



MICHAEL J. ELMASRY  
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ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	45.0'	50.1' RESIDENCE
REAR:	50'	MIN.	283.8'	53' GENERATOR 240' RESIDENCE
SIDE:	40'	MIN.	36.0' (RESIDENCE - SEE VARIANCE) 20.3' (GARAGE)	30.2' & 30.8' RESIDENCE 26.9' & 33.0' STAIRS/LANDINGS 31.4' & 32.2' ROOF
LOT WIDTH:	200'	MIN.	100.0'	100.0'
LOT AREA:	87,120 S.F.	MIN.	43,143 S.F.	43,143 S.F.
BUILDING HEIGHT:	35'	MAX.	19.1'	<35'
No. STORIES:	2.5	MAX.	1.75	2
LOT COVERAGE- BUILDING:	7% = 3,020 S.F.	MAX.	1,620 S.F. = 3.8%	4,960 S.F. = 11.5%
LOT COVERAGE- SITE:	12% = 5,177 S.F.	MAX.	1,720 S.F. = 4.0%	5,115 S.F. = 11.9%

VARIANCES REQUIRED (SEC. 29-5.D.)

SIDE YARD SETBACK:  
26.9' (NORTH SIDE - STAIRS)  
30.2' (NORTH SIDE - RESIDENCE)  
30.3' (NORTH SIDE - REAR STAIRS AND COVERED LANDING)  
31.4' (NORTH SIDE - RESIDENCE ROOF)  
36.6' (NORTH SIDE - RESIDENCE)  
30.8' (SOUTH SIDE - RESIDENCE)  
30.9' (SOUTH SIDE - REAR STAIRS AND COVERED LANDING)  
32.2' (SOUTH SIDE - RESIDENCE ROOF)  
33.1' (SOUTH SIDE - A/C UNITS)  
33.5' (SOUTH SIDE - STAIRS AND LANDING)  
36.8' (SOUTH SIDE - RESIDENCE)  
IN LIEU OF 40' MINIMUM REQUIRED

LOT COVERAGE - BUILDING OF 11.5% IN LIEU OF 7% MAXIMUM ALLOWED

NOTES:

- 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.
- Area of parcel = 43,143 s.f. / 0.990 acres
- Reference is made to Maps 2405 & 4024 of the Wilton Land Records.
- Reference is made to Executrix Deed recorded in V. 2519, Pg. 186 of the Wilton Land Records.
- Reference is made to Variance 89-03-06 dated March 15, 1989 recorded in V. 679, Pg. 120 of the Wilton Land Records.
- Reference is made to Assessor's Parcel 18, Map 128
- Property Located in R-2A Residence Zone.
- 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 379 F, dated June 18, 2010.
- Wetlands buffer line delineated and flagged in the field by Peak Engineers & Environmental Land Solutions and field located by Ryan and Faulds.
- Reference is made to plans dated 11/16/2021 prepared by Balance, Harmony and Proportion Design, LLP.

ZONING LOCATION SURVEY, PROPOSED  
455 THAYER POND ROAD

PREPARED FOR

MONICA C. BRINA

AND

ROBERT R. BRINA

WILTON, CONNECTICUT



TO MY KNOWLEDGE AND BELIEF  
THIS MAP IS SUBSTANTIALLY  
CORRECT AS NOTED HEREON.  
*[Signature]*  
DOUGLAS R. FAULDS  
LAND SURVEYOR CONN. LIC. No. 13292

NOVEMBER 16, 2021

Ryan and Faulds  
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