



ZONING INFORMATION

ITEM	REQUIRED/ PERMITTED		EXISTING	PROPOSED
ZONE: R-2A RESIDENCE				
FRONT SETBACK:	50'	MIN.	35.4'	35.4' (EXISTING DWELLING) 46.0' (PROPOSED A/C UNITS)
REAR:	50'	MIN.	138.6'	138.6'
SIDE:	40'	MIN.	16.4'	16.4' (EXISTING DWELLING) 12.0' (PROPOSED A/C UNITS)
LOT WIDTH:	200'	MIN.	>200'	>200'
LOT AREA:	87,120 S.F.	MIN.	59,951 S.F.	59,951 S.F.
LOT COVERAGE- BUILDING:	7% = 4,196 S.F.	MAX.	2,700 S.F. = 4.5%	2,700 S.F. = 4.5%
LOT COVERAGE- SITE:	12% = 7,194 S.F.	MAX.	2,825 S.F. = 4.7%	2,825 S.F. = 4.7%

TAX MAP 89, PARCEL 12

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

SIDE YARD SETBACK:
12.0' (NORTH SIDE - PROPOSED A/C UNITS)
IN LIEU OF 40' MINIMUM REQUIRED

FRONT YARD SETBACK:
46.0' (WEST SIDE - PROPOSED A/C UNITS)
IN LIEU OF 50' MINIMUM REQUIRED

- NOTES:**
- This survey has been prepared in accordance with Sections 20-300b-1 thru 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 Zoning Board of Appeals purposes.
 - Reference is made to the following on file with Wilton Land Records (W.L.R.): Vol. 747, Pg. 70 - Warranty Deed Maps 1748, 2692, 4157, 5433 & 5434
 - Reference is made to map titled "Connecticut State Highway Department Right of Way Map Town of Wilton Ridgefield Road From Belden Hill Road Northerly To Drum Hill Road Route No. 33", Number 161-02, Sheet 2 of 2, Sec. No. 1, dated 11/29/1935. Map on file with State of Connecticut Department of Transportation District 3 Surveys.
 - Reference is made to FEMA Flood Insurance Rate Map No. 09001C0379F, Effective Date 6/18/2010. Subject Parcel does not lie within a Special Flood Hazard Area.
 - Subject Parcel lies within R-2A Residence Zone.
 - Inland wetlands, if any, not delineated prior to field survey.

ZONING LOCATION SURVEY

DEPICTING

PROPOSED A/C UNITS

226 RIDGEFIELD ROAD

PREPARED FOR

ELIZABETH & MICHAEL GOODWIN

WILTON, CONNECTICUT

APRIL 19, 2022

11 GRUMMAN HILL ROAD
WILTON, CT 06897
Ph. (203) 762-9492 ryanandfaulds.com

0' 20' 40' 60'

SCALE 1" = 20'

To my knowledge and belief this map is substantially correct as shown.

Lawrence W. Posson

LAWRENCE W. POSSON, JR., CT. L.S. #18130

4/21/2022

DATE