

Fee:

Email Address: barry.rosenberg@bar-curator.com

SITE WORK APPLICATION/CHECKLIST TOWN OF WILTON, CONNECTICUT

(Also may include some sheds and decks deemed exempt from Building Approval)

14 Grumman Ave.	54-20	R-1A	1.129
Property Address	Parcel #	Zone	Lot Size
Barry Rosenberg, Adrienne Saint-Pierre	14 Grumman Ave., Wilton, CT 06897		203-982-4968
Applicant's Name	Applicant's Address (No. Street, Town, State, Zip)	Phone #	
as above	as above	as above	as above
Property Owner's Name	Address (No. Street, Town, State, Zip)	Phone #	Site Phone #

Description of Proposed Work: Replace mid-20th c. non-conforming garage with 2-story carriage barn compatible with ca. 1790-1800 house.
Proposed work calls for adjusting siting of the structure so as to accommodate growth of three towering "redwood" trees, planted when the property was Young's Nursery, the trees having reached a size where the trunks are abutting the garage.

TO AVOID UNNECESSARY DELAYS, THE APPLICANT SHALL OBTAIN APPROVALS IN THE ORDER SHOWN BELOW, UNLESS OTHERWISE DIRECTED. THE APPLICANT SHALL BE RESPONSIBLE FOR PROVIDING ANY INFORMATION REQUIRED BY EACH DEPARTMENT. THIS REVIEW PROCESS FOR OBTAINING PERMITS MAY TAKE 3 TO 10 DAYS WITH ADDITIONAL TIME FOR SITE INSPECTIONS OR COMMISSION REVIEW IF NECESSARY.

SEQUENCE	APPROVALS REQUIRED	CHECKED	DATE	PERMIT #
_____	HEALTH DEPARTMENT: Sanitarian 8:00am-10:00am 203-563-0174 Please bring <u>PLOT PLAN</u> showing existing structures <u>WELL AND SEPTIC SYSTEMS</u> and a <u>SITE PLAN</u> showing all proposed site work and the separating distance to well & septic with description of work.	_____	_____	_____
_____	WETLANDS REVIEW: Dir. Env. Affairs 8:00am-10:00am- 203- 563-0180 Please bring <u>PLOT PLAN, KNOWN WETLANDS, LIMITS AND REPORTS, SITE PLAN</u> , showing existing features and general proposed Features including structures, grading and septic location.	Attach Plot Plan	_____	_____
_____	EROSION AND SEDIMENT CONTROL: P&Z 8:00am-10:00am 563-0180 Please bring <u>SITE PLAN</u> showing all proposed grading, structures, limit of disturbance, and E&S controls.	Attach Plot Plan	_____	_____
_____	ZONING PERMIT: Zoning Enf. Officer, 8:00am-10:00am 203-563-0185 Please bring <u>SITE PLAN</u> on a certified A-2 survey showing all existing And proposed structures.	_____	_____	_____
_____	PUBLIC WORKS : Field Engineer, DPW/By Appt. 203-563-0153 Please bring plan showing proposed driveway and features within the road Right-of-way. For sewer/water bring appropriate drawings as required.	_____	_____	_____
_____	FIRE MARSHAL APPROVAL: By Appt. 203-834-6249	_____	_____	_____
_____	BUILDING DEPARTMENT: Building Official, 7:30am-12:00pm 563-0177	_____	_____	_____

THE INFORMATION REQUESTED ABOVE IS PRELIMINARY AS ADDITIONAL MATERIAL MAY BE REQUIRED UPON FURTHER REVIEW OF THE PROJECT.

FINAL INSPECTION OF THE PROPOSED WORK MAY BE REQUIRED BY MORE THAN ONE DEPARTMENT TO ENSURE COMPLIANCE WITH THE INITIAL APPROVALS

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? December 23, 2020

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? ca. 1800

SITE COVERAGE PROPOSED: 5.3 %
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: 5.1 %
(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>11-21-2021</u>	<u>barry.rosenberg@bar-curator.com</u>	<u>203-982-4968</u>
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
<u>Alexandre Saint-Pierre</u>	<u>11-21-2021</u>	<u>asaintpierre@hotmail.com</u>	<u>203-953-4018</u>
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
<u>[Signature]</u>			



APPLICATION FOR ZONING APPROVAL & ZONING COMPLIANCE

Town of Wilton, Connecticut

This application shall be submitted along with the appropriate checklist and shall be accompanied by a survey and 1 set of architectural plans showing proposed construction where applicable.

ANY changes to the plans after initial approval must be reviewed and reapproved by Planning and Zoning.

Applicant to fill out upper portion only and sign.

Address of Property: 14 Grumman Ave., Wilton Date 11-18-21

Proposed Activity: Replace deteriorating ca. 1940-50 garage with a 2-story, post & beam carriage barn, adjusting siting in order to preserve mature, historic trees currently impacted by garage.
Goal is to create a structure visually and architecturally in keeping with ca. 1790-1800 home.

Owner Barry Rosenberg, Adrienne Saint-Pierre Tel. 203-982-4968 Email barry.rosenberg@bar-curator.com

Owner's Mailing Address: 14 Grumman Ave., Wilton, CT 06897

Owner's Email: barry.rosenberg@bar-curator.com

Agent/Contractor (If Applicable): NA Tel. _____

Agent/Contractor's Email: _____

APPLICANT DECLARATION

I hereby represent the information provided in this application, including submitted plans and addendum documents, to be both true and accurate. With the issuance of this document the undersigned certifies that to the best of his/her knowledge and belief, the use or structure described above conforms with the Town of Wilton Zoning Regulations or is a valid non-conforming use under such Regulations.

I further understand that any modification, expansion or reduction in the scope of the project shall be subject to the issuance of a new or revised Zoning Permit prior to commencement of such work. I understand that the failure to fully disclose information or the failure to properly represent site conditions, whether existing or proposed, could result in the inability to obtain a Certificate of Zoning Compliance upon project completion.

Application is also being made for Zoning Certificate of Compliance. Upon completion of this project, the undersigned shall notify the Zoning Officer so that a final inspection can be made.

Adrienne Saint-Pierre ADRIENNE SAINT-PIERRE
Barry A. Rosenberg 11/24/21
Applicant Signature (Print and Sign) Date

*****FOR OFFICE USE ONLY*****

ZONING INFORMATION AND APPROVALS

Zone _____ Parcel # _____ Lot Size _____ Zoning Permit # _____

Front Setback: _____ Rear Setback: _____ Left Setback: _____ Right Setback: _____

ZBA Variances Issued/Board Approval# _____

Notes _____

Approved By _____

Zoning Officer

Date _____

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.)

BARRY A. ROSENBERG/ADRIENNE SAINT-PIERRE 14 GRUMMAN AVE., WILTON
APPLICANT'S NAME ADDRESS

BARRY A. ROSENBERG & ADRIENNE SAINT-PIERRE 14 GRUMMAN AVE., WILTON
OWNER'S NAME ADDRESS

14 GRUMMAN AVE. R-1A
PROPERTY LOCATION ZONING DISTRICT

3425 1996 87 54 20 1.129
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 F to allow the replacement of a non-conforming two-car garage (22' x 22') having a 25-foot rear setback (zoned 40-foot) with a two-story carriage barn (24' W x 28' L) adjusting the siting at an angle in order to preserve mature, historic trees now growing against the garage. This would increase the setback at one rear corner and decrease it at the other rear corner; overall this does not materially change the square footage of the current encroachment. The new siting would angle the barn 23-degrees toward the house, and move it 39" northward from the existing southeast corner. The corner with reduced setback would be at 22.4-feet (21.2 at roof) while the setback at the opposite corner would increase to 33.3 feet (32.1 at roof). The corner of an open porch proposed for the north side of the barn would have a setback of 36 feet (34.8 at roof) if built at 24' L x 6' W as shown on site map; if built at 20' L x 8' W it would barely encroach.

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 current location of the garage is the only suitable place on the lot for the structure; the house is the only other structure on the lot. It is not possible to build a new structure that is sited further forward by 15 feet in order to meet the current 40-foot setback. That would place it almost against the well cap, would deprive us of existing parking space to the left of the driveway, and would fail to address the issue with the majestic redwood trees and umbrella pine which are now so close to the garage's south side. The side yard to the right of the driveway cannot be used both because of the well cap in that location and a large tree in the center of that yard. Even if the well cap wasn't an issue it would mean having to cut down the tree, remove half of the existing driveway and build a whole new section of driveway. Aesthetically the change would be quite inappropriate in terms of the visual relationship between house and barn, as well as being inconvenient for normal use. Thus, we simply would not be able to build anything, despite the need to take down the existing garage so that it does not kill the trees.

Additional information accompanying application for Variance to Setback Requirement on Rear Lot Line
at 14 Grumman Ave., Wilton

The proposed project seeks to remove a ca. 1940-50 two-car garage that is impacting the longevity of three mature and majestic redwood-type trees, and replace it with a high-quality carriage barn structure. The trees were planted in the 1930s-40s when the property, known as Freshwater Farm, was the Young family's home. These imposing, tall trees have grown to such a size that the trunks are virtually against the garage on its south side. In addition, a Japanese Umbrella Pine, another large and unusual tree planted by the Youngs, is very close to the southeast corner of the structure. The garage itself is only in fair condition (the front "face" is newer and thus gives the appearance that the garage is a newer building and in good condition.) The structure is also smaller than the present day standard of 24' for a two-car garage.

The proposal considers the natural beauty of these uncommon trees and their historic value, which represent the beginnings of Young's Nursery, begun in 1930 and lasting until 2016. The property at 14 Grumman Avenue, and surrounding land, was the nursery from 1930 until about 1950 when the business was moved to Danbury Road, the current location of Sunrise Senior Living facility.

The garage is a generic structure and does not contribute aesthetically to the property, and its condition is deteriorating. Rather than replacing it with another generic garage, we propose to erect a carriage barn-type structure that will be architecturally compatible with the antique house, built circa 1790-1800 by members of the Grumman family. The back of the existing garage is 25 feet from the west boundary, or rear lot line.

The proposal seeks to replace the existing garage with a 2-story post and beam carriage barn (a two-car garage with studio above) that is 24' feet wide x 28' deep x 23' 6" high. There will be no plumbing in the new structure. Electrical wiring (underground) coming from the house already exists and will be upgraded. The proposed siting of the carriage barn, with its "off-square" positioning, means that the southwest corner will slightly push further into that setback space, but the northwest corner will be pulled back and thus increase the setback on that side. An open porch, either 24' long x 6' deep, or 20' long x 8' deep is proposed for the north face, the righthand side of the structure.

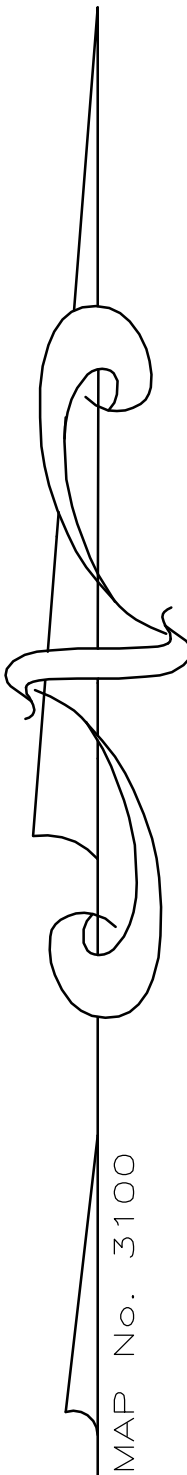
The adjusted siting is intended to accommodate the trees, by moving the new foundation slightly toward the north (39" from existing southeast corner), and positioning it at a slight angle (approx. 23 degrees toward northeast from existing front face). We consulted two arborists to look at the trees and they advised us that the garage is negatively impacting these trees. The proposed angle means the front face will look slightly toward the house instead of aligning with the road. Shifting the foundation slightly to the right (northward) moves the structure away from the Umbrella Pine, and angling the position opens a triangle of space for the "redwoods" to continue growing without impacting the structure or reducing their lifespan. The modest angle also considers having an appropriate clearance around the well cap, located to the right of the driveway, so that when work needs to be done there is no hindrance.

Behind the garage is a natural woodsy area, both on this property and the adjacent properties on Erdmann Lane and Grumman Hill. The structure will not be a feature of anyone's view, as there are many trees and understory wild growth, and the land between properties is not used for gardens or backyard recreation activities.

Removing the existing garage, and replacing it with the proposed post and beam carriage barn will both help us preserve valuable and unusual trees, and significantly improve the appearance of the property in keeping with its late 18th - 19th century history as the Grumman family farm.

We respectfully request that a variance be allowed to accommodate the proposed carriage barn, since the change to setback area is minimal, would have no impact on adjacent properties, and there is no other possible site for building a garage or barn on this property.

Barry Rosenberg and Adrienne Saint-Pierre, owners

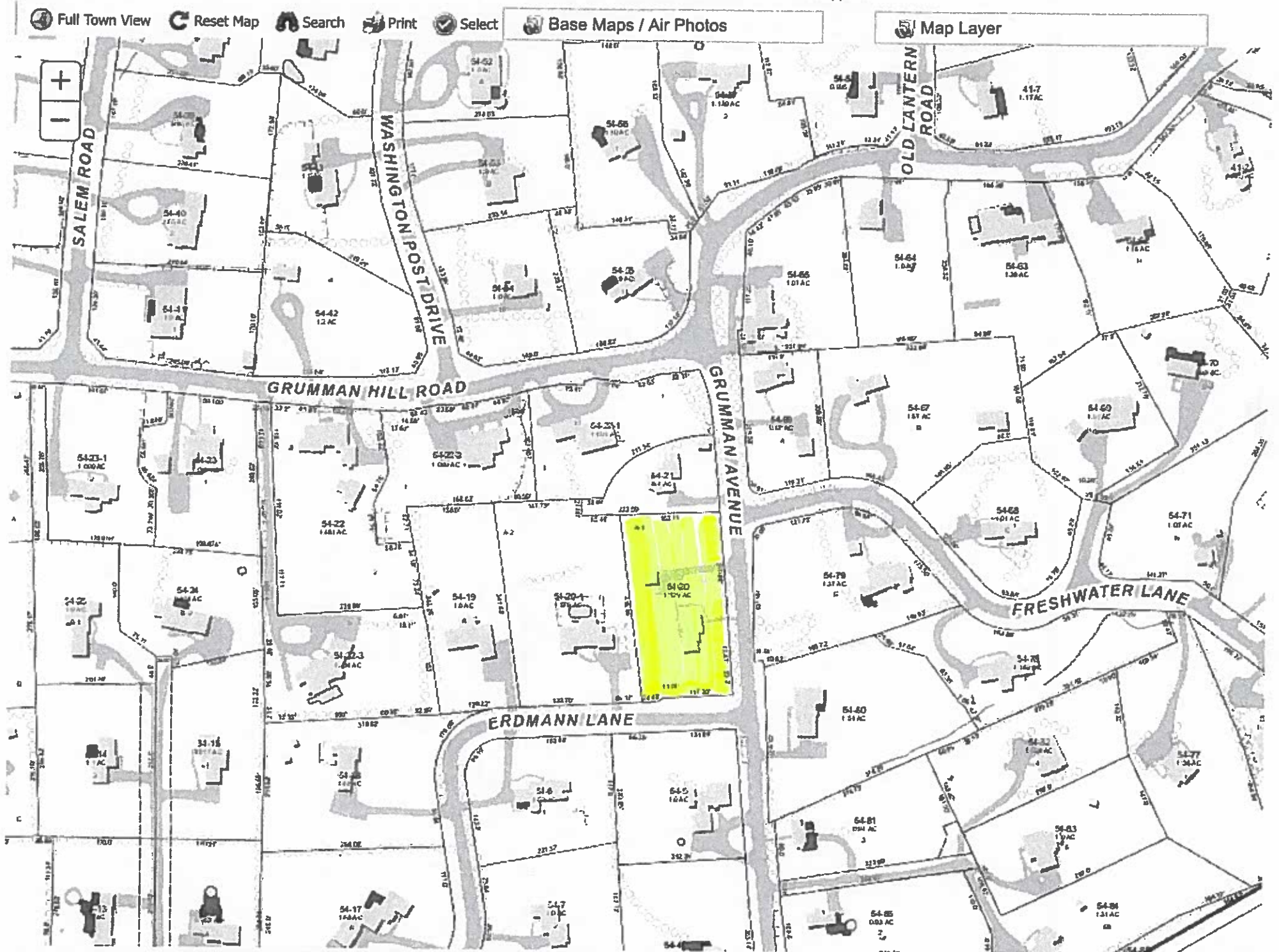


ZONING INFORMATION				
ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-1A RESIDENCE				
FRONT SETBACK:	40'	MIN.	46.8'	46.8'
REAR:	40'	MIN.	72.9' (RESIDENCE) 25.5' (GARAGE)	72.9' (RESIDENCE) 22.4' (PRO. GARAGE) 21.1' (PRO. GAR. ROOF)
SIDE:	30'	MIN.	86.9' (RESIDENCE) 91.3' (GARAGE)	86.9' (RESIDENCE) 72' (PRO. GARAGE)
LOT WIDTH:	150'	MIN.	155.3'	155.3'
LOT AREA:	43,560 S.F.	MIN.	49,163 S.F.	49,163 S.F.
BUILDING HEIGHT:	35'	MAX.	23.4'	23.4'
No. STORIES:	2.5	MAX.	2.5	2.5
LOT COVERAGE- BUILDING:	10% = 4,918 S.F.	MAX.	2,205 S.F. = 4.5%	2,625 S.F. = 5.1%
LOT COVERAGE- SITE:	15% = 7,377 S.F.	MAX.	2,320 S.F. = 4.7%	2,805 S.F. = 5.3%

NOTES:

1. This survey has been prepared in accordance with Sections 20-300b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies and the Standards for Surveys and Maps in the State of Connecticut as adopted by the Connecticut Association of Land Surveyors, Inc. as a Zoning Location Survey the Boundary Determination Category of which is a Resurvey conforming to Horizontal Accuracy Class A-2 and intended to be used for regulatory zoning purposes.
2. Area of parcel = 49,183 s.f. / 1.129 acres
3. Reference is made to Parcel A-1, Map No. 3100 of the Wilton Land Records.
4. Reference is made to Warranty Deed recorded in V. 2524, Pg. 293 of the Wilton Land Records.
5. Reference is made to Reciprocal Easements recorded in V. 479, Pg. 100 of the Wilton Land Records.
6. Reference is made to C.L. & P. Easement recorded in V. 68, Pg. 476 of the Wilton Land Records.
7. Reference is made to Assessor's Parcel 20, Map 54.
8. Property Located in R-1A Residence Zone.
9. Property located in Flood Zone X as depicted on Flood Insurance Rate Maps prepared by the Federal Emergency Management Agency. Reference is made to Community Panel No. 090020 392 F, dated June 18, 2010.

ZONING LOCATION SURVEY, PROPOSED
14 GRUMMAN AVENUE
 PREPARED FOR
BARRY A. ROSENBERG
 AND
ADRIENNE E. SAINT-PIERRE
 WILTON, CONNECTICUT



54-4 GORKIN ALAN E & NANCY K 38 GRUMMAN AVE WILTON CT 06897	54-5 REID DAVID AND GLENDA FAMLY TR 28 GRUMMAN AVE WILTON CT 06897	54-6 MELCHIONNO STEVEN S & KELLY A 11 ERDMANN LA WILTON CT 06897
54-7 LEVENTHAL JASON B & MELISSA K 23 ERDMANN LA WILTON CT 06897	54-8 RENZ-MAZZA MARIE V PO BOX 771 WESTPORT CT 06881	54-17 GORENBERGH STEVEN M & HOLLY BETH 38 ERDMANN LA WILTON CT 06897
54-18 DELVALLE RAMON & ANTIONETTE 14 ERDMANN LA WILTON CT 06897	54-19 ARONOWITZ DAVID S & ANNEMARIE P 10 ERDMANN LA WILTON CT 06897	54-20 ROSENBERG BARRY A & 14 GRUMMAN AVE WILTON CT 06897
54-20-1 PAPE BARBARA J 4 ERDMANN LA WILTON CT 06897	54-21 BOSCH MONIQUE 8 GRUMMAN AVE WILTON CT 06897	54-22 HALL KATIE HAMMETT 95 GRUMMAN HILL RD WILTON CT 06897
54-22-1 ZECH JARED & MELISSA 101 GRUMMAN HILL RD WILTON CT 06897	54-42 MCMORROW BLAIR T 94 GRUMMAN HILL RD WILTON CT 06897	54-43 PRICE JEREMY G & JULIE K 966 W KAIBAB DR CHANDLER AZ 85248
54-54 LAM CHUN H & 130 WASHINGTON POST DR WILTON CT 06897	54-55 RENZULLI MICHAEL A JR & CAROL E 112 GRUMMAN HILL RD WILTON CT 06897	54-56 SPEARE JON K & BARBARA J 124 GRUMMAN HILL RD WILTON CT 06897
54-57 LADE JANE 128 GRUMMAN HILL RD WILTON CT 06897	54-63 STALLONE RICHARD A & PATRICIA C 147 GRUMMAN HILL RD WILTON CT 06897	54-64 FREIJE KENNETH 139 GRUMMAN HILL RD WILTON CT 06897
54-65 SCHUSTER HARVE & 121 GRUMMAN HILL RD WILTON CT 06897	54-66 SIMMS CAMILLA 3 GRUMMAN AVE WILTON CT 06897	54-67 TELYAN CAROLE SOUTHELL & HERMAN 8 FRESHWATER LA WILTON CT 06897
54-68 BROWN JONATHAN A JR & JEAN R TRU 14 FRESHWATER LANE WILTON CT 06897	54-78 CHEUNG CALVIN K & ANNIE P 17 FRESHWATER LA WILTON CT 06897	54-79 ALEXIS CHRISTOPHER ALTERN 126 BEDFORD RD PLEASANTVILLE NY 10570
54-80 AVERSANO CHRISTOPHER L & BRENDA I 21 GRUMMAN AVE WILTON CT 06897	54-81 JONES DAVID P 29 GRUMMAN AVE WILTON CT 06897	54-82 EBERHARDT ANTHONY F & LESLI 31 GRUMMAN AVE WILTON CT 06897

54-83

SILVIA DAVID J & MEGAN B

33 GRUMMAN AVE

WILTON CT 06897

54-87

AITCHISON DAVID &

39 GRUMMAN AVE

WILTON CT 06897

54-84

TOURNAS CHRISTOPHER & SUZANNE M

37 GRUMMAN AVE

WILTON CT 06897

54-22-2

CORSI MICHAEL J

97 GRUMMAN HILL RD

WILTON CT 06897

54-86

SZYPULSKI MAGDALENA &

35 GRUMMAN AVE

WILTON CT 06897

54-22-3

ZAHID MUHAMMAD & SABA J

89 GRUMMAN HILL RD

WILTON CT 06897

SCHEDULE A

PROPERTY DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon, situated in the Town of Wilton, County of Fairfield and State of Connecticut, being shown and designated as Parcel 'A-1' containing 1.129± Acres, as shown on a certain map entitled, "#3100 Map of Property Prepared for Faubel F. Campbell and Patricia G. Campbell, Wilton, Conn. Scale 1" = 40' June 1, 1971", which map is certified "substantially correct" by Russell G. Faulds, L.S. No. 5546, and which map is on file in the Office of the Wilton Town Clerk as Map No. 3100, reference thereto being had. Said premises are bounded and described as follows:

NORTHERLY: 162.11 feet by land now or formerly of Patra Holter;
EASTERLY: 314.83 feet by Grumman Avenue, so-called;
SOUTHERLY: 152.80 feet by Erdman Lane, so-called; and
WESTERLY: 318.38 feet by land now or formerly of Dorothy Pape.

TOGETHER WITH such rights, benefits, privileges and/or easements as may be set forth in an Reciprocal Easement dated January 18, 1985 and recorded in Volume 479 at Page 100 of the Wilton Land Records.

Conveyed subject to:

1. Reciprocal Easement dated January 18, 1985 and recorded in Volume 479 at Page 100 of the Wilton Land Records.
2. Easement in favor of The Connecticut Light and Power Company dated May 1, 1956 and recorded in Volume 68 at Page 476 of the Wilton Land Records.
3. Notes and conditions as shown on Map No. 3100 on file in the Office of the Wilton Town Clerk.

Received for Record at Wilton, CT
On 12/31/2020 At 10:45:24 am

Alvin A. Sobolew

Record & Return to: Robert Sciglimpaglia, Jr
101 Merritt 7, Suite 300
Norwalk, CT 06851



WARRANTY DEED - STATUTORY FORM

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT

William A. Isaacs and Dana N. Isaacs of 14 Grumman Avenue, Wilton CT 06897 for consideration of **SEVEN**

HUNDRED FORTY NINE THOUSAND and 00/100 Dollars (\$749,000.00), grants to **Barry A. Rosenberg and**

Adrienne E. Saint-Pierre of 137 Poverty Hollow Road, Redding, CT 06896 with **WARRANTY COVENANTS**,

as joint tenants with rights of survivorship, all that certain real property known as **14 Grumman Avenue,**

Wilton CT 06897, being more particularly described in Schedule A attached hereto and made a part hereof.

Said Premises are conveyed subject to:


1. Any and all provisions of any municipal, ordinance or regulation or public law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in Schedule A attached hereto.

In all references 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 Grantor has caused these presents to be executed on this 9th day of December, 2020.




William A. Isaacs




Dana N. Isaacs

In the presence of:



Christian W. Bujdud



STATE OF CT


COUNTY OF FAIRFIELD

}
} ss. Stamford
}

CONVEYANCE TAX RECEIVED
TOWN: \$1,872.50 STATE: \$5,617.50


WILTON, CT TOWN CLERK

Personally appeared **William A. Isaacs** and **Dana N. Isaacs** signers and sealers of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that they executed the same as their free act and deed, before me, on this 9th day of December, 2020.



Christian W. Bujdud
Commissioner of the Superior Court

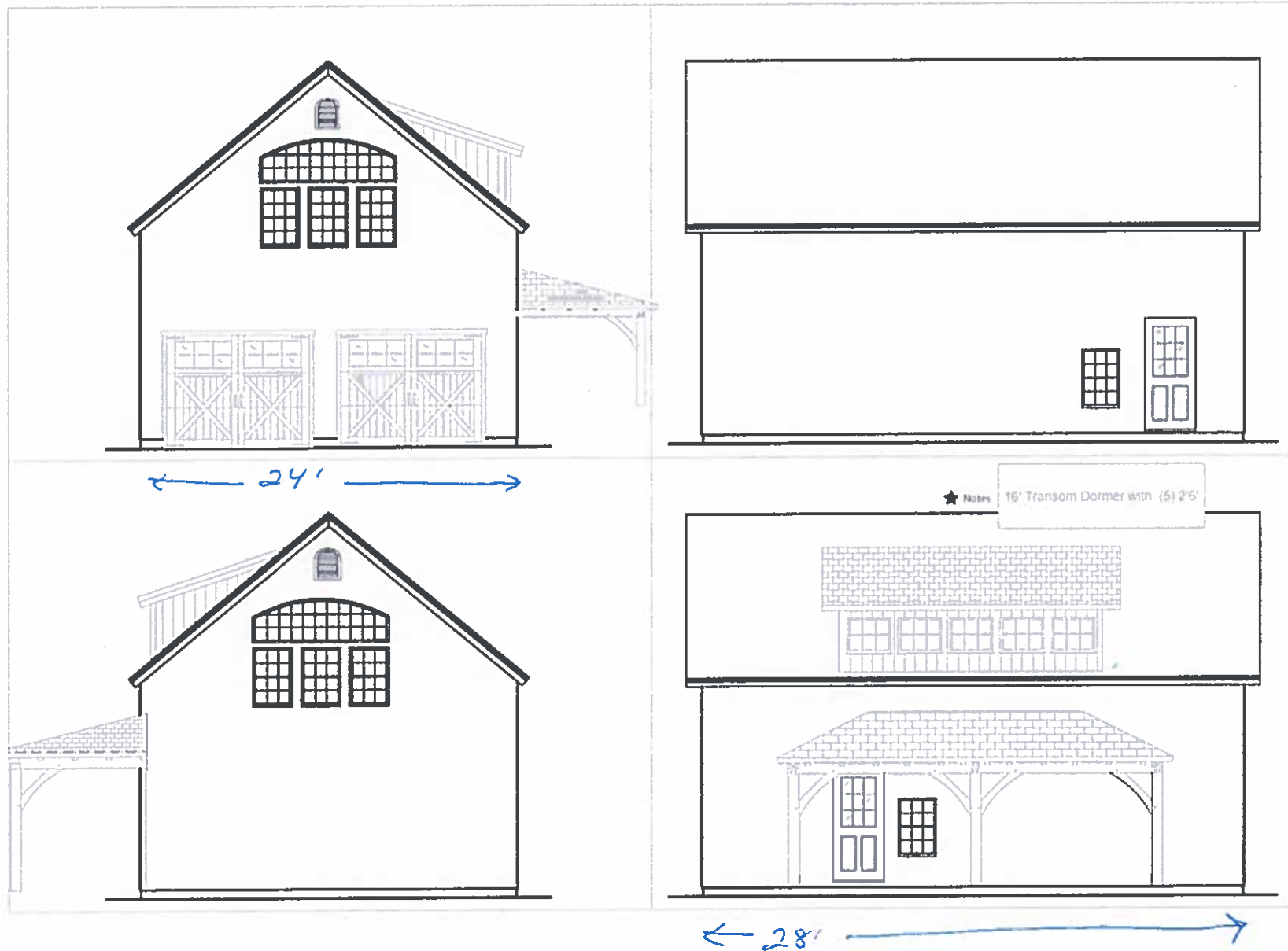
CUSTOMER
Barry Rosenberg
Source: Internet Search

JOB LOCATION & MAILING ADDRESS
14 Grumman Ave.
Wilton, CT 06897

PHONE (OTHER)
(203) 982-4968

EMAIL (PRIMARY)
barry.rosenberg@bar-curator.com

Elevations



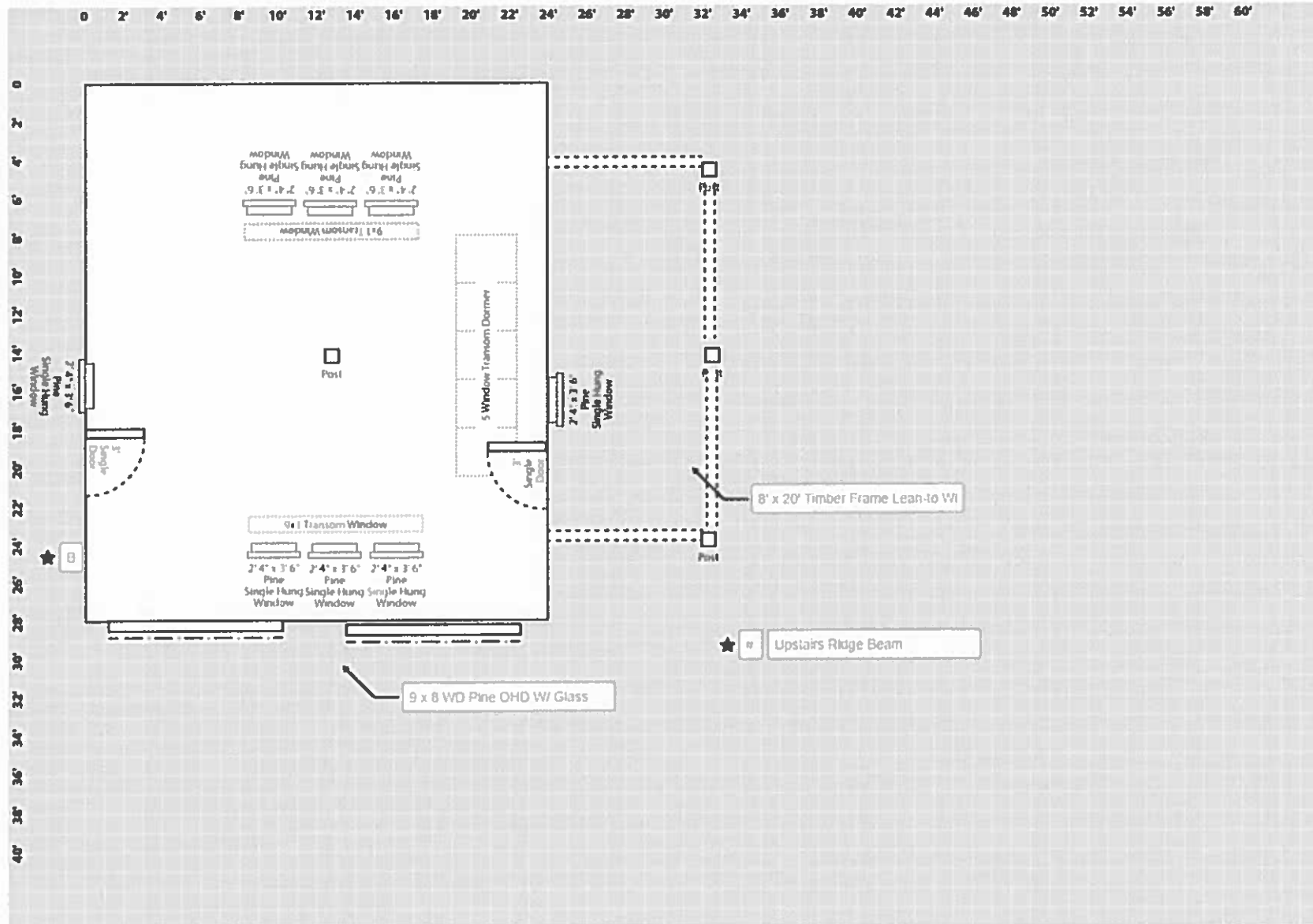
CUSTOMER
Barry Rosenberg
Source: Internet Search

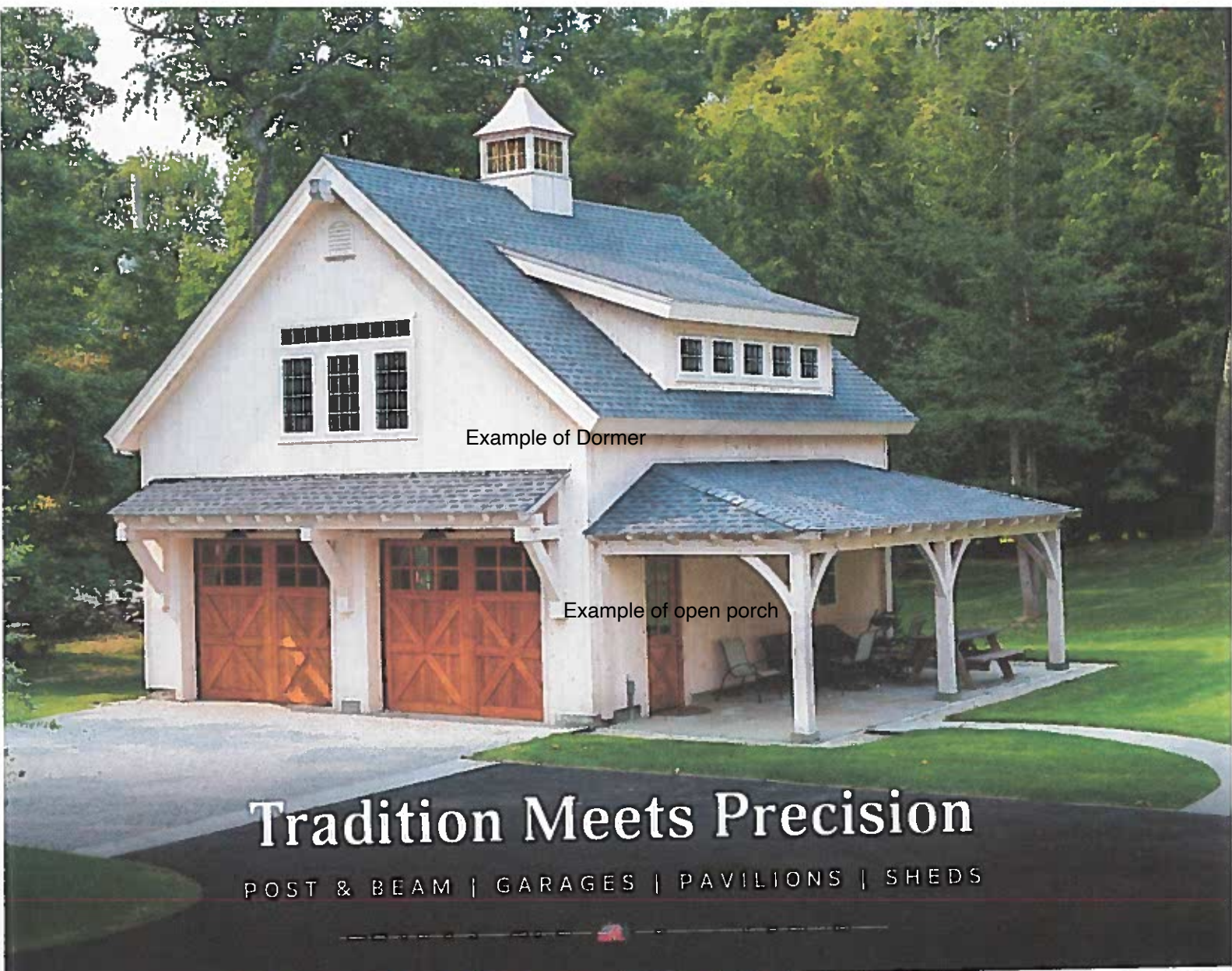
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Wilton, CT 06897

PHONE (OTHER)
(203) 982-4968

EMAIL (PRIMARY)
barry.rosenberg@bar-curator.com

Floor Plan





Example of Dormer

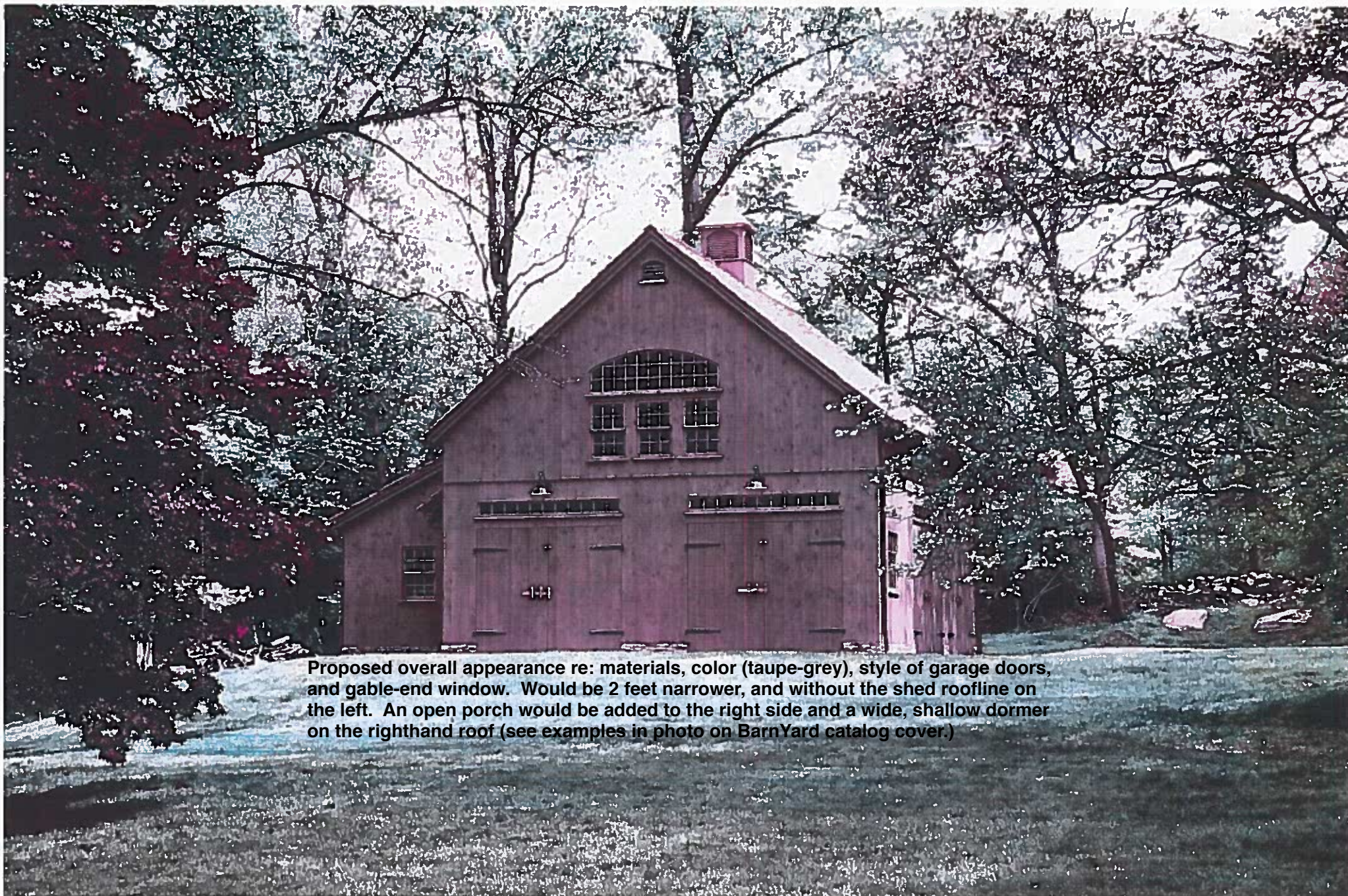
Example of open porch

Tradition Meets Precision

POST & BEAM | GARAGES | PAVILIONS | SHEDS



The
BARN YARD



Proposed overall appearance re: materials, color (taupe-grey), style of garage doors, and gable-end window. Would be 2 feet narrower, and without the shed roofline on the left. An open porch would be added to the right side and a wide, shallow dormer on the righthand roof (see examples in photo on BarnYard catalog cover.)

B J PAPE & CO., INC.

Barbara J. Pape, Practicing Affiliate. Appraisal Institute
President, [BJ Pape & Co., Inc.](#)
State Certified General Appraiser CT & NY
Licensed Broker, CT

November 23, 2021

Board of Zoning Appeals
Town of Wilton

RE: Application for Zoning Approval & Compliance
Ms. Adrienne Saint-Pierre and Mr. Barry Rosenberg
14 Grumman Avenue, Wilton, CT 06897

Dear Board Members,

I have had the opportunity to review the plans for the new garage structure at 14 Grumman Avenue.

As owner of 4 Erdmann Lane, the neighbor and the abutting property to your west, I appreciate the consideration for the trees that stand at our border, and their decision to try and not remove them. These are old growth and valued.

Having reviewed the site plan for the new structure, I see it will in no way impact my property, rather is appears as a potential enhancement. There is a tiny encroachment to the setback line, but this is not an issue from my position.

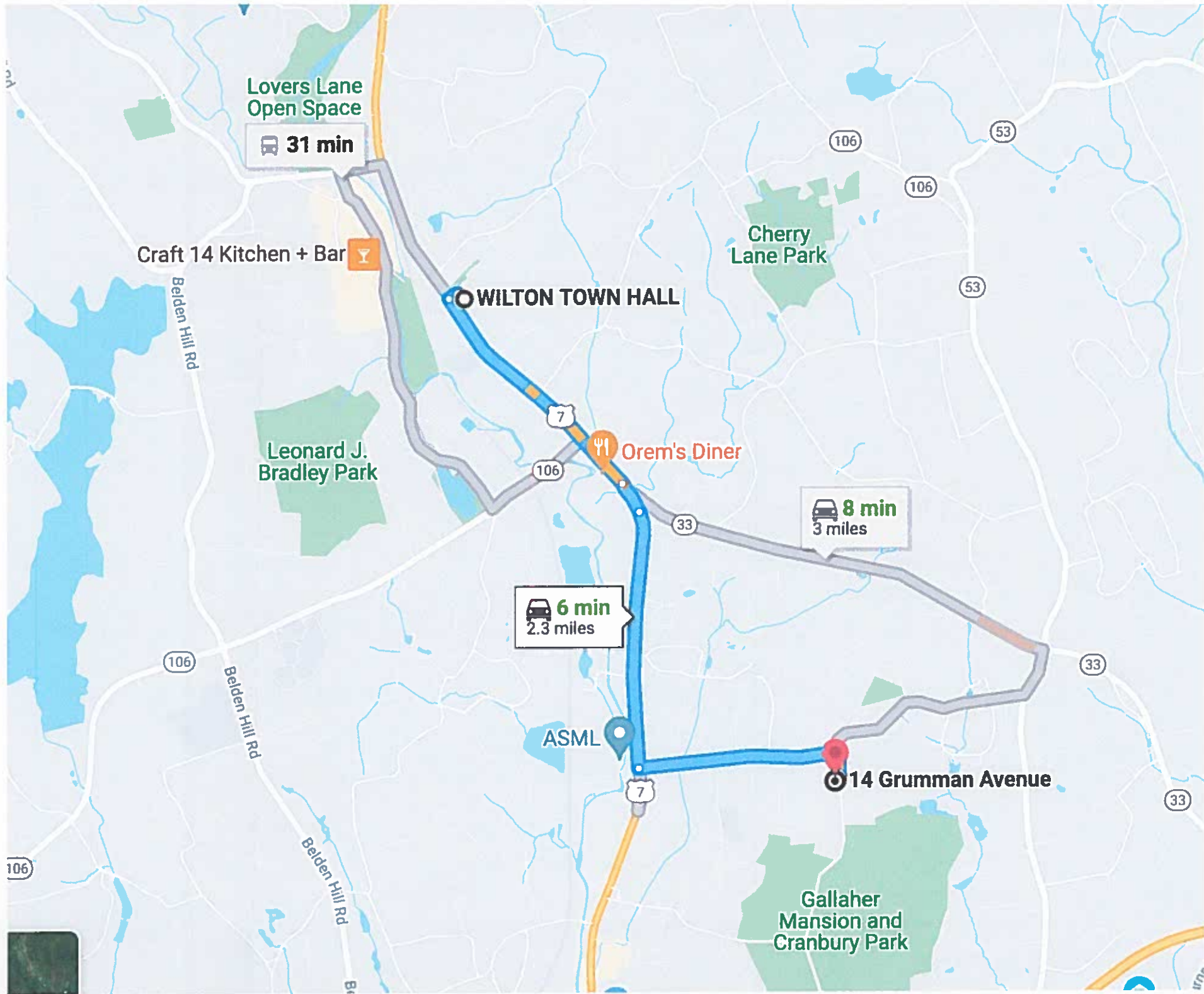
As is trees and bushes obscure the sightlines between 4 Erdmann and 14 Grumman to a degree, a new two story picturesque barn style garage will certainly be better to see than the existing structure. In my opinion, it will be a welcome addition to the streetscape.

Kind regards,



Barbara J. Pape, President
B J PAPE & CO., INC.
Connecticut Certified General Appraiser #0486
Certification: May 1, 2021 – April 30, 2022
Practicing Affiliate Member of the Appraisal Institute
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GoogleMaps

WILTON TOWN HALL to 14 Grumman Ave,
Wilton, CT 06897

Drive 2.3 miles, 6 min

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

0.6 mi
- ↶

6. Turn left onto Grumman Hill Rd

0.6 mi
- ↷

7. Turn right onto Grumman Ave

Destination will be on the right

469 ft

14 Grumman Ave

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 your route accordingly. You must obey all signs or notices regarding your route.