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**.

- [x] **APPLICATION FORM**
- [x] **A-2 SURVEY** of the subject property showing all existing building and site conditions.
- [x] **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.
- [x] **LOCATION MAP** - available here: **map.pdf (wiltonct.org)**. Site location shall be identified on map.
- [x] **DIRECTIONS** to subject property from Town Hall, 238 Danbury Road, Wilton, CT (e.g. hand-written, computer-generated or similar).
- [x] **LIST OF PREVIOUS ZONING VARIANCES** – available here: **History of Previous Variances | Wilton CT**
- [x] **PHOTOGRAPHS** of property showing building and site conditions from all geographic perspectives.
- [x] **ONE COPY OF DEED** (Available in Town Clerk's Office)
- [x] **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)**]
- [x] **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
- [x] **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**? [ ] or [NO]

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

IS THE SUBJECT PROPERTY LOCATED IN THE **FLOOD PLAIN**? [ ] or [NO]

WHEN WAS THE SUBJECT PROPERTY **PURCHASED**? 4.22.22.

IN WHAT YEAR WAS THE MAIN STRUCTURE **CONSTRUCTED**? 1825

SITE COVERAGE PROPOSED: 4.7% (AS PERCENTAGE OF SITE) EXIST. 4.7%

BUILDING COVERAGE PROPOSED: 4.5% (AS PERCENTAGE OF SITE) EXIST. 4.5%

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	DATE	EMAIL ADDRESS	TELEPHONE
	4.24.22	BUFFYG@DEANEINC.COM	203.904.7419

OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	4.24.22	MBGOODWINGANG@AOL.COM	203.904.7817

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.)

MICHAEL + ELIZABETH GOODWIN	226 RIDGEFIELD RD WILTON CT
APPLICANT'S NAME	ADDRESS
MICHAEL + ELIZABETH GOODWIN	226 RIDGEFIELD RD WILTON CT.
OWNER'S NAME	ADDRESS
226 RIDGEFIELD RD. WILTON CT.	R-2A RESIDENCE
PROPERTY LOCATION	ZONING DISTRICT

WLR MAP#	VOLUME	PAGE	TAX MAP #	LOT #	ACREAGE
1748, 2692, 4157, 5433, 5434	747	70	89	89-12	1.376

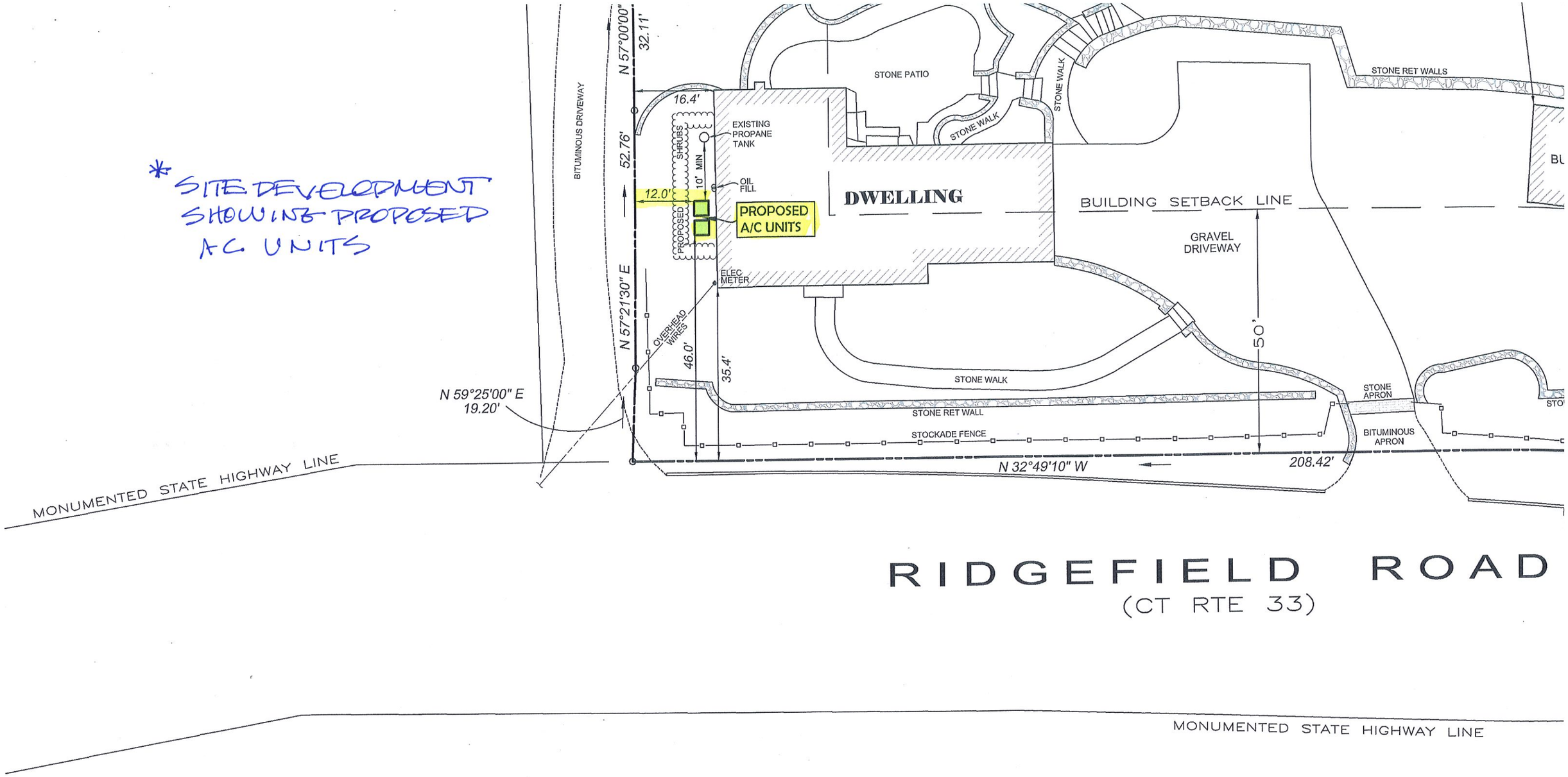
VARIANCE DESCRIPTION: In the space below, please state concisely the section(s) of the Zoning Regulations proposed to be varied and the specific variance requested (i.e: Request a variance of Section 29-__ to allow ____ (an addition, a pool, average lot width, or whatever) with ____ in lieu of the required _____. 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.

The section of the zoning regulations which is proposed to be varied is 29-5.D. and the variance requested is as follows: To allow the installation of 2 A/C units on the North side of the property/ side of the main house.

The Side yard setback variance requested is placing the A/C units 12' from property line in lieu of 40' minimum, and the front yard setback variance requested is 46' in lieu of the 50' minimum.

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.

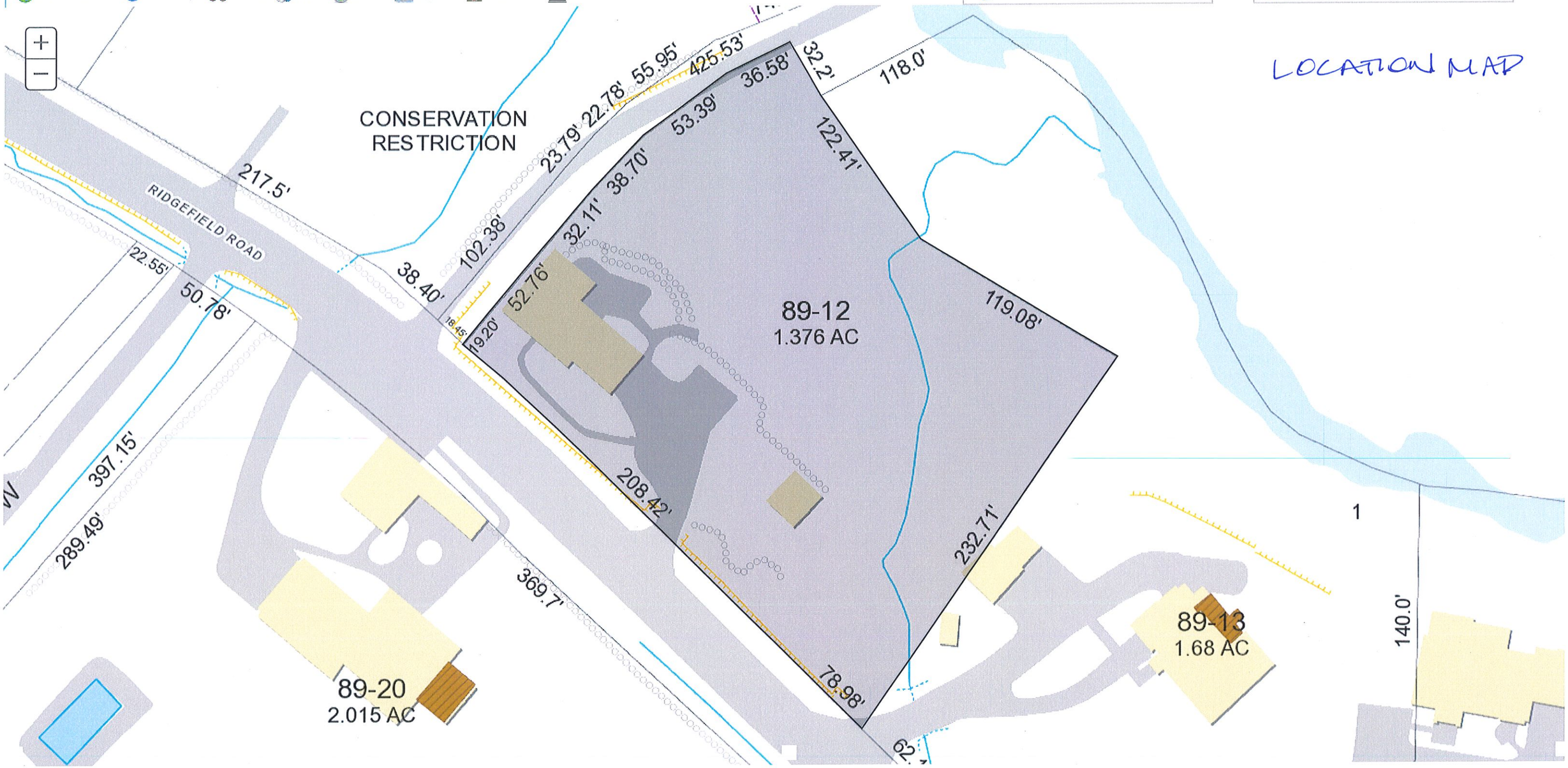
We are presenting exceptional difficulty in the proposed location of new A/C units of the North side of the house with respect to this parcel of land. Because this property and structure were built in 1825, it is close to the current property lines and non-conforming to the current building setbacks. The proposed A/C units must be placed in the suggested location as it is closest to the interior furnace and boiler connection. It is also imperative to create consistent climate control in this house to prevent further degradation of this antique structure and preserve this piece of Wilton history.


* SITE DEVELOPMENT SHOWING PROPOSED AC UNITS
BITUMINOUS DRIVEWAY
N 57°00'00"
32.11'
16.4'
52.76'
12.0'
SHRUBS
10' MIN
PROPOSED
EXISTING PROPANE TANK
OIL FILL
PROPOSED A/C UNITS
ELEC METER
N 57°21'30" E
OVERHEAD WIRES
46.0'
35.4'
STONE PATIO
STONE WALK
STONE WALK
DWELLING
BUILDING SETBACK LINE
GRAVEL DRIVEWAY
50'
STONE RET WALLS
STONE WALK
STONE RET WALL
STOCKADE FENCE
STONE APRON
BITUMINOUS APRON
N 59°25'00" E
19.20'
N 32°49'10" W
208.42'
MONUMENTED STATE HIGHWAY LINE
RIDGEFIELD ROAD
(CT RTE 33)
MONUMENTED STATE HIGHWAY LINE

Full Town View | Reset Map | Search | Print | Select | Legend | GIS Home | Town Hall

Base Maps / Air Photos | Map Layer

LOCATION MAP



Full Extent | Zoom In | Zoom Out | Prev Extent | Next Extent | Pan | **Parcel Information** | Simple Measure | Path Measure | Area Measure

MapXpress v1.2

Scale: 1 in = 50 ft

CT State Plane NAD 1983 - X,Y 808480, 635286

1. Head southwest toward Cricket Ln

121 ft

2. Turn right toward Cricket Ln

46 ft

3. Turn left onto Cricket Ln

151 ft

4. Turn right at the 1st cross street onto US-7 N

0.4 mi

5. Turn left onto CT-33 N

Destination will be on the right

1.1 mi

226 Ridgefield Rd
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.

DIRECTIONS TO PROPERTY FROM TOWN HALL.

Google Maps WILTON TOWN HALL to 226 ridgefield rd wilton

Drive 1.6 miles, 4 min

WILTON TOWN HALL
238 Danbury Rd, Wilton, CT 06897

LIST OF PREVIOUS ZONING VARIANCES.

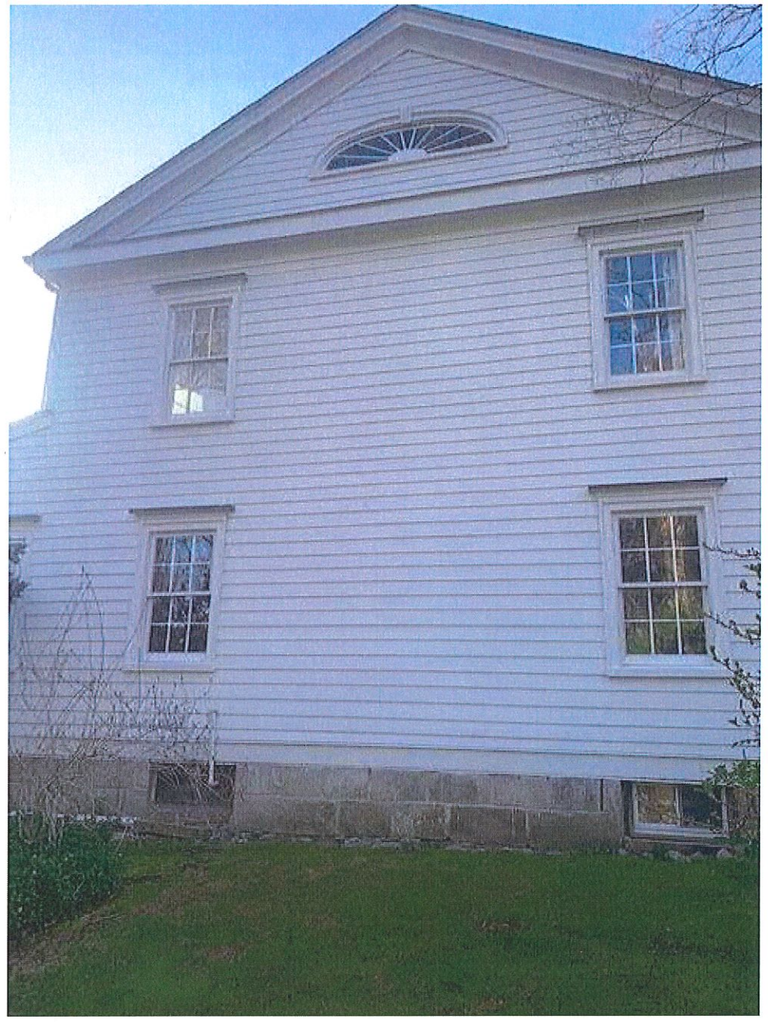
	A	B	C	D	E	F	G	H
2	Street Name	Street #	Owner	Variance Description	Status	ZBA #		
3332		166	Clements	no info	??	56-12-30		
3333								
3334		170	Kopta	to permit 2 lots of a proposed subdivision to be accessesd with the minimumm widths to occur at 1260+/-' & 1305+/-' in lieu of 500'	Granted	88-10-49		
3335								
3336		211	Mleczko	to allow bldg addition with a 37' side yd setback in lieu of 40'	Granted	94-11-41		
3337								
3338		225	Chelminski	to permit installation of kitchen in partially remodeled barn on premises	Granted	74-12-32		
3339								
3340		226	Thompson	to permit constr of addition to ex'g residence w/a front yd setback of 36' in lieu of 50'	Granted	91-06-11		
3341								
3342		260	Banks	to build within the minimum setbacks for a 2-ac zone	Granted	78-6-25		
3343								
3344		260	Naylor	to allow 36' front yd setback in lieu of 50' & 22' side yd setback in lieu of 40' & to permit lot coverage 60 s.f. in excess of permitted 7%	Granted	85-10-46		
3345								
3346		261	Ricciardi	to permit partially completed structure to remain & be completed 46.7' from prop line in stead of 40'	Withdrawn	76-9-35		
3347								
3348		300	Tillinghast	no info	??	57-6-21		
3349								
3350		384	Austin	to enclose nonconforming porch 18' from front line, 29' from side line	Granted	74-12-35		
3351								
3352		386	Mutrux	Division of 7 ac into 2 parcels each fronting 20' on highway instead of 25' required	Granted	73-8-42		
3353								
3354		449	Murchie	to allow constr 40' from front yd setback in lieu of 50'	Granted	85-4-11		
3355								
3356		459	Elliott	to expand and enclose ex'g breezeway between house & garage 30' from side prop line in lieu of 40'	Granted	76-1-1		
3357								

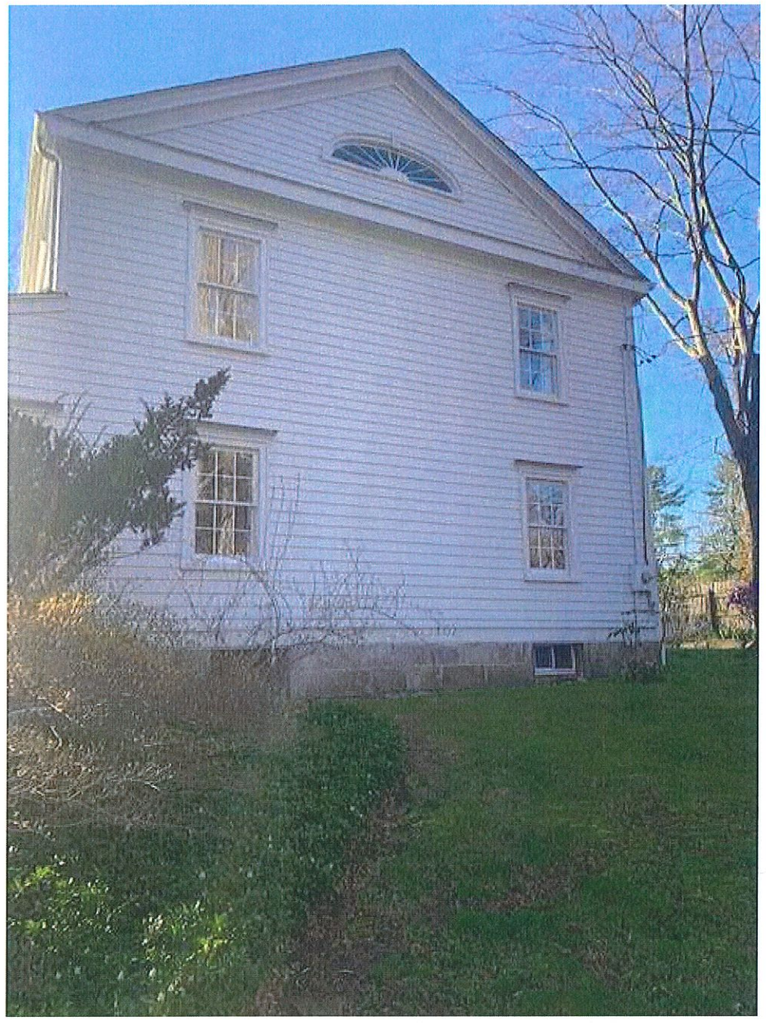
EXISTING SIDE HOUSE.

DEANE
DISTINCTIVE DESIGN & CABINETRY

SIDE HOUSE SHOWING
PROPOSED AC UNITS

DEANE
DISTINCTIVE DESIGN & CABINETRY





LIST OF OWNERS WITHIN 500 FT:

89-10-4
ANSPACH DAVID R
225 RIDGEFIELD RD
WILTON CT 06897

89-11
SMITH CHRISTOPHER &
12 MIDDLEBROOK LANE
WILTON CT 06897

89-14
MOURIER PIERRE
216 RIDGEFIELD RD
WILTON CT 06897

89-19
PEMBLE ROBERT H & CYNTHEA K
203 RIDGEFIELD RD
WILTON CT 06897

89-20-1
LAW CHRISTOPHER J &
215 RIDGEFIELD RD
WILTON CT 06897

89-22-7
NISCO PAUL N & MARYBETH G
237 RIDGEFIELD RD
WILTON CT 06897

89-10-3
WILTON LAND CONSERVATION TRUST
P O BOX 77
WILTON CT 06897

89-10-6
SACHS ZACHARY & RUTH
25 MIDDLEBROOK FARM
WILTON CT 06897

89-13
MAVIS PAUL A & VICTORIA B
208 RIDGEFIELD RD
WILTON CT 06897

89-15-1
MORAN MARIE ANN
184 RIDGEFIELD RD
WILTON CT 06897

89-20
ANSPACH DAVID & RITA CARUSO
225 RIDGEFIELD RD
WILTON CT 06897

89-22-5
AQUAN RICHARD & JULIE
251 RIDGEFIELD RD
WILTON CT 06897

89-10-2
BISCHOFF BRITON
11 MIDDLEBROOK FARM
WILTON CT 06897

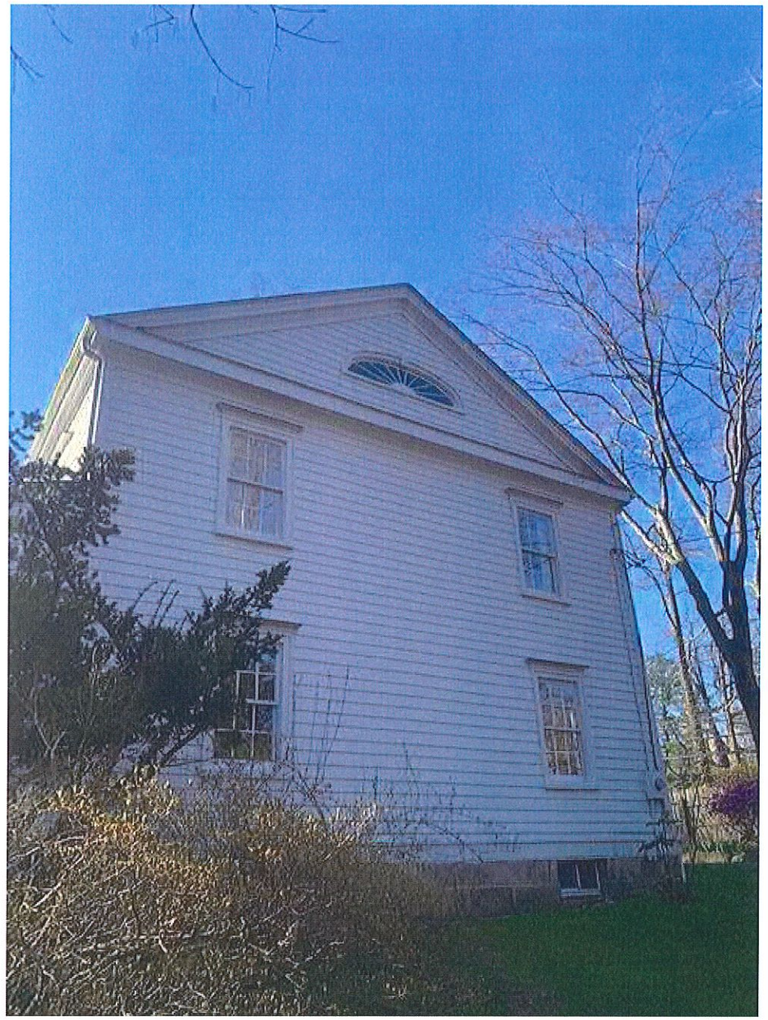
89-10-5
ANSPACH DAVID R
225 RIDGEFIELD RD
WILTON CT 06897

89-12
THOMPSON JEFFREY F & SUSAN T
226 RIDGEFIELD RD
WILTON CT 06897

89-15
DWYER JASON &
186 RIDGEFIELD RD
WILTON CT 06897

89-19-1
MLECZKO JOHN S & DEBORAH D
211 RIDGEFIELD RD
WILTON CT 06897

89-22-4
CARRINGTON RYAN M &
239 RIDGEFIELD RD
WILTON CT 06897

89-8-4
MIDDLEBROOK LANE ASSOCIATES LLC
237 POST RD WEST
WESTPORT CT 06880

89-10
WARDLE SIMON & ROBIN
242 RIDGEFIELD RD
WILTON CT 06897