

TO: Michael Wrinn, P&Z Dir & Zoning Board of Appeals Commission

May 1, 2022

Subject: 455 Thayer Pond Rd – (Robert Brina, Construction Atty & Monica Brina, CID

We are the owners of 451 Thayer Pond Rd residing on the south side of 455.

Various things need either to be confirmed, changed, improved, reduced or increased on either the south or north side, therefore we oppose Mr & Mrs Brina's plans posted on 4/29/22.

On the South, we need to make absolutely sure...

- 1) The existing 37.4' south side setback at the existing house exterior walls & existing 36.4' setback at the roof overhang remain. Note: we prefer 40' & 39'. If for any reason the existing house is lifted/removed from its existing foundation, we ask the full 40' side setback be reinstated along the entire south side, all 430'.
- 2) The existing 40' south side setback along the house Addition walls remains. The 39' setback for the Addition roof overhang must be shown on the plans & on the Zoning Information chart.
- 3) The existing 40' south side setback along the house addition walls to end of the lot remains. Abt 340'
- 4) A change is made to their most recent Schedule A, on page 2, in paragraph 2, under the heading PROPOSAL. **CHANGE:** "the existing setbacks are contemplated to remain at 36.4' (South Side-Roof Residence) in the lieu of the 40' required. **TO:** "the existing 36.4' setback at the existing residence roof overhang on the south side will remain in lieu of the 40' required.

On the North, Mrs Brina agreed to plant 6' high Arborvitae along the north side of the driveway, yet plans show only 5' at planting time & spaced 4' apart. The driveway is closer to 461 & wider at the left front corner of garage. We're very glad they pulled their plans (posted on 4/28) showing a large "parking lot" occupying half of the front yard. Those plans were pulled & replaced with updated plans on 4/29. See photo. They did not reduce the lot's non-conformity as suggested by the ZBA Chairman. Perhaps they should consider a Tandem garage (1 car width/2 cars long) to increase existing north side setback at the garage from 20' to at least 30'. See photo.

We expect the Brinas to proceed with their original landscaping plans of "planting thick trees & bushes along the fence" - not just along the driveway on the north as shown on their 4/29/22 building plans, but along the entire perimeter. More than once, Mrs Brina shared these planting plans with Starr & Mrs Elmasry. Sadly, it will take decades of growth to restore the dense privacy we've all lost from the Brinas clearing that lot.

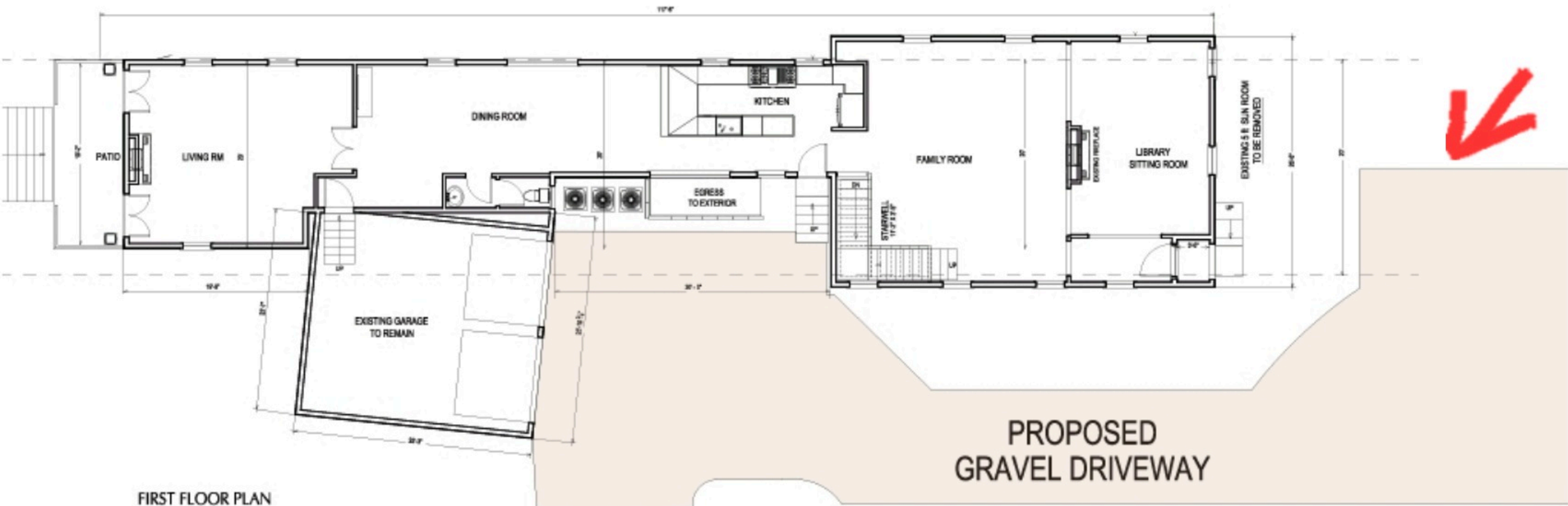
We ask you to please give serious consideration to our concerns & requests & to those of Mr & Mrs Elmasry.

Respectfully,

Starr & Harvey Herscovitch

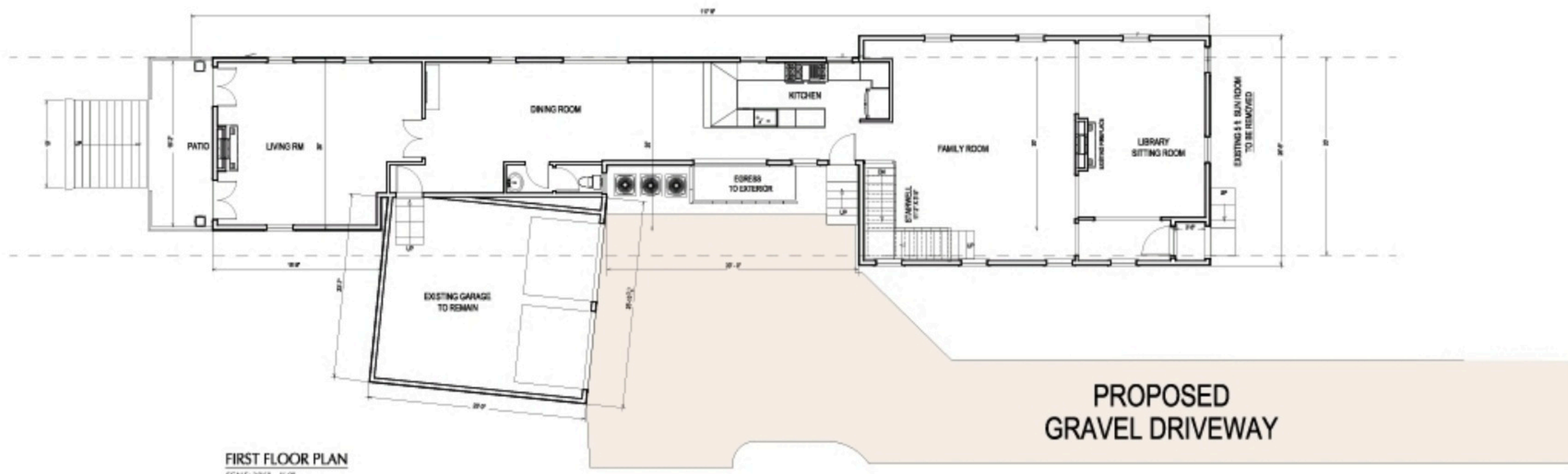
PLEASE NOTE: We were pleased to hear at the April's ZBA meeting that the Brinas no longer intend to level the lot by substantially raising the grade. Obviously, Mrs Brina forgot that she told Starr last spring & again in the summer that she was leveling the entire lot. We didn't forget! At the same time, she said she hoped when she was done, we'd raise our grade to meet hers. We presume they will now add more wire fencing to what is now hanging from the 7' to 12' high south side posts so all wire fencing will then reach the ground.

We're still very concerned regarding placement of their underground drainage pipes & discharge outlet. Along with our adjacent neighbors, we'll be contacting the appropriate departments to discuss & correct this matter.



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

Plans posted 4/28 with a front yard "parking lot" & driveway placed closer to 461. Plans replaced 4/29.



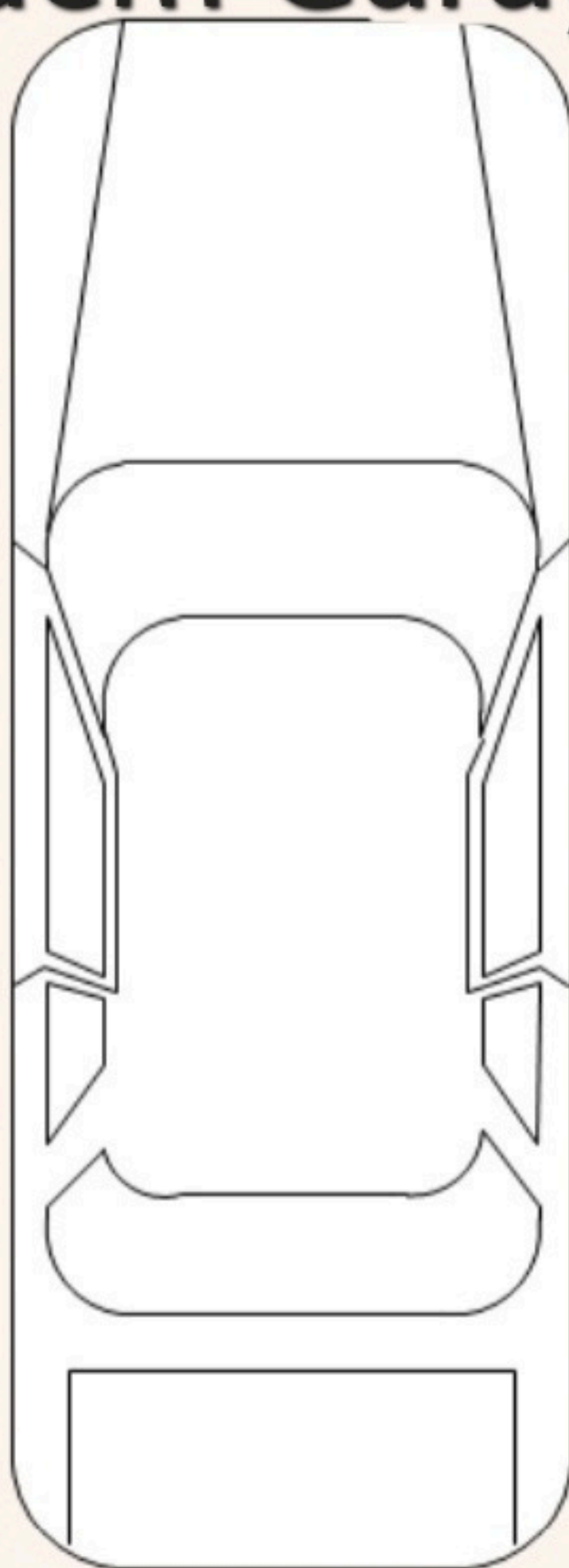
FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

Revised plans posted 4/29
Thankfully, front yard "parking lot" is gone! But the driveway is still closer to 461

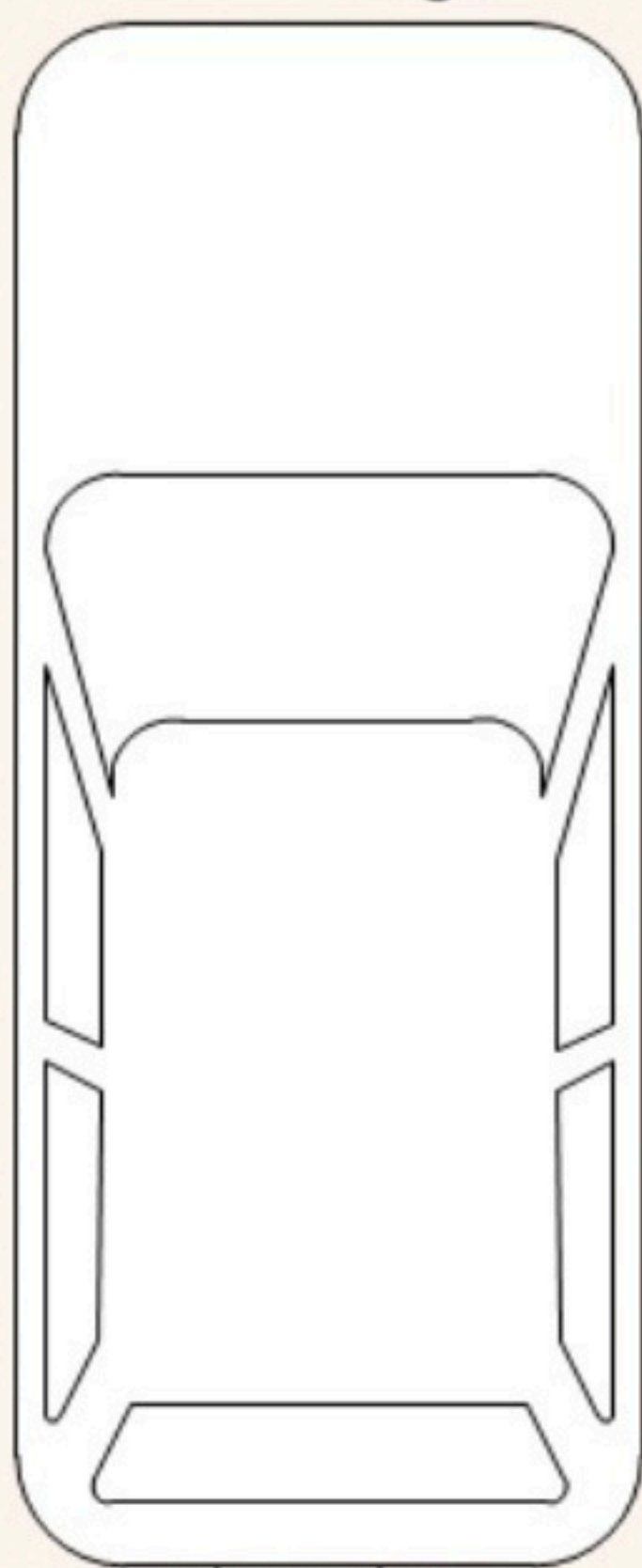
Architectural Designer
MONICA C. BRINA, CID
Balance, Harmony and Proportion Design
LLC (Reg. Trademark)

BRINA RESIDENCE
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Tandem Garage



1 car width
2 car length



Reduces lot's
non- conformity