houses to be located within 55 feet of the side yard boundary line along property owned now or formerly by Irwin Kamen and Arthur Millman situated at 92 Danbury Road in lieu of the required 75 foot setback from an R-1A district. Said property is owned by FFD Corporation and consists of 7.074+/- acres as shown on Assessors Map #69, Lot #61.	GRANTED

