

THE FOLLOWING MATERIALS ARE REQUIRED:

- * Please see **SPECIAL INSTRUCTIONS DURING COVID** at: [Application Forms / Materials | Wilton CT](#)
* All submitted plans and documents shall bear an **original signature, seal, and license number** of the professional responsible for preparing each item. Maps should be **folded, not rolled**.

- ☒ **APPLICATION FORM**
- ☒ **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** - available here: [map.pdf \(wiltonct.org\)](#). Site location shall be identified on map.
- ☒ **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** – available here: [History of Previous Variances | Wilton CT](#)
- ☒ **PHOTOGRAPHS** of property showing building and site conditions from all geographic perspectives.
- ☒ **ONE COPY OF DEED** (Available in Town Clerk's Office)
- ☒ **LIST OF OWNERS WITHIN 500'** of any portion of the subject property as shown by Tax Map & Lot #.
[See online GIS instructions at: [owner list 500 ft gis directions 0.pdf \(wiltonct.org\)](#)]
- ☐ **ENVELOPES**, addressed to each property owner within 500' of any portion of subject property.
[See "Envelopes Instructions" at: [envelopes instructions.pdf \(wiltonct.org\)](#)]
- ☒ **ELECTRONIC SUBMISSION** of all materials (**Consolidated into 1-2 PDFs Maximum**), emailed to michael.wrinn@wiltonct.org and daphne.white@wiltonct.org
- ☒ **TWO #10 (4"x 9.5") PLAIN ENVELOPES** addressed to the applicant (No Return Address)
- ☒ **\$310 FILING FEE** payable to: Town of Wilton (previously paid)

IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE **MUNICIPAL BORDER**? ☐ or ☒

IS THE SUBJECT PROPERTY LOCATED WITHIN THE **PUBLIC WATER SUPPLY WATERSHED BOUNDARY**?
YES or ☒ NO [If YES, see DPH Addendum Form here: [watercompanyanddpnnotification.pdf \(wiltonct.org\)](#)]

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

WHEN WAS THE SUBJECT PROPERTY **PURCHASED**? APRIL 2004

IN WHAT YEAR WAS THE MAIN STRUCTURE **CONSTRUCTED**? 1925 +/-

SITE COVERAGE PROPOSED: 7.4% **BUILDING COVERAGE PROPOSED:** 3.9%
(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 [Signature] DATE 12/23/21 EMAIL ADDRESS aggallard@gmail.com TELEPHONE 203.257.9721

OWNER'S SIGNATURE [Signature] DATE 12/23/21 EMAIL ADDRESS _____ TELEPHONE _____

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.)

<u>ANDREW P. + KENDAL K. GAILLARD</u>			<u>274 CHESTNUT HILL RD WILTON, CT</u>		
APPLICANT'S NAME			ADDRESS		
<u>same</u>			<u>same</u>		
OWNER'S NAME			ADDRESS		
<u>274 CHESTNUT HILL RD, WILTON, CT</u>			<u>R-2A</u>		
PROPERTY LOCATION			ZONING DISTRICT		
<u>386</u>	<u>1677</u>	<u>335</u>	<u>16</u>	<u>5</u>	<u>3.78</u>
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 (1) placing an HVAC condenser with a 21'10" setback, (2) a raised porch with a 24'4" setback, and (3) a dormer/door entrance to the proposed porch with a 19'2 7/8" setback, all in lieu of the required 40 feet side setback.

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.

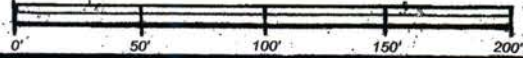
This garage building was built in the 1920's and the entire structure is located within the current 40 feet side setback requirement. We propose to renovate the dilapidated propane heating system and deck on the north side, and to relocate both to the rear of the structure. These renovations will significantly reduce the extent of the pre-existing encroachments on the side property line.

ZONING LOCATION SURVEY

Property surveyed for: **ANDREW P. AND KENDAL K. GAILLARD**

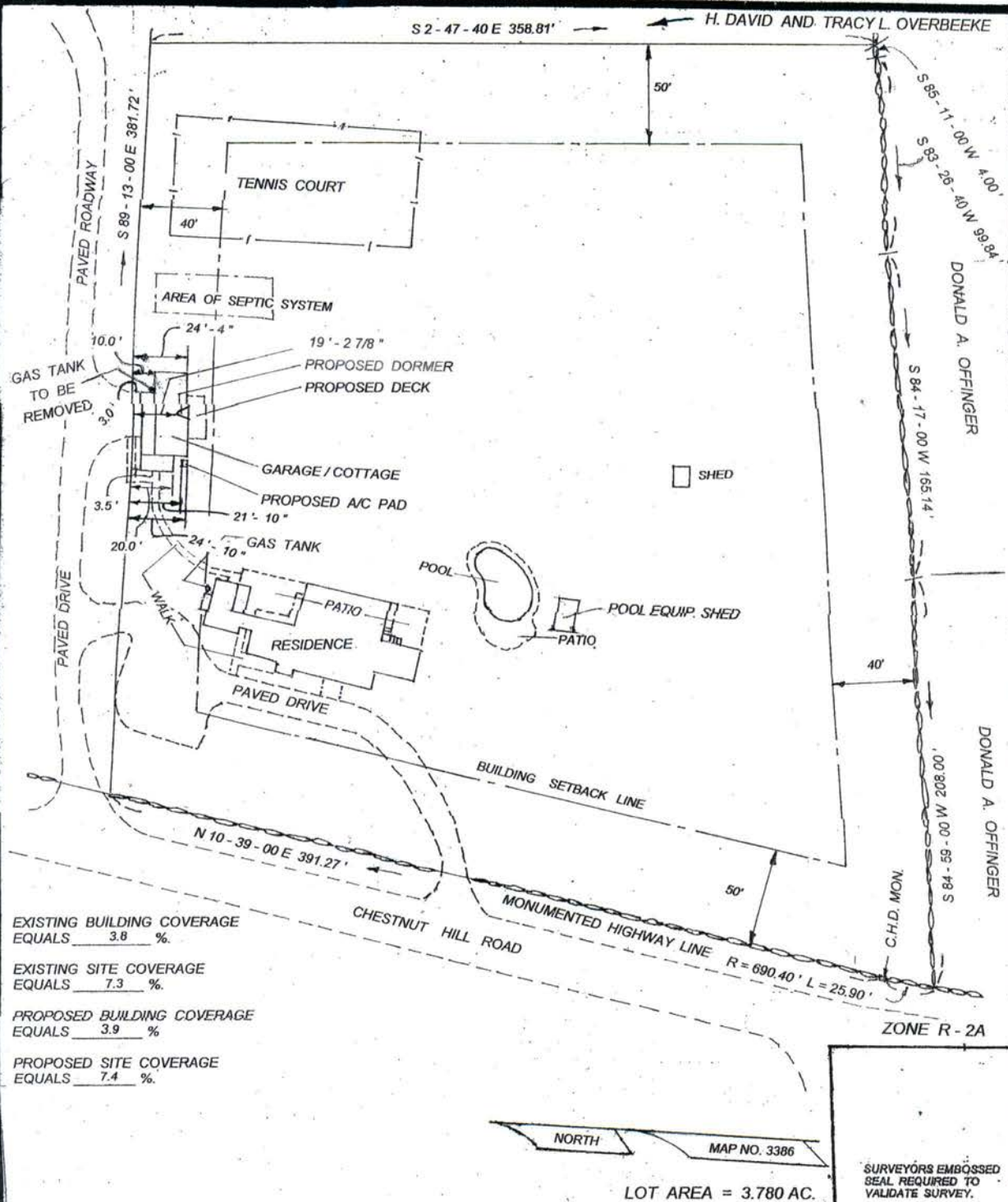
Location: **274 CHESTNUT HILL ROAD, WILTON, CONN. 06897**

Scale: 1 IN. = 50 FT.



Date: 10-15-21 REV. 12-22-21

REV. 10-25-21 REV. 10-29-21



EXISTING BUILDING COVERAGE
EQUALS 3.8 %

EXISTING SITE COVERAGE
EQUALS 7.3 %

PROPOSED BUILDING COVERAGE
EQUALS 3.9 %

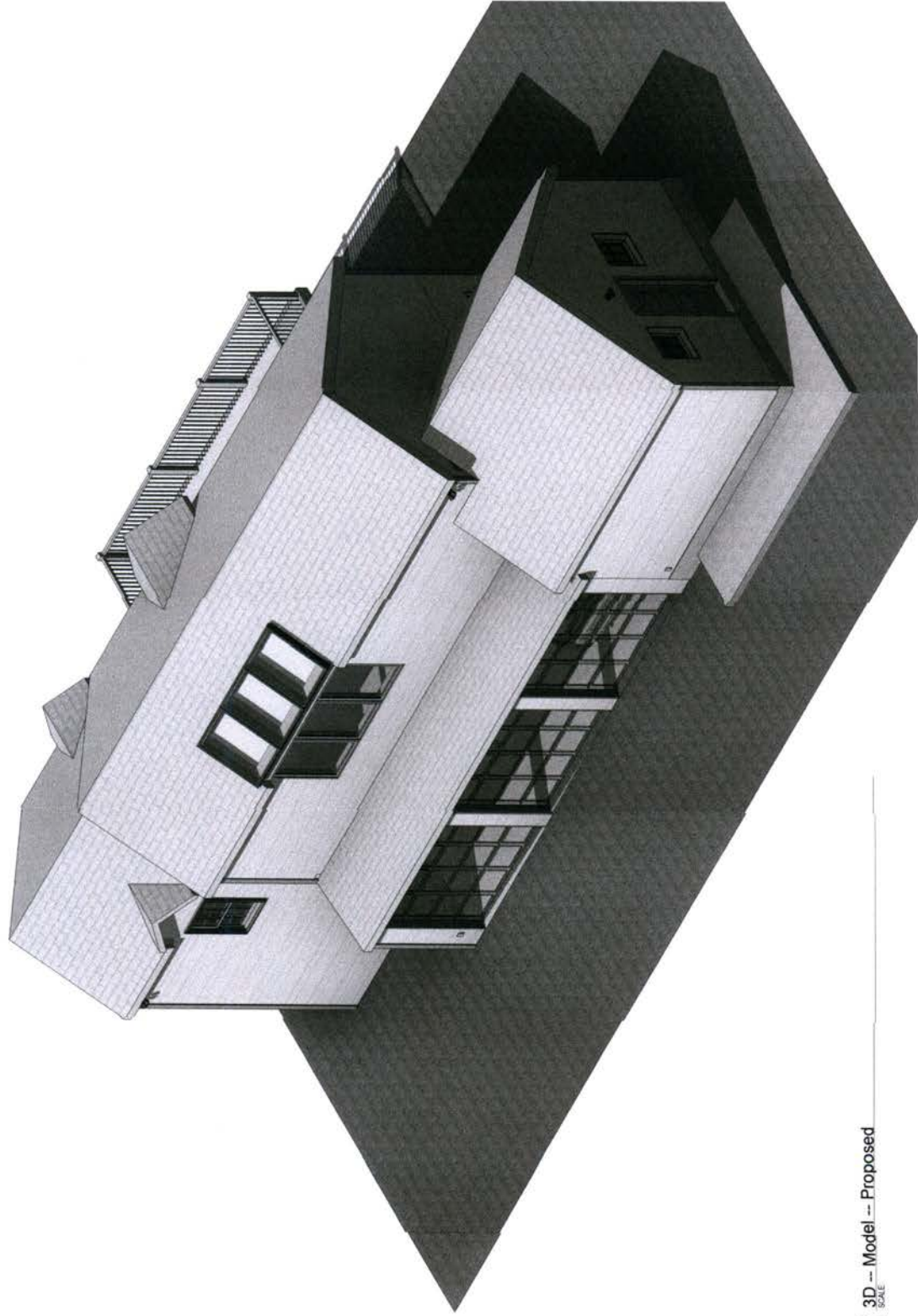
PROPOSED SITE COVERAGE
EQUALS 7.4 %

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONN. STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN." AS ENDORSED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC. THIS SURVEY IS A ZONING LOCATION AND IS BASED UPON A DEPENDENT RESURVEY BOUNDARY DETERMINATION CONFORMING TO A HORIZONTAL ACCURACY OF A CLASS A-2 SURVEY.

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Roland H. Gardner, Jr.
ROLAND H. GARDNER, JR. 203-762-3248
CT. LAND SURVEYOR LIC. NO. 12876

Gaillard Residence



1 3D -- Model -- Proposed
SCALE

The Golden Mean Group LLC	CONCEPTUAL ARCHITECTURE & DESIGN 1000 N. 10th St., Suite 100, Phoenix, AZ 85006 Phone: (602) 944-1111 Fax: (602) 944-1112 www.goldenmean.com	ARCHITECTURAL DESIGN 1000 N. 10th St., Suite 100, Phoenix, AZ 85006 Phone: (602) 944-1111 Fax: (602) 944-1112 www.goldenmean.com	THE GOLDEN MEAN GROUP LLC 1000 N. 10th St., Suite 100, Phoenix, AZ 85006 Phone: (602) 944-1111 Fax: (602) 944-1112 www.goldenmean.com	1 Mercia Lane, 2nd Floor Greenwich, CT 06830	Gaillard Residence 274 Chestnut Hill Road Wilton, CT	PROJECT NO. 27-036-1 DATE: 03/10/14 SCALE: 1/8" = 1'-0" PROJECT: Gaillard Residence DATE: 03/10/14 SCALE: 1/8" = 1'-0" PROJECT: Gaillard Residence	PROJECT NO. 27-036-1 DATE: 03/10/14 SCALE: 1/8" = 1'-0" PROJECT: Gaillard Residence DATE: 03/10/14 SCALE: 1/8" = 1'-0" PROJECT: Gaillard Residence
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THE GOLDEN MEAN GROUP, INC.
1000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
FAX: 303.733.1112
WWW.GOLDENMEAN.COM

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1 Merida Lane, 2nd Floor
Greenwich, CT 06830

2000 WEST 10TH AVENUE
SUITE 100
DENVER, CO 80202

Gallard Residence
274 Chestnut Hill Road
Wilton, CT

REV. 10-15-21
REV. 10-25-21
REV. 10-29-21
REV. 12-22-21



A-004.00
Site Plan

ZONING LOCATION SURVEY

Property surveyed for: ANDREW P. AND KENDAL K. GAILLARD

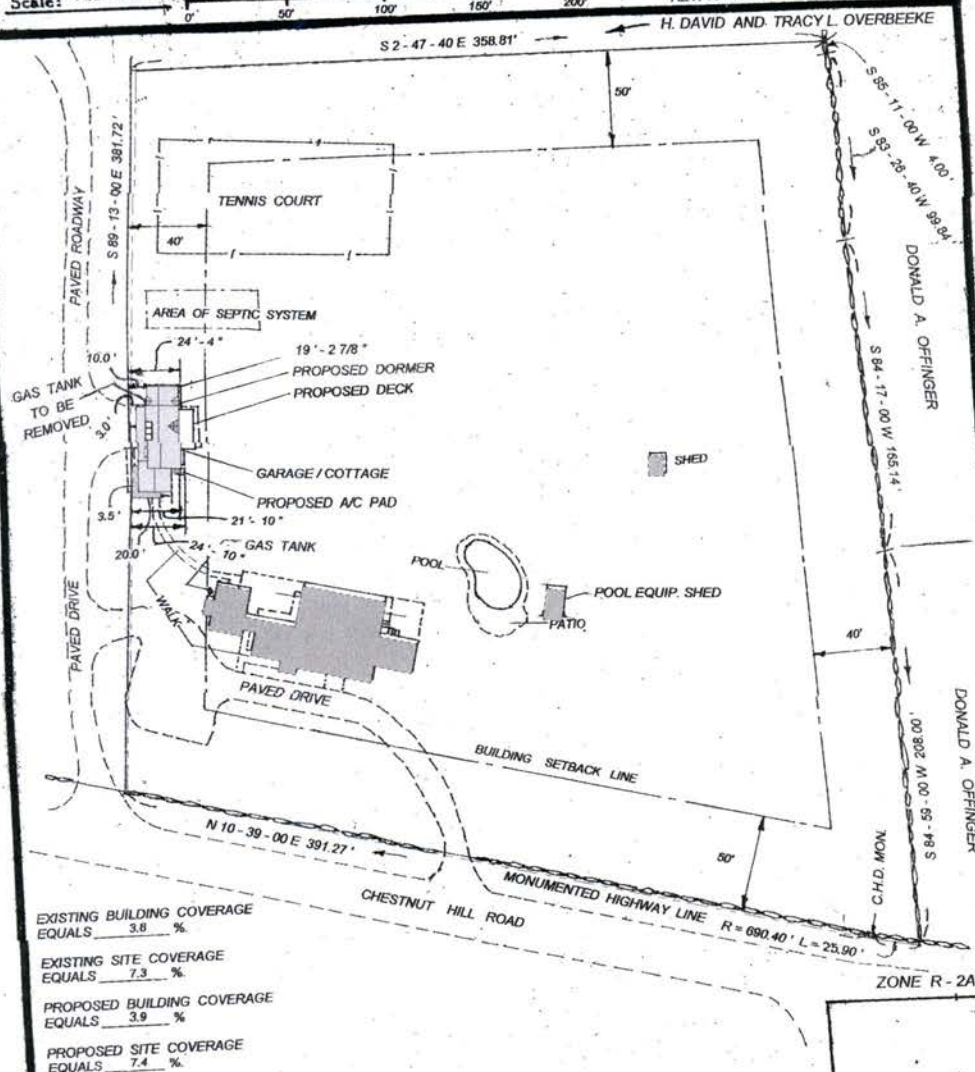
Location: 274 CHESTNUT HILL ROAD, WILTON, CONN. 06897

Scale: 1 IN. = 50 FT.



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REV. 10-25-21 REV. 10-29-21



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TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

ROLAND H. GARDNER, JR. 203762-3248
CT. LAND SURVEYOR LIC. NO. 12876

Architectural floor plan showing dimensions and annotations:

- Overall Dimensions:**
 - Top: 44' - 1 3/4" (Total), 10' - 4 7/8" (Right Section)
 - Left: 16' - 3" (Top Section), 24' - 10" (Middle Section), 5' - 2" (Bottom Section)
 - Right: 5' - 6 1/4" (Top Section), 24' - 4" (Middle Section), 15' - 7" (Bottom Section), 2 3/4" (Bottom Section)
- Internal Dimensions:**
 - Top Left: 3' - 5"
 - Top Right: 3' - 0"
 - Bottom Left: 3' - 0"
 - Bottom Middle: 3' - 0"
 - Bottom Right: 3' - 0"
 - Bottom Right Section: 19' - 2 7/8" (Top), 5' - 8 7/8" (Bottom)
 - Bottom Middle Section: 18' - 4 1/8" (Top), 6' - 4 1/4" (Top), 6' - 11 1/4" (Top), 7 3/4" (Bottom), 31' - 7 5/8" (Bottom), 21' - 2 1/4" (Bottom)
 - Bottom Left Section: 12' - 6 1/8" (Bottom), 8' - 2 1/4" (Bottom)
 - Bottom Right Section: 10' - 4 7/8" (Bottom)
- Annotations:**
 - Match Existing Roof Overhang
 - New Dormer 9:12 Pitch
 - New Second Floor Elevated Deck 170.38 s.f.
 - New Mechanical Pad 9 s.f.

SCALE 3/8" = 1'-0"

1. ALL FOOTING SIZES AND LOCATIONS TO BE VERIFIED BY CONTRACTOR.
2. CONTRACTOR SHALL MEET ALL APPLICABLE CODES AT SITE.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH FLOOR PLAN PRIOR TO CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS.
4. CONTRACTOR TO PROVIDE WATERPROOFING AS REQD TO MEET ALL APPLICABLE CODES AND TYPICAL BUILDING PRACTICE.
5. CONCRETE SLABS TO BE 4" (3000 psi MIN.), REINFORCED AS PER CODE.





CHARTERED PROFESSIONAL ARCHITECTS
1000 Main Street, Suite 200
Greenwich, CT 06830
Tel: 203.659.1234
Fax: 203.659.1235
www.goldenmean.com

PROJECT NO. 2023-001
DATE: 01/10/2023
DRAWN BY: J. Smith
CHECKED BY: M. Jones
APPROVED BY: P. Doe

THE GOLDEN MEAN GROUP, LLC
Architectural Design
Interior Design
Landscape Design

1 Mercia Lane, 2nd Floor
Greenwich, CT 06830
Tel: 203.659.1234
Fax: 203.659.1235
www.goldenmean.com

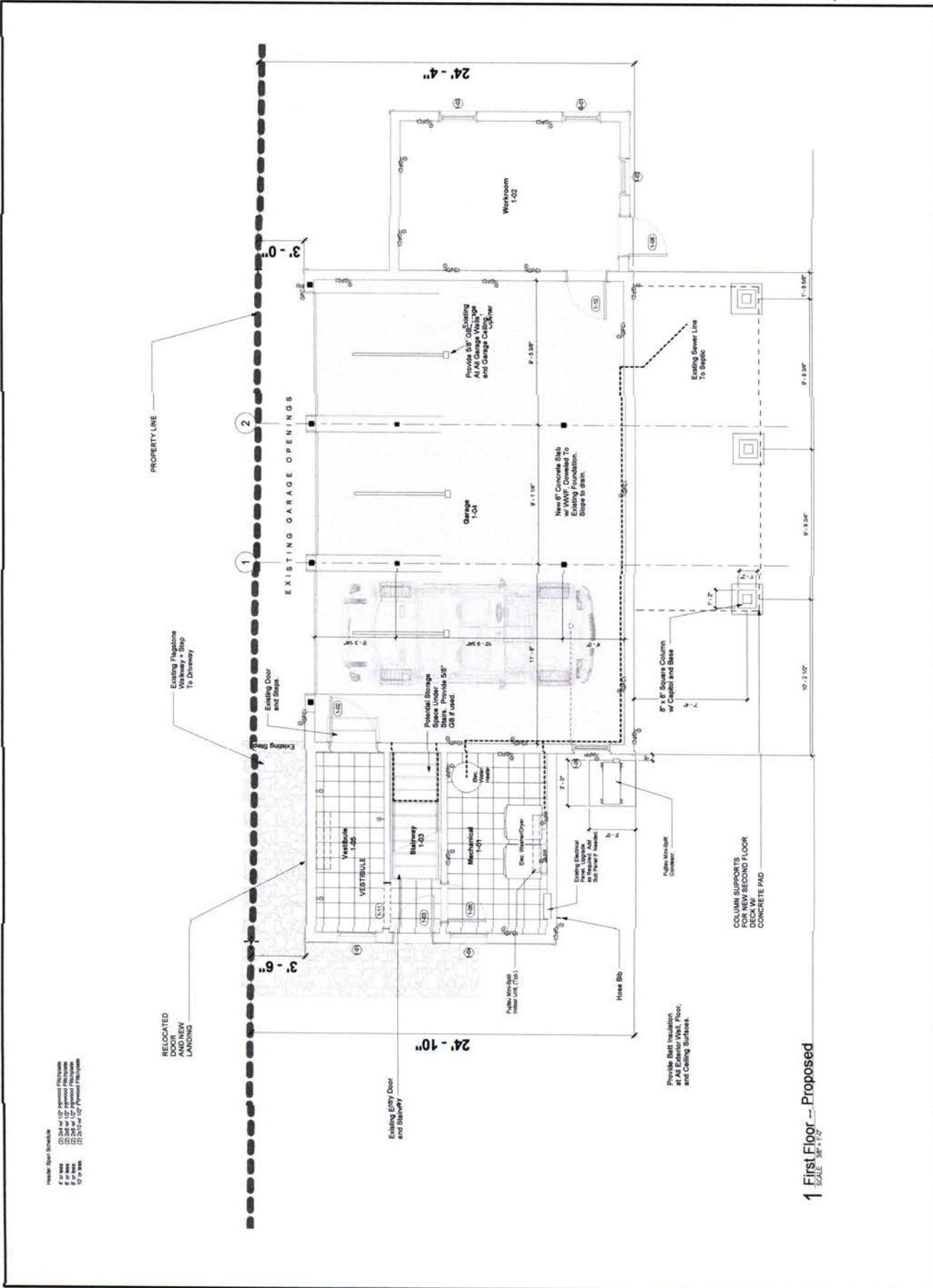
PROJECT NO. 2023-001
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DRAWN BY: J. Smith
CHECKED BY: M. Jones
APPROVED BY: P. Doe

Galliard Residence
274 Chestnut Hill Road
Wilton, CT

Scale: 1/8" = 1'-0"
North Arrow
Date: 01/10/2023
Drawn By: J. Smith
Checked By: M. Jones
Approved By: P. Doe



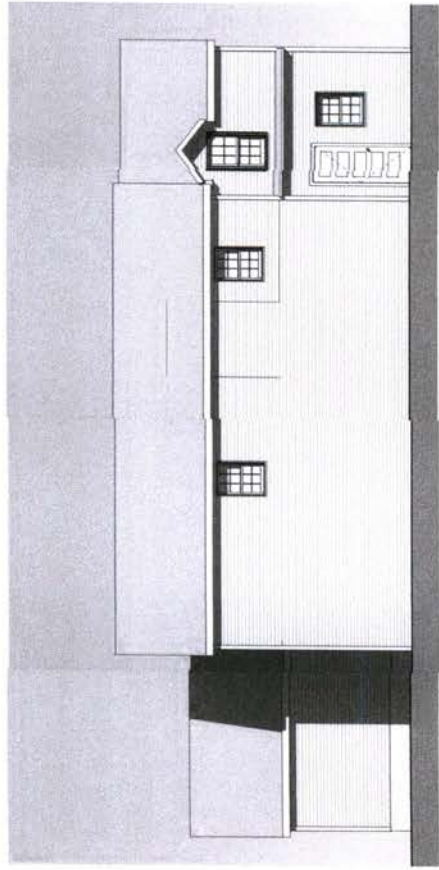
Sheet: A-101.03
First Floor - Proposed



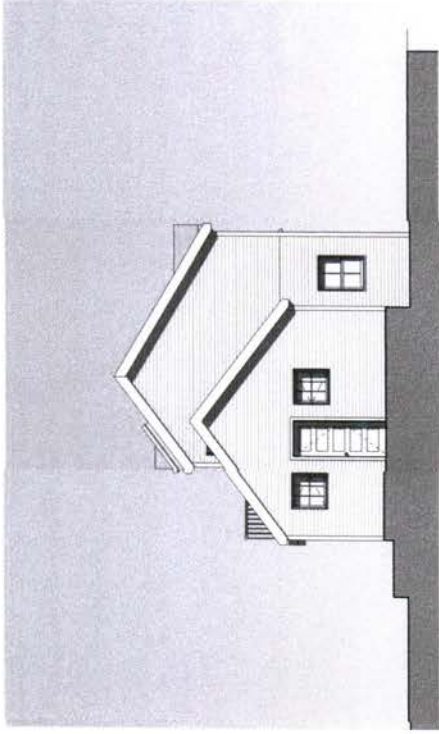
1 First Floor - Proposed
SCALE: 3/8" = 1'-0"



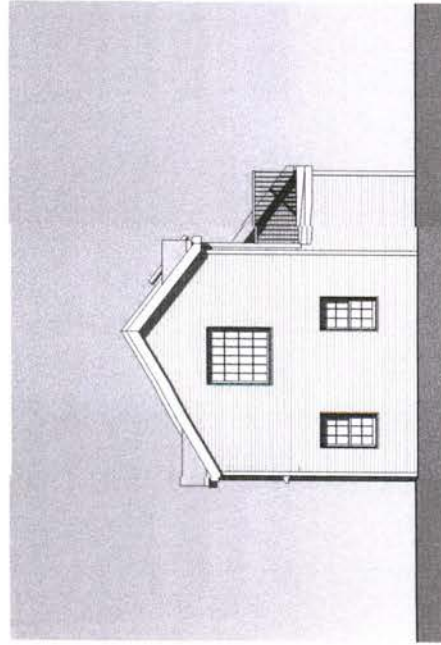
1 Roof Plan -- Proposed
SCALE: 3/8" = 1'-0"



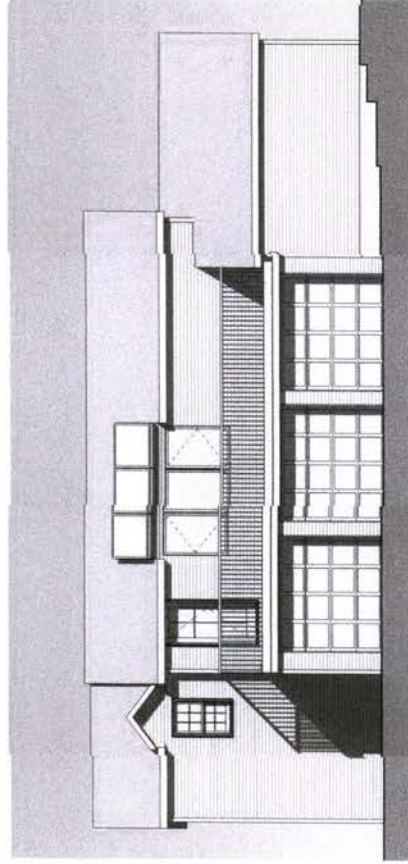
1 South -- Existing
SCALE: 1/4" = 1'-0"



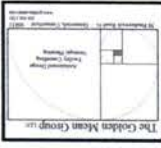
2 West -- Existing
SCALE: 1/4" = 1'-0"



3 East -- Existing
SCALE: 1/4" = 1'-0"



4 North -- Existing
SCALE: 1/4" = 1'-0"



The Golden Mean Group, LLC
11 Mercia Lane, 2nd Floor
Greenwich, CT 06830
Phone: 203.338.0000
Fax: 203.338.0001
www.goldenmeanllc.com

The Golden Mean Group, LLC
Architectural Design
Interior Design
Landscape Architecture
Engineering

11 Mercia Lane, 2nd Floor
Greenwich, CT 06830

203.338.0000
203.338.0001

Gallard Residence
274 Chestnut Hill Road
Wilton, CT

REV 06.06.00 13.05.02.01
SCALE: 1/4" = 1'-0"
Project Name: Gallard Residence
Client: Mr. & Mrs. Gallard
Date: 06/06/00



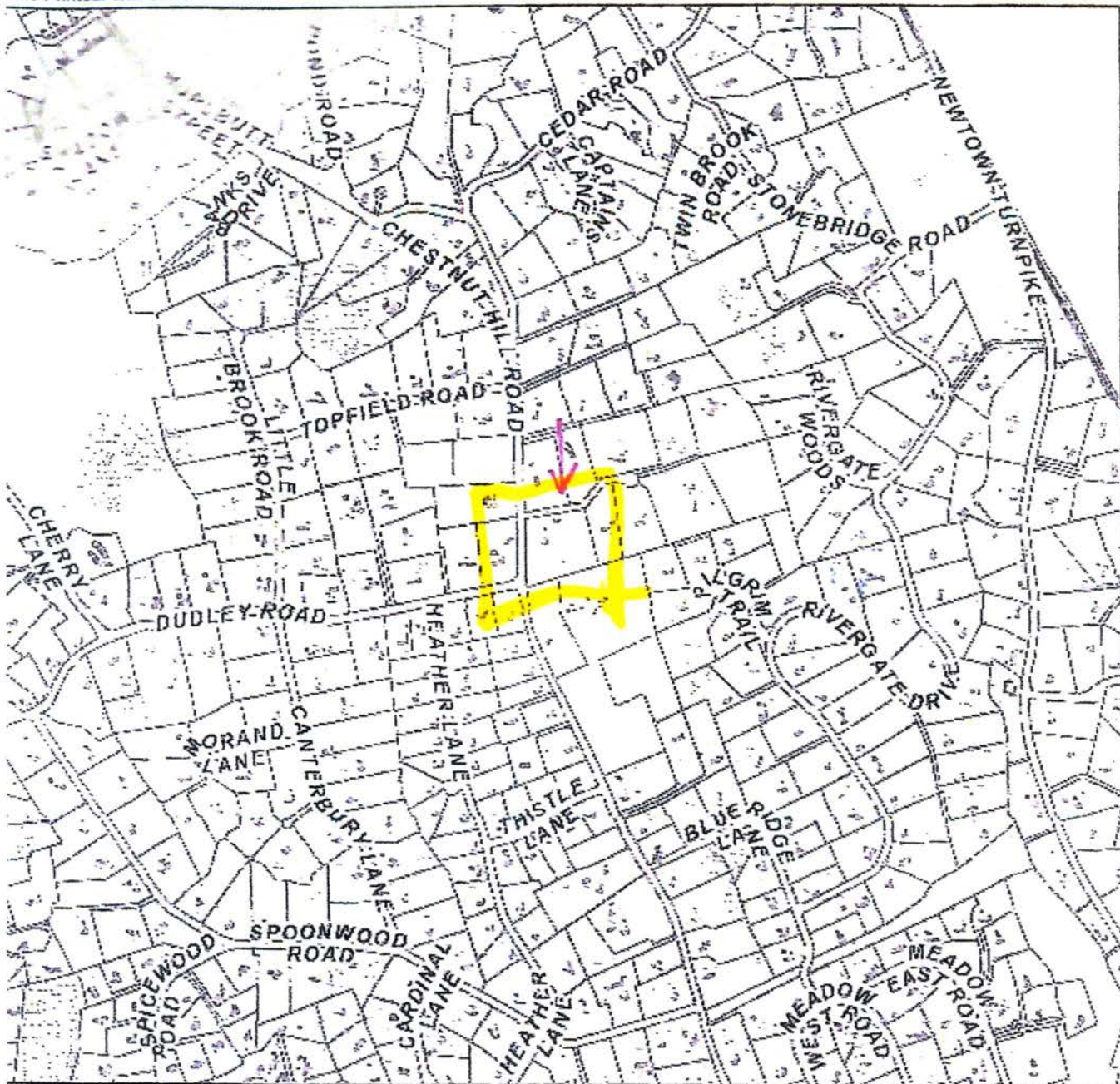
A-201.01
Existing Elevations





274 Chestnut Hill Rd

Date Printed: 9/20/2022



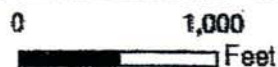
MAP DISCLAIMER - NOTICE OF LIABILITY

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 = 1000 feet



Directions to 274 Chestnut Hill Rd. from Town Hall

1. Turn left towards Westport on Route 7 for .4 miles;
2. Turn left on CT 106N (Sharp Hill Rd.) for .3 miles;
3. Turn right on Raymond Lane for .5 miles;
4. Turn left on Dudley Road for .6 miles;
5. Turn left on CT 53 N for 300 feet;
6. Turn right on private drive just north of 274 Chestnut Hill Rd;
7. Garage apartment structure is 100 feet down private drive on right.



West elevation - common drive on left, proposed location for heating unit on right.



North elevation - showing pre-existing porch and propane tanks, since removed.



East elevation showing pre-existing porch and propane tanks and common drive on right.



South elevation where proposed elevated porch and gable dormer would be situated.

Record and return to: *Gaillard*
 Peter A. Timpanelli, Esq. *224 Chestnut Hill Rd*
 146 South Beach Avenue
 Old Greenwich, CT 06870-1724 *Phone 97-06897*

000086902 Bk: 01677
 Ps: 00335

WARRANTY DEED

I, LOUISE MARIE PARENT, Attorney In Fact for MARY LOUISE FLYNN, and Executrix u/w of STEPHEN A. FLYNN, for the consideration of ONE MILLION THREE HUNDRED AND FIFTY THOUSAND AND 00/100 (\$1,350,000.00) DOLLARS paid, grant to ANDREW P. GAILLARD and KENDAL K. GAILLARD, residing at 49 Cannon Road, Wilton, Connecticut, WITH WARRANTY COVENANTS

All that certain tract or parcel of land with the buildings thereon standing, situated in the Town of Wilton, County of Fairfield and State of Connecticut, in quantity 3.78 acres more or less, and more particularly shown and delineated on a certain map entitled "Map Showing Property Prepared for Samuel J. Stewart, Jr. and Frances T. Van Riper at Chestnut Hill, Wilton, Conn., Scale 1"=80', 1938, Samuel W. Hoyt, Jr., Co., Engineers & Surveyors, So. Norwalk, Conn." which map is on file in the Office of the Town Clerk of said Town of Wilton, bearing file number 386 in Book 4 at Page 337. Said Premises are bounded and described as follows:

NORTHERLY by a forty (40) foot private roadway, 381.72 feet;
 EASTERLY by land now or formerly of Frances Van Riper, 358.81 feet;
 SOUTHERLY by land now or formerly of Clara J. Offinger, 476.98 feet;
 WESTERLY by Chestnut Hill Road, so called, 417.07 feet.

TOGETHER with a right of way in common with others over a strip of land forty (40) feet in width adjoining the northerly boundary line of the above described premises for a distance of 381.72 feet easterly from the easterly line of highway, Chestnut Hill Road, over a right of way shown on said map.

The Premises are subject to such liens and encumbrances as are set forth below:

1. Any restrictions or limitations imposed or to be imposed by governmental authority.
2. Taxes of the Town of Wilton hereafter due and payable.
3. Special assessments, public improvement assessments and any unpaid installments thereof hereafter due and payable.
4. Riparian rights of others in and to any stream, pond, or other body of water located on, abutting or running through the premises.
5. Easement to The American Telephone and Telegraph Company recorded in Volume 25 at Page 361 of the Wilton Land Records and as modified in Volume 30 at Page 242 of the Wilton Land Records.

State: 9500.00 TOWN: 3375.00
 Bettse Joan Rasognetti
 Town Clerk of Wilton

Conveyance Tax Collected

000086902 Bk:01677
Pg:00336

Signed this 14 day of April, 2004.

Witnessed by:

Lynn Melfetto
Rosemarie Smerechniak

Louise Marie Parent
 Louise Marie Parent, Attorney In Fact
 For Mary Louise Flynn

Louise Marie Parent
 Louise Marie Parent, Executrix u/w of
 Stephen A. Flynn

State of New York)
) ss: Wilton
 County of New York)

April 14, 2004

Personally appeared Louise Marie Parent, Attorney In Fact for Mary Louise Flynn, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed as such Attorney In Fact, before me.

Rosemarie Smerechniak
 Notary Public

My commission expires:

ROSEMARIE T. SMERECHNIAK
 Notary Public, State of New York
 No. 01-4814959
 Qualified in Orange County
 Commission Expires July 31, 2005

State of New York)
) ss: Wilton
 County of New York)

April 14, 2004

Personally appeared Louise Marie Parent, Executrix u/w of Stephen A. Flynn, signer and sealer of the foregoing instrument, and acknowledged the same to be her free act and deed as such Executrix, before me.

Rosemarie Smerechniak
 Notary Public

My commission expires:

ROSEMARIE T. SMERECHNIAK
 Notary Public, State of New York
 No. 01-4814959
 Qualified in Orange County
 Commission Expires July 31, 2005

RECEIVED FOR RECORD 04/16/2004
 AT 01:43:24PM
 ATTEST: Bettse Joan Rasognetti

TOWN CLERK

16-1

MURPHY JONATHAN A & WENDY J
294 CHESTNUT HILL RD
WILTON CT 06897

16-3-1

LYNCH BRIAN E & ROBIN D MCQUEEN
288 CHESTNUT HILL RD
WILTON CT 06897

16-4

OVERBEEKE H DAVID & TRACY L
278 CHESTNUT HILL RD
WILTON CT 06897

16-7

OFFINGER DONALD A
250 CHESTNUT HILL RD
WILTON CT 06897

16-7-5

OGDEN JOHN MICHAEL &
21 PILGRIM TR
WILTON CT 06897

17-26

ABLE CONSTRUCTION, INC
CHESTNUT HILL RD
WILTON CT 06897

30-28

VONA NICOLA & ANTOINETTA
232 DUDLEY RD
WILTON CT 06897

30-29

OLIVERI FRANK & TARA
243 CHESTNUT HILL RD
WILTON CT 06897

30-32

COLLENDER RICHARD P &
229 DUDLEY RD
WILTON CT 06897

16-2

HAGE DANIEL & NALINI
282 CHESTNUT HILL RD
WILTON CT 06897

16-3-2

DONALD P. WINTERS &
286 CHESTNUT HILL RD
WILTON CT 06897

16-5

GAILLARD ANDREW P & KENDAL K
274 CHESTNUT HILL RD
WILTON CT 06897

16-7-3

CLIFFORD PHILIP F & SUZANNE S
22 PILGRIM TR
WILTON CT 06897

17-20

ENGLEBRIGHT MARK & NESSA TRUST
308 CHESTNUT HILL RD
WILTON CT 06897

17-26-1

SEIDMAN ERIC &
22D CROSS HIGHWAY
WESTPORT CT 06880

30-28-1

VILLATA JOSEPH & ARIANA
273 CHESTNUT HILL RD
WILTON CT 06897

30-30

ROTH ERIK A & KATE
249 CHESTNUT HILL RD
WILTON CT 06897

30-33

KAPUR SUNILA
223 DUDLEY RD
WILTON CT 06897

16-3

ADAMS INTA V
284 CHESTNUT HILL RD
WILTON CT 06897

16-3-3

MASTERTON RYAN C & TARALEIGH
280 CHESTNUT HILL RD
WILTON CT 06897

16-6

OFFINGER DONALD A
250 CHESTNUT HILL RD
WILTON CT 06897

16-7-4

HITCHINSON DEREK G & WHITNEY
24 PILGRIM TR
WILTON CT 06897

17-25

CHANG NEIL PING
296 CHESTNUT HILL RD
WILTON CT 06897

30-27-4

ANDRES ANDREA & DIMITRI
220 DUDLEY RD
WILTON CT 06897

30-28-2

BROKAW JOHN B JR & BEVERLY
226 DUDLEY RD
WILTON CT 06897

30-31

CAMPBELL JOHN J &
259 CHESTNUT HILL RD
WILTON CT 06897

30-34

CHAN KEN W & EVA LEE
14 HEATHER LA
WILTON CT 06897