

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.)

Jesse and Emily Casinelli

APPLICANT'S NAME

44 Forest Ln, Wilton, CT 06897

ADDRESS

Jesse and Emily Casinelli

OWNER'S NAME

44 Forest Ln, Wilton, CT 06897

ADDRESS

44 Forest Ln, Wilton, CT 06897

PROPERTY LOCATION

R-2

ZONING DISTRICT

1032

2399

0103

116

23

1.2+/-

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 a 2nd floor addition to existing garage/barn, permitted by original variance ZBA #93-09-28, with a side yard setback of 37.5' in lieu of required 40'. The proposed project would convert the garage/barn to an accessory dwelling unit consisting of a multi-purpose room and bathroom in accordance with Section 29-4.D.1.

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.

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

IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE MUNICIPAL BORDER? ☐ YES or ☒ NO

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



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

WHEN WAS THE SUBJECT PROPERTY PURCHASED? 10/27/2014

IN WHAT YEAR WAS THE MAIN STRUCTURE CONSTRUCTED? 1951

SITE COVERAGE PROPOSED: 4.8% BUILDING COVERAGE PROPOSED: 4.5%
(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.

	<u>6/17/22</u>	<u>epcasinelli@gmail.com</u>	<u>203-249-8110</u>
APPLICANT'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE
	<u>6/17/22</u>	<u>epcasinelli@gmail.com</u>	<u>203-249-8110</u>
OWNER'S SIGNATURE	DATE	EMAIL ADDRESS	TELEPHONE

ZONING BOARD OF APPEALS
TOWN OF WILTON, CONNECTICUT
Town Hall Annex, 238 Danbury Road, Wilton, CT 06897

HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

1. WHAT IS A VARIANCE? A VARIANCE is an exception granted by the Zoning Board of Appeals (ZBA) from the terms or standards of the Zoning Regulations for an individual property where, because of special conditions, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship. However, a variance **MUST** still be in harmony with the general intent of the Town's Plan of Conservation and Development and not contrary to public welfare.
2. The granting of a VARIANCE is a fine balance between attempting to maintain the Town's Plan of Conservation and Development of uniformly regulated districts, and the need to provide relief from the terms or standards in individual circumstances. VARIANCES are granted only for individual parcels and for particular purposes.
3. It is the applicant's obligation to present and establish hardship. Financial impacts or self-created conditions or an inability to use a property at its maximum potential or reasons that the proposed change would not adversely affect the neighborhood are not considered a hardship in this context. Hardship is generally seen as a physical or restrictive imposition beyond the reasonable control of the owner.
4. The ZBA may attach conditions to a granted VARIANCE in order to make them more in harmony with the purpose of the Zoning Regulations. Typical conditions that could be attached to a setback variance might include the installation of a screen or buffer.
5. Prior to submitting an application for a residential or commercial variance, please consult with the office staff and become familiar with the current Zoning Regulations which apply towards the property or project in question. The office staff can help answer questions and guide you in finding the information required for a complete application. Professional Land or Resource Planners and Land Use Attorneys may also be helpful.
6. Complete applications for either a RESIDENTIAL or COMMERCIAL PROPERTY VARIANCE are received in the ZBA Office, located within the Planning and Zoning (P&Z) Office in the Town Hall Annex, 238 Danbury Road, Wilton, CT, 06897. The office is open Monday through Friday, 8:00 A.M. to 4:00 P.M. Telephone: (203) 563-0185.
7. Please **TYPE** or print clearly all materials and application forms.
8. The deadline for receipt of a completed application is the **TWENTY FIFTH (25) of EACH MONTH**, for eligibility for a PUBLIC HEARING the following month. Only a complete application can be accepted.
9. The ZBA has scheduled meetings on the third Monday of each month, excluding August. If the third Monday is a holiday, the meeting is held on Tuesday. A copy of the official meeting schedule may be obtained online: [Application Forms / Materials | Wilton CT](#)
10. Much of the required information may be found by researching the land records online, per instructions provided. .

BRIEF EXPLANATION OF REQUIRED APPLICATION MATERIALS

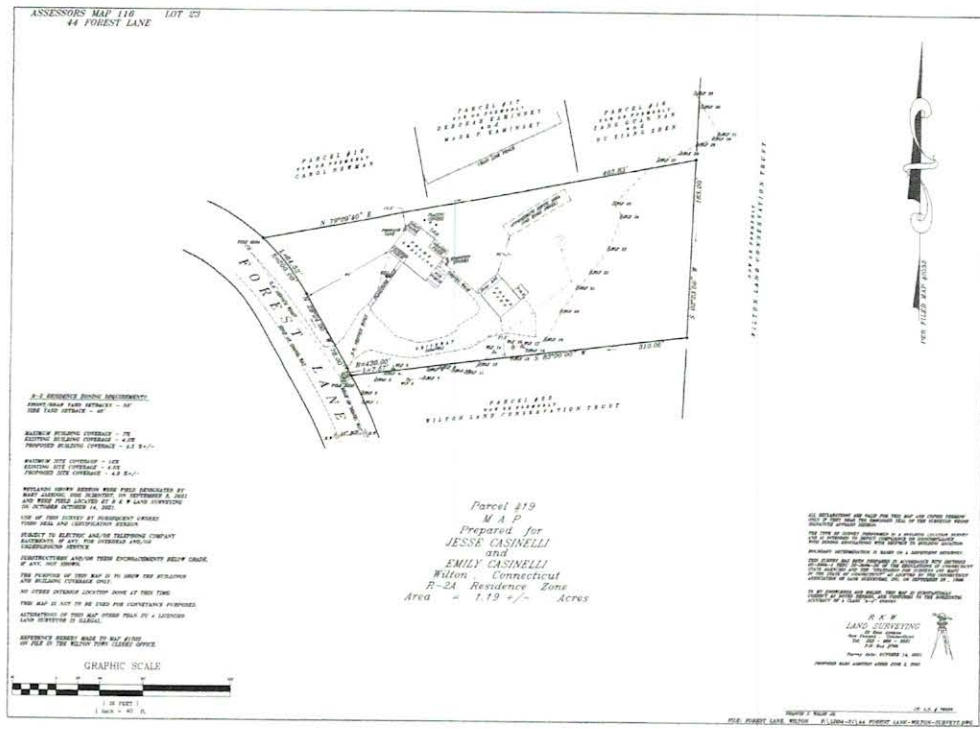
<u>WLR MAP #</u>	Wilton Land Record map number filed in the Town Clerk's Office.
<u>VOLUME and PAGE</u>	Deed reference filed in the Town Clerk's Office. Also available here under Book & Page: <u>Vision Government Solutions (vgsi.com)</u>
<u>TAX MAP #, LOT #</u>	Refers to Assessor's records. Available here: <u>Vision Government Solutions (vgsi.com)</u> .
<u>ACREAGE</u>	Refers to the acreage of the subject parcel.

<u>LOCATION MAP</u>	Available here: <u>map.pdf (wiltonct.org)</u>
<u>CLASS A-2 SURVEY MAP</u>	Prepared by a licensed Connecticut Land Surveyor. Consult Town Clerk's Office and/or Building Dept microfiche for filed surveys.
<u>SITE DEVELOPMENT PLAN</u>	A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.
<u>LIST OF PREVIOUS ZONING VARIANCES</u>	Recorded in the Town Clerk's Office and also available here: <u>History of Previous Variances Wilton CT</u>
<u>LIST OF OWNERS WITHIN 500'</u>	Name and <u>mailing</u> address of the owners of properties within 500 feet of any portion of the subject property, including public and semi-public parcels. Directions here: <u>owner_list_500_ft_gis_directions_0.pdf (wiltonct.org)</u>



CANNELL RESIDENT - BARN	
DATE: 10/1/2011	PROJECT: 101
DATE: 10/1/2011	PROJECT: 101
COVER PAGE	
BY: [Signature]	
A - 1	

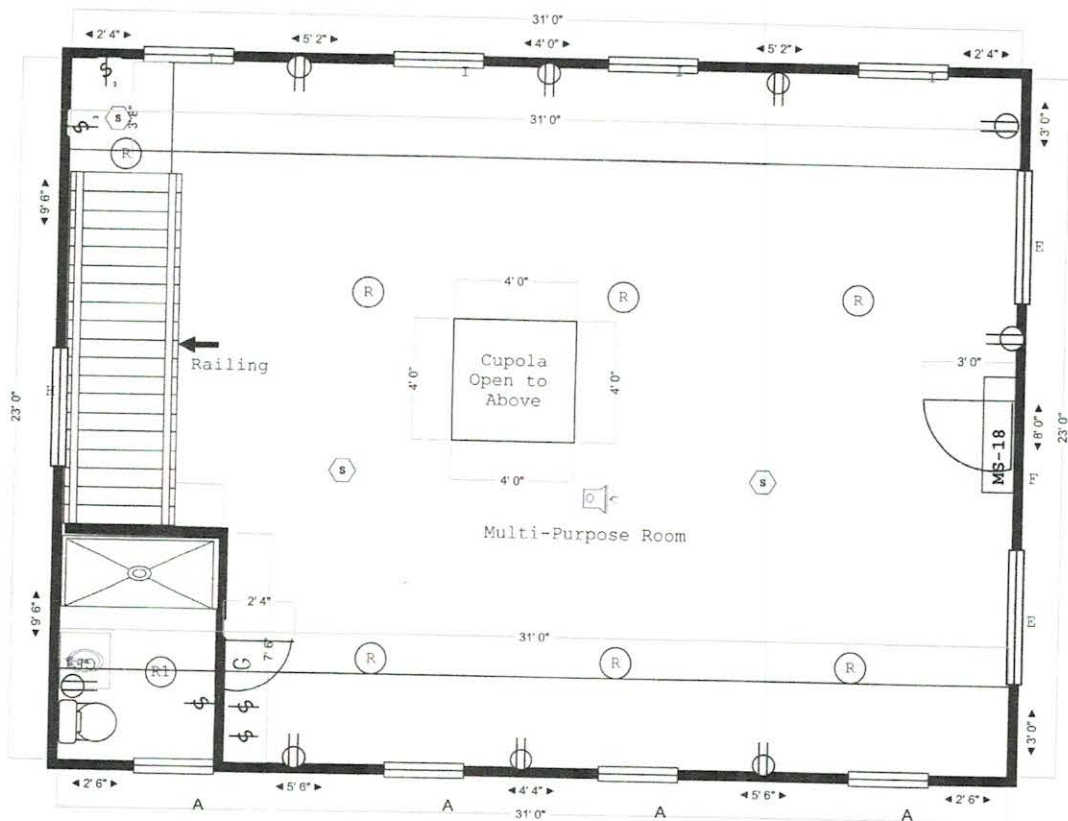
LIST OF DRAWINGS	
1.1	COVER SHEET - WEST ELEVATION AND LOT DIMENSIONS
1.2	1ST FLOOR PLAN
1.3	2ND FLOOR PLAN
1.4	3RD FLOOR PLAN
1.5	SECTIONAL DETAILS
1.6	SCHEDULES & NOTES



CASINELLI RESIDENCE - BARN	
Map No.	110-43
Project No.	110-43
Sheet No.	110-43
Revision	A-2







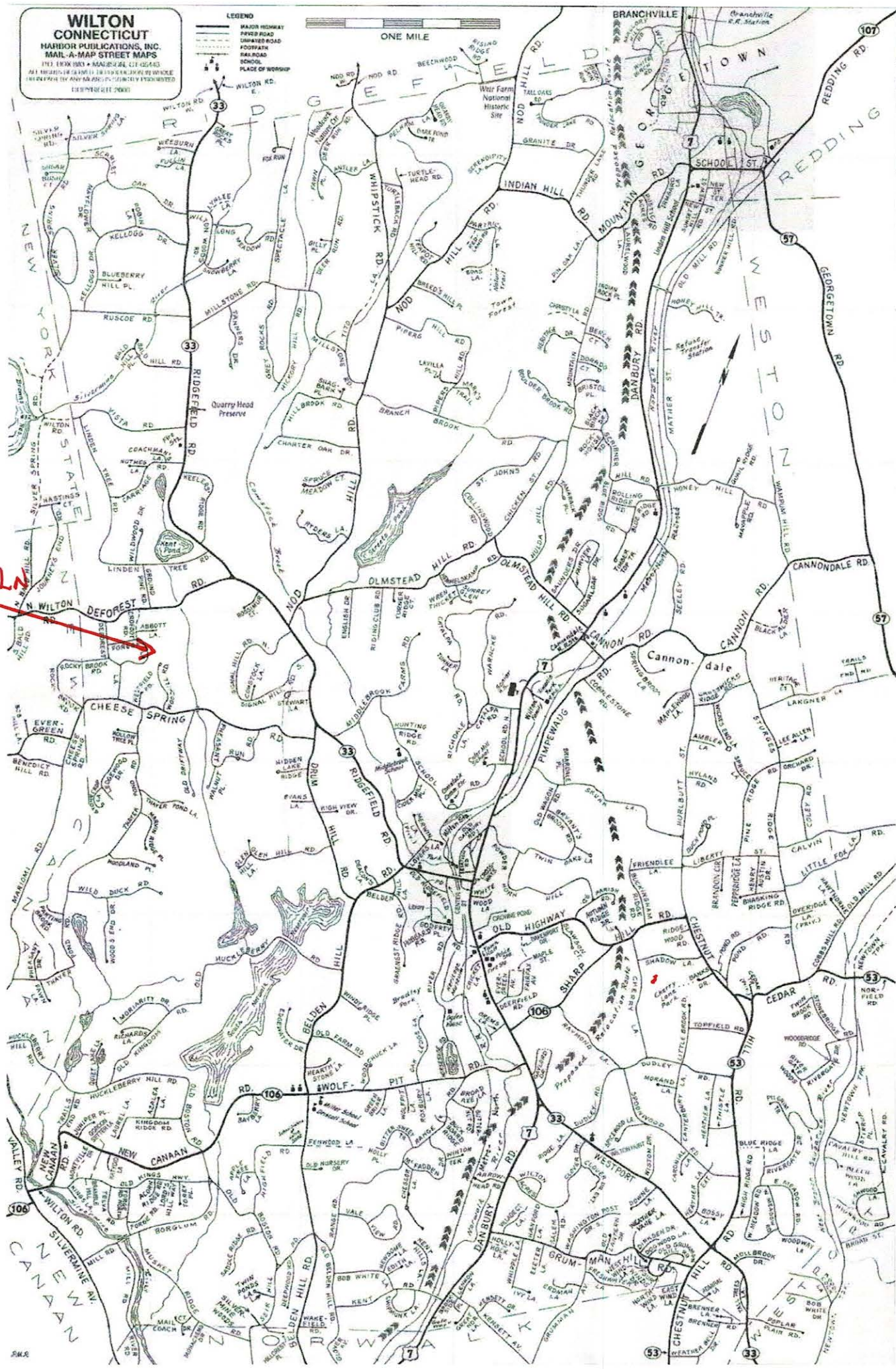
CASINELLI RESIDENCE - BARN			
DATE: 7/7/21	PROJECT: 21-00000000	SCALE: 1/8" = 1'-0"	REVISION: A-1
DRAWN BY: J. J. J.	DATE: 07/20/21	DATE: 6-22-22	
2nd FLOOR PLAN			
44 FOREST LN. WESTPORT, CT			

WILTON CONNECTICUT
HARBOR PUBLICATIONS, INC.
MAIL-A-MAP STREET MAPS
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LEGEND
MAJOR HIGHWAY
PAVED ROAD
UNPAVED ROAD
RAILROAD
SCHOOL
PLACE OF WORSHIP

ONE MILE

44
Forest Ln



DIRECTIONS FROM WILTON CT TOWN HALL TO 44 FOREST LN, WILTON, CT 06897

WILTON TOWN HALL

238 Danbury Rd, Wilton, CT 06897

From Wilton Town Hall driveway / Cricket Lane, turn right onto US-7 N

0.4 mi

Turn left onto Ridgefield Rd / CT-33 N

1.4 mi

Turn left onto Drum Hill Rd

371 ft

Turn right onto Cheese Spring Rd

1.1 mi

Turn right onto Deforest Ln

0.2 mi

Turn right onto Forest Ln

Destination will be on the right

0.2 mi

44 Forest Ln

Wilton, CT 06897

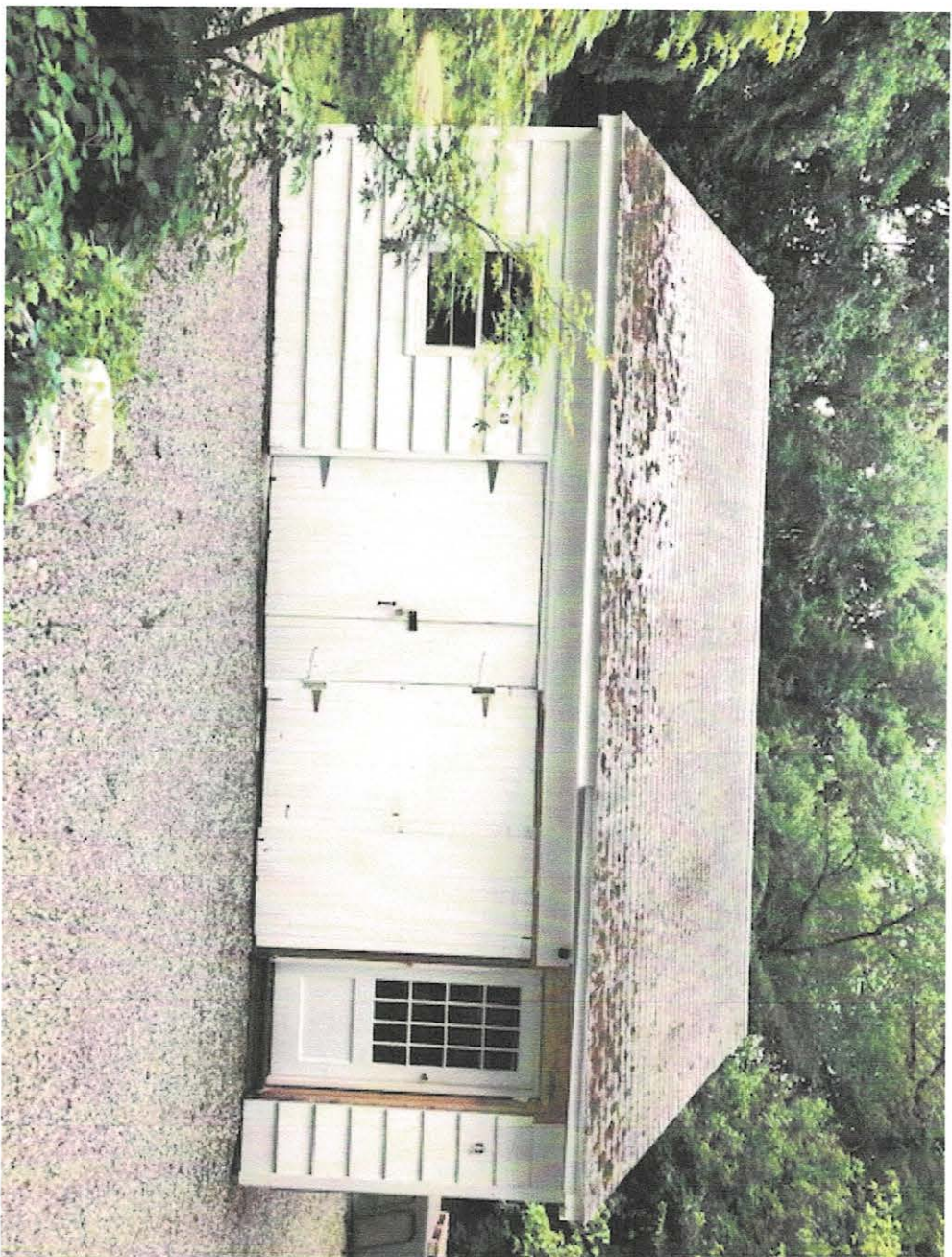
ZBA Variances Approved / Granted in the Past
to Properties Located Within 500 Feet of 44 Forest Ln, Wilton, CT 06897

ADDRESS	DESCRIPTION	ZBA #
6 ABBOTT LANE	A variance to permit construction of a deck & screened porch with rear yard setback of 41' in lieu of 50'	89-09-34
15 FOREST LANE	A variance for 27' rear line setback in lieu of 40'	71-1-2
44 FOREST LANE	A variance to permit side yd setback of 37.3' in lieu of 40' to construct garage	93-09-28
89 FOREST LANE	A variance for swimming pool 45' from rear prop line in lieu of 50' and for shed 29.2' from rear prop line in lieu of 50'	80-5-10
24 FOREST LANE	A variance of Section 29-5.D to allow an addition with a 29'6" side yard setback in lieu of the required 40 feet.	01-06-27
25 FOREST LANE	A variance of section 29-5.D to allow the construction of an addition that will result in building coverage of 8.148% in lieu of the 7% permitted.	07-12-21
64 FOREST LANE	A variance of Section 29-5.D to allow an addition with a 30 foot side yard setback in lieu of the required 40 feet.	03-10-33
77 FOREST LANE	A variance of Section 29-5.D to allow a building addition with building coverage of 9.48% in lieu of the permitted 7% (with building exclusions as specified in approval); a second floor building addition with a pre-existing 35.1-foot side yard setback in lieu of the permitted 40 feet;	08-11-23
77 FOREST LANE	Variances of Section 29-5.D to allow a building addition with a 32.8-foot side yard setback in lieu of the required 40 feet; a 31.3-foot side yard setback in lieu of the required 40' feet; and building coverage of 9.53% in lieu of the required 7%.	12-03-04
77 FOREST LANE	A variance of Section 29-5.D to allow for raising the roof height 10' 8" above the original existing garage structure, which was built with a 30'2" side setback in lieu of the required 40'.	06-07-26
83 FOREST LANE	A variance of Section 29-5.D of the Zoning Regulations to allow for the construction of a new dwelling, in-ground pool and shed with building coverage of 9.8% where a maximum of 7% is allowed.	22-04-06

44 Forest Ln, Wilton, CT 06897

Photos of Existing Detached Garage / Barn Structure

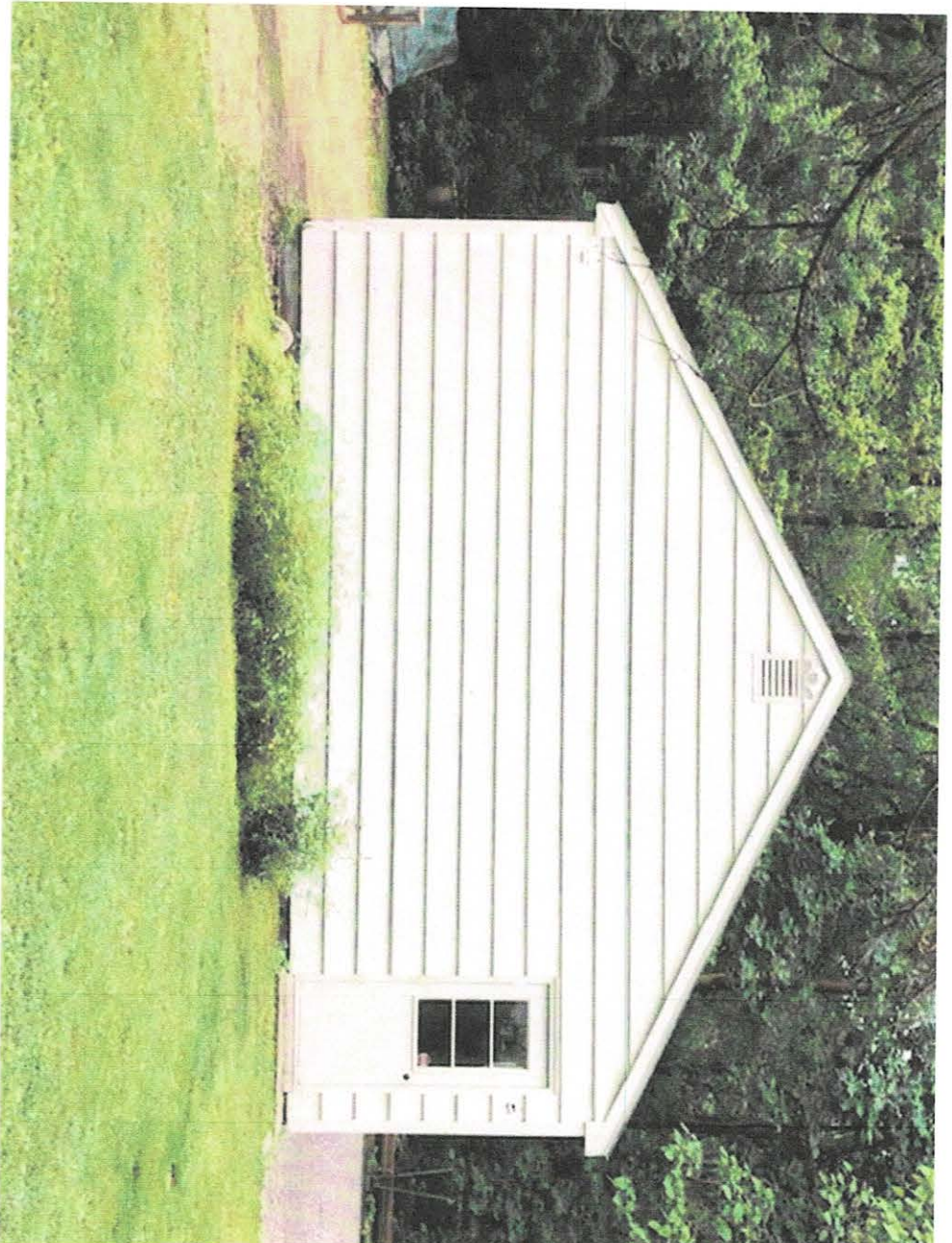
Front View



44 Forest Ln, Wilton, CT 06897

Photos of Existing Detached Garage / Barn Structure

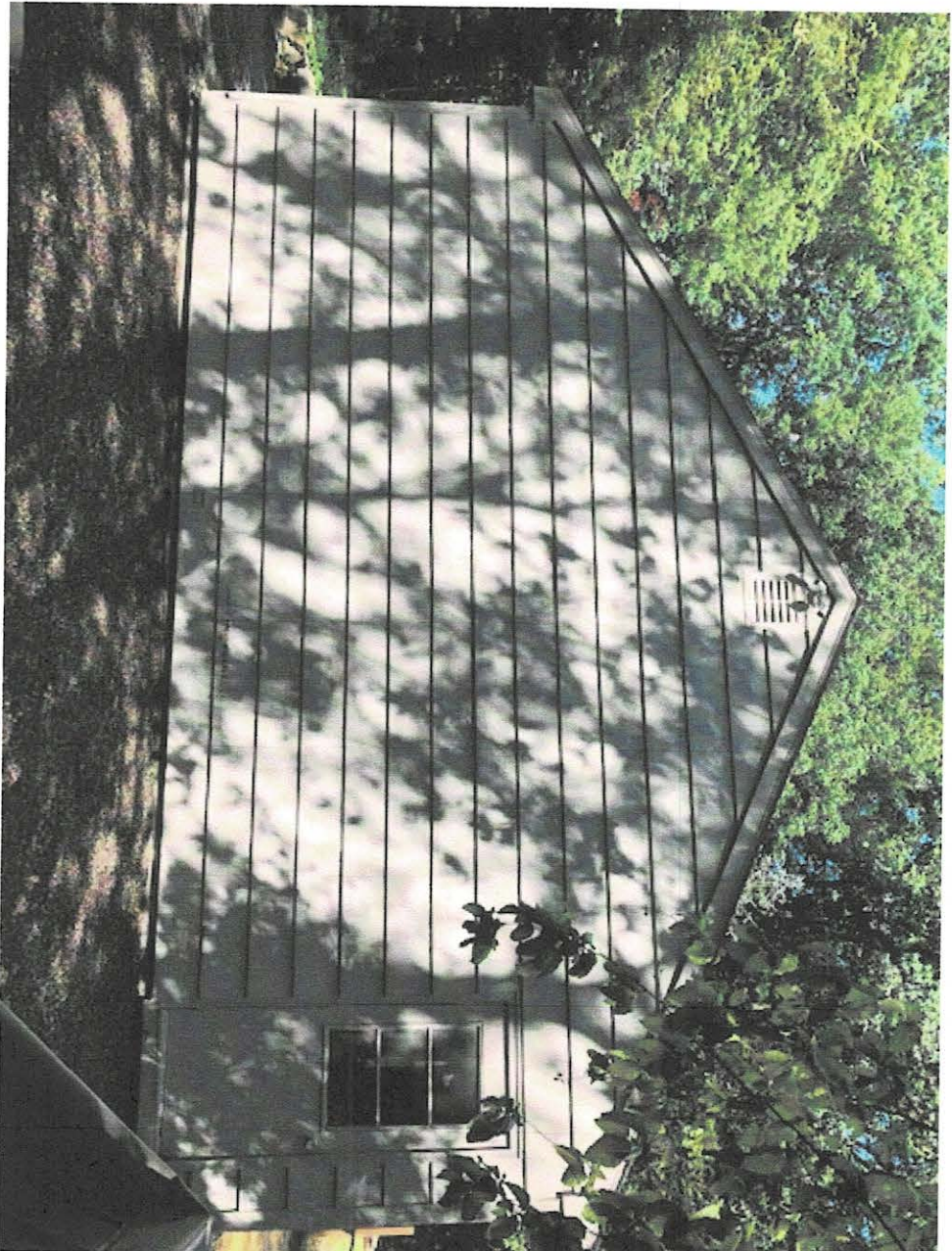
Side View 1



44 Forest Ln, Wilton, CT 06897

Photos of Existing Detached Garage / Barn Structure

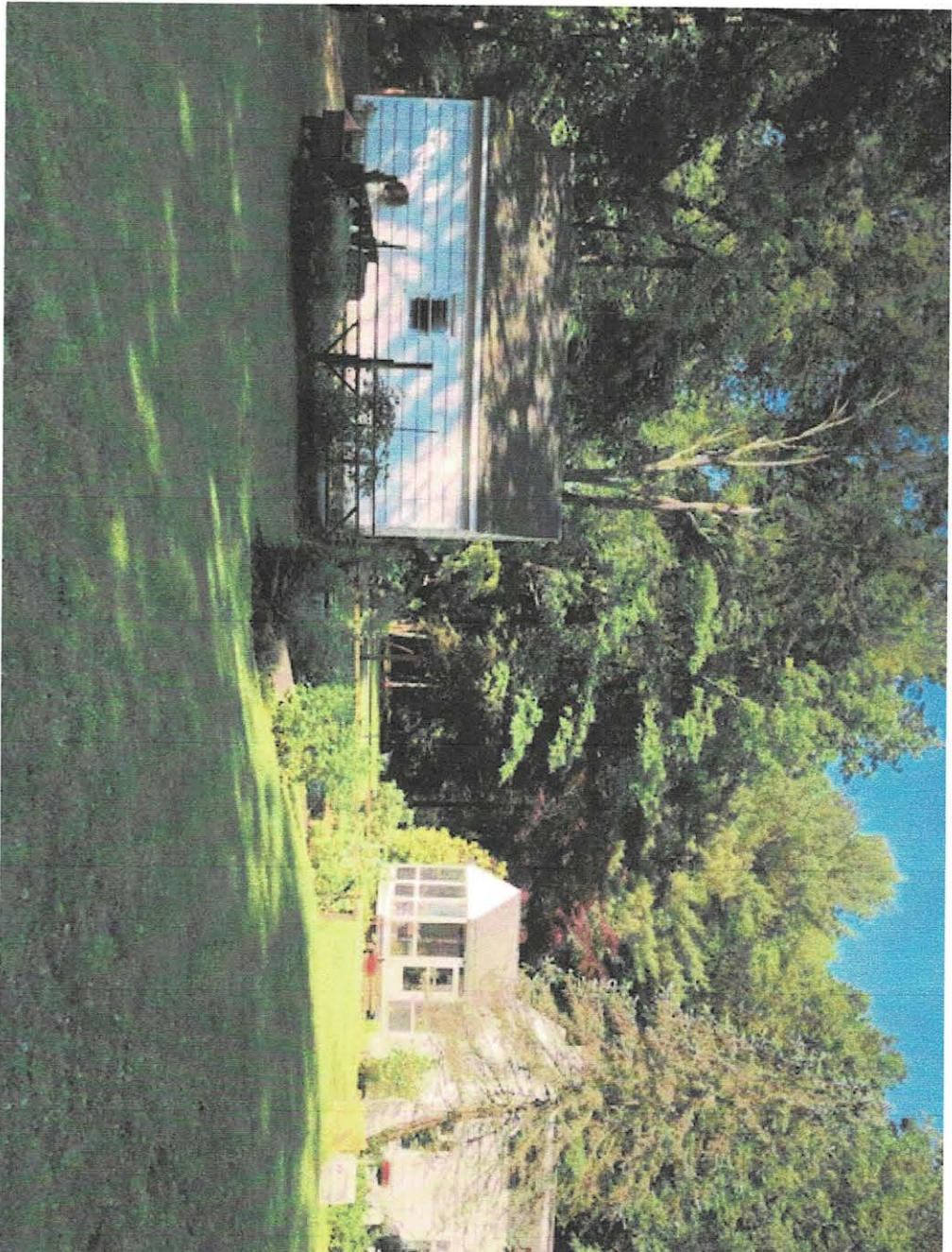
Side View 2



44 Forest Ln, Wilton, CT 06897

Photos of Existing Detached Garage / Barn Structure

Rear View



00135447

CONNECTICUT - WARRANTY DEED - SURVIVORSHIP
RETURN TO: ORMOND ROMANO LLC
799 SILVER LANE
TRUMBULL, CT 06611

VOL: 2399 PG: 103

To all People to Whom these Presents Shall Come, Greetings:

Ye, That

Know

I HELEN MONROE of 44 Forest Lane, Wilton, CT

For the consideration of THREE HUNDRED FORTY THOUSAND (\$340,000.00)
DOLLARS

received to my full satisfaction of

JESSE CASINELLI and EMILY CASINELLI of 64 Bank Street,
New Canaan, CT

do give, grant, bargain, sell and confirm unto the said
Jesse Casinelli and Emily Casenelli

and unto the survivor of them, and unto such survivor's heirs and assigns forever

ALL that certain tract or parcel of land, situated in said Town of Wilton, and known and designated as Lot No. 19, on that certain map, entitled, "Map of Subdivision Prepared for Inez D. Crofoot, Wilton, Conn. Scale 1" = 60' Oct. 7, 1950 by Leo Leonard, Jr., Civil Eng. & Surveyor Norwalk, CT" which map is on file in the office of the Town Clerk of said Town of Wilton, and to which map reference is hereby made and had for a more particular description and location of said premises.

SUBJECT TO:

1. Taxes to the Town of Wilton hereafter due and payable;
2. Limitations of use imposed by governmental authority.
3. Restrictions as set forth in a Warranty Deed from Inez D. Crofoot to Robert H. Monroe, Helen Monroe and Annie O'Connell, dated July 17, 1951 and recorded in Volume 57 at Page 498.

Conveyance Tax Received
TOWN \$ 850.00
STATE \$.00

Town Clerk of Wilton

To Have and to Hold the above granted and bargained premises, with the appurtenances thereof, unto them the said grantees, and unto the survivor of them, and unto such survivor's heirs and assigns forever, to them and their own proper use and behoof.

And also, I the said grantor do for myself, my heirs, executors, administrators, and assigns, covenant with the said grantees and with the survivor of them, and with such survivor's heirs and assigns, that at and until the ensealing of these presents I am well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and I have good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as hereinbefore mentioned.

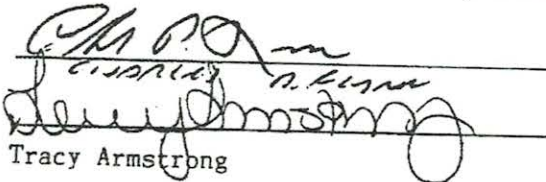
00135447

VOL: 2399 PG: 104

And Furthermore, I the said grantor do by these presents bind myself and my heirs, and assigns forever to WARRANT AND DEFEND the above granted and bargained premises to them the said grantees, and to the survivor of them and to such survivor's heirs and assigns, against all claims and demands whatsoever, except as hereinbefore mentioned.

In Witness Whereof, I have hereunto set my hand and seal this 23 day of October in the year two thousand and fourteen

Signed, Sealed and Delivered in the presence of


Tracy Armstrong


HELEN MONROE

State of Connecticut :

County of Fairfield :

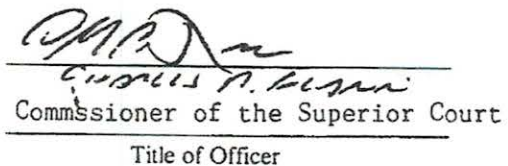
ss: Wilton

On this the 23 day of October, 2014, before me the undersigned officer, personally appeared


HELEN MONROE

known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained, as her free act and deed.

In Witness Whereof, I hereunto set my hand and official seal.


Commissioner of the Superior Court
Title of Officer

Latest address of Grantor:
No. and Street 22 Forest Lane
City Wilton
State CT Zip 06897

Received For Record
Oct 27, 2014 AT 01:15P
Wilton Town Clerk 

List of Owners within 500' of 44 Forest Ln, Wilton, CT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	Mailing State	Mailing Zip
116-22	51 WOODHILL RD	GURA WAYNE M	51 WOODHILL RD	WILTON	CT	06897 - 0000
116-24	50 FOREST LA	WILTON LAND CONSERVATION TRUST	PO BOX 77	WILTON	CT	06897 - 0000
116-25	54 FOREST LA	GILLIATT CHRISTINE A	54 FOREST LA	WILTON	CT	06897 - 0000
116-26	58 FOREST LA	BEVIS LAURA & KEVIN	58 FOREST LA	WILTON	CT	06897 - 0000
116-27	64 FOREST LA	AMMERMAN-GERKE TIMOTHY & KIMBERLY	64 FOREST LA	WILTON	CT	06897 - 0000
116-28	58 WOODHILL RD	KIZNER OLGA &	58 WOODHILL RD	WILTON	CT	06897 - 0000
117-2-1	DEFOREST RD	WILTON LAND CONSERVATION TRUST %	PO BOX 77	WILTON	CT	06897 - 0000
117-9	6 ABBOTT LA	RAGAZZINI JOHN F & TERRY W	6 ABBOTT LA	WILTON	CT	06897 - 0000
117-10	20 ABBOTT LA	STEENBOCK CHRISTOPHER &	20 ABBOTT LA	WILTON	CT	06897 - 0000
117-11	26 ABBOTT LA	SMITH RICHARD K & VIVIEN H ORBAC	26 ABBOTT LA	WILTON	CT	06897 - 0000
117-12	23 ABBOTT LA	NAN ZHANG GUAN	23 ABBOTT LA	WILTON	CT	06897 - 0000
117-13	17 ABBOTT LA	KAMINSKY DEBORAH & MARK F	17 ABBOTT LA	WILTON	CT	06897 - 0000
117-14	8 CROFOOT RD	KONDUB NOEL	132 OCEAN DR EAST	STAMFORD	CT	06902 - 0000
117-15	40 FOREST LA	NEWMAN CAROL	40 FOREST LA	WILTON	CT	06897 - 0000
129-12	83 FOREST LA	83 FOREST LANE ASSOCIATES, LLC	83 FOREST LA	WILTON	CT	06897 - 0000
129-13	77 FOREST LA	OLIVER MICHAEL J & CHRISTINE M	77 FOREST LA	WILTON	CT	06897 - 0000
129-14	73 FOREST LA	QUANTOCK KEVAN G & SARA H	73 FOREST LA	WILTON	CT	06897 - 0000
129-15	51 FOREST LA	CAFIERO STEPHEN M & KIM S	51 FOREST LA	WILTON	CT	06897 - 0000
129-16	41 FOREST LA	FARENGA JOSEPH A	41 FOREST LA	WILTON	CT	06897 - 0000
129-17	25 FOREST LA	POZZI JOSEPH A & COURTNEY P	25 FOREST LA	WILTON	CT	06897 - 0000
129-18	15 FOREST LA	ZIMMER JENNIFER	15 FOREST LA	WILTON	CT	06897 - 0000
129-21	24 FOREST LA	MACDONALD BRYAN J & ANNA B	24 FOREST LA	WILTON	CT	06897 - 0000
129-22	29 CROFOOT RD	ROSENBERG SETH ADRIAN &	29 CROFOOT RD	WILTON	CT	06897 - 0000
129-23	21 CROFOOT RD	ABI-KARAM FAROUK	21 CROFOOT RD	WILTON	CT	06897 - 0000