

WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION - ZBA# 22-09-13

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.)

Rob Sanders Architects

APPLICANT'S NAME

Loren & Candace Cole

OWNER'S NAME

14 Old Belden Hill Road

PROPERTY LOCATION

5160

2428

74-75

WLR MAP#

VOLUME

PAGE

PO Box 132, Wilton CT

ADDRESS

14 Old Belden Hill Rd, Wilton CT

ADDRESS

R-2A

ZONING DISTRICT

98

33

1.307

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 Variance of Section 29-4.d.1.a to permit construction of an Accessory Dwelling Unit with 1,191 sf in lieu of 750 sf allowed.

Request Variance of Section 29-4.d.1.g to permit construction of an Accessory Dwelling Unit on a parcel with an area of 1.307 acres in lieu of 2.00 acres as required in an R-2A Zone.

Request Variance of Section 29.8.B.8 to permit construction of a driveway extension 8'-0" from the front yard line in lieu of 25'-0" required.

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.

Non-conforming lot was created in 1945, in a five lot subdivision, with adjacent parcels of 1.29 to 1.86 acres in an area later zoned R-2A.

ADU: Circa 1945 3-Bedroom primary residence has existing free-standing 3-car garage, which is currently compliant with all required minimum setbacks and maximum building and site coverage restrictions. Proposed ADU addition of a new second floor on the garage will require no additional building or site coverage.

Driveway: Exiting residence is approximately 40" above driveway elevation, presenting difficult access for elderly residents. Driveway extension will allow level access to front entry porch.

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**? ☐ or ☒

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 ☒

WHEN WAS THE SUBJECT PROPERTY **PURCHASED**? 2015

IN WHAT YEAR WAS THE MAIN STRUCTURE **CONSTRUCTED**? 1945

SITE COVERAGE PROPOSED: 10.0% **BUILDING COVERAGE PROPOSED:** 5.4%
(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.

RSANCERS 8/29/22 RSANCERS@RSARCHT.COM 7610144
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

29 August 2022

Mr. Michael Wrinn, Town Planner
Town of Wilton
238 Danbury Road
Wilton, CT 06897

Re: 14 Old Belden Hill Rd ZBA application

Greetings-

Sorry for the delay. I was out with Covid 8/8, and then we were away on vacation. I've been catching up since then.

We are writing in response to your questions of August 15, 2022 regarding the proposed ADU at 14 Old Belden Hill Road:

Square footage:

The regulations regarding ADU size read "Maximum Size: The floor area of the accessory dwelling unit may not exceed one fourth of the gross floor area of the building or 750 square feet, whichever is greater." The existing site includes a garage of 864 sf (Typo on our application).

The area of the proposed ADU breaks down as follows:

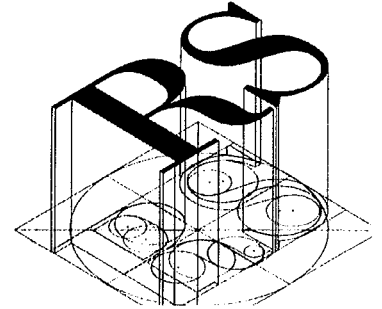
Upper level: 836 sf
Lower level: 355 sf
Total area: 1,191sf

Attached please find a revised application requesting variance of Section 29-4.d.1.a to permit construction of an Accessory Dwelling Unit with 1,191 sf in lieu of 750 sf allowed.

Driveway:

The Owners wish to provide an accessible approach to the existing residence for an elderly parent. The existing entry is non-conforming regarding the front setback, resulting in the proposed parking area location. We have modified our application to separately request a variance of the required distance for the proposed driveway extension.

The attached application requests variance of Section 29.8.B.8 to permit construction of a driveway extension 8'-0" from the front yard line in lieu of 25'-0" required.



Survey:

Paul Hiro, who prepared the survey for the residence in 2015, has since retired from practice. We have prepared a site plan based on that survey, which shows the total site coverage including the proposed driveway extension at 6,530 sf or 11.4%, well below the 12% maximum allowable despite the non-conforming lot size. The Coles will provide an updated survey showing conformity of the as-built conditions upon application for their Certificate of Occupancy should the variances be granted.

LP tank:

The existing residence and proposed ADU will be served by an existing 1,000 gallon underground tank.

Septic:

Plans showing a B100a replacement area have been approved by the Health Department. Further, the owner's septic maintenance company filed a map showing the existing septic tank and leaching system, as well as the proposed connection between the proposed ADU and the main house in July.

Inland wetlands:

The owners will apply for required IWA approval of any activity within the regulated area should the variances be granted.

Please find the modified ZBA application including the driveway extension attached.

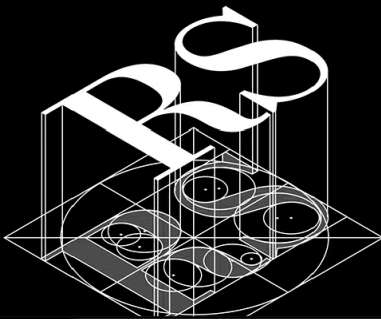
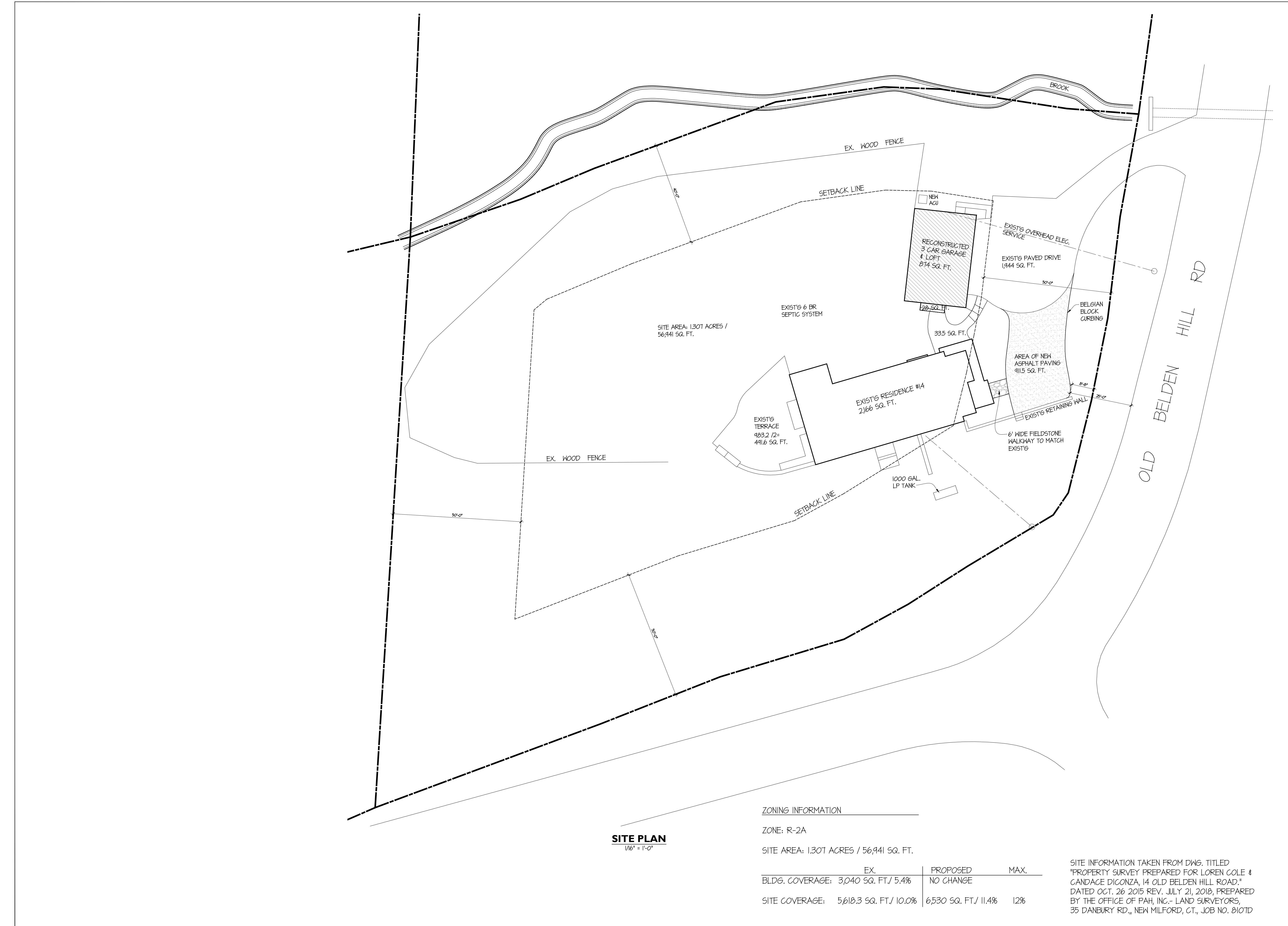
Thank you,

A handwritten signature in blue ink, appearing to read "Rob Sanders", with a stylized, flowing script.

Rob Sanders AIA
Rob Sanders Architects LLC
436 Danbury Road
P O Box 132
Wilton, CT 06897
t: 203.761.0144
c: 203.247.5562
rsanders@rsarchct.com
www.robsandersarchitects.com

c: M/M Cole

RS:WR



REV. 8/25/22

REV. 6/6/22

Project Name & Address
COLE RESIDENCE
14 OLD BELDEN HILL RD.
WILTON, CT

Project No.
21-012

Sheet Name
SITE
PLAN

d OCT. 27, 2021
s 1/16" = 1'-0"

Sheet No.

SA-I

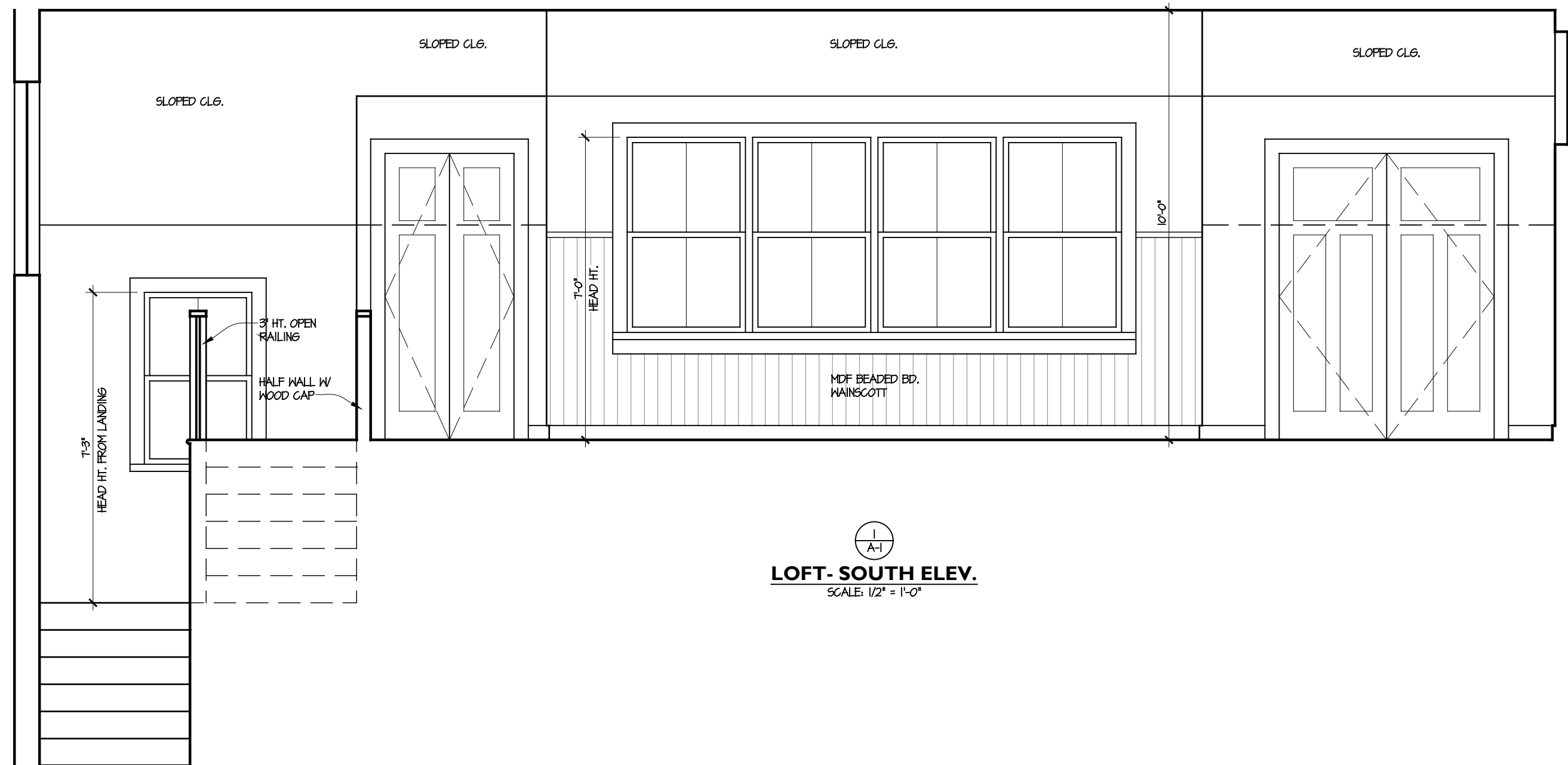
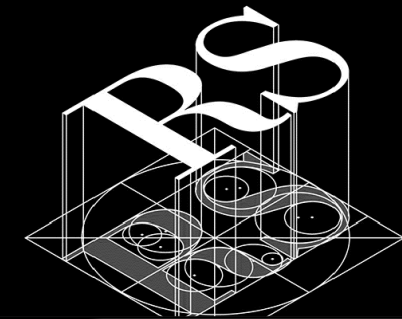
ZONING INFORMATION

ZONE: R-2A

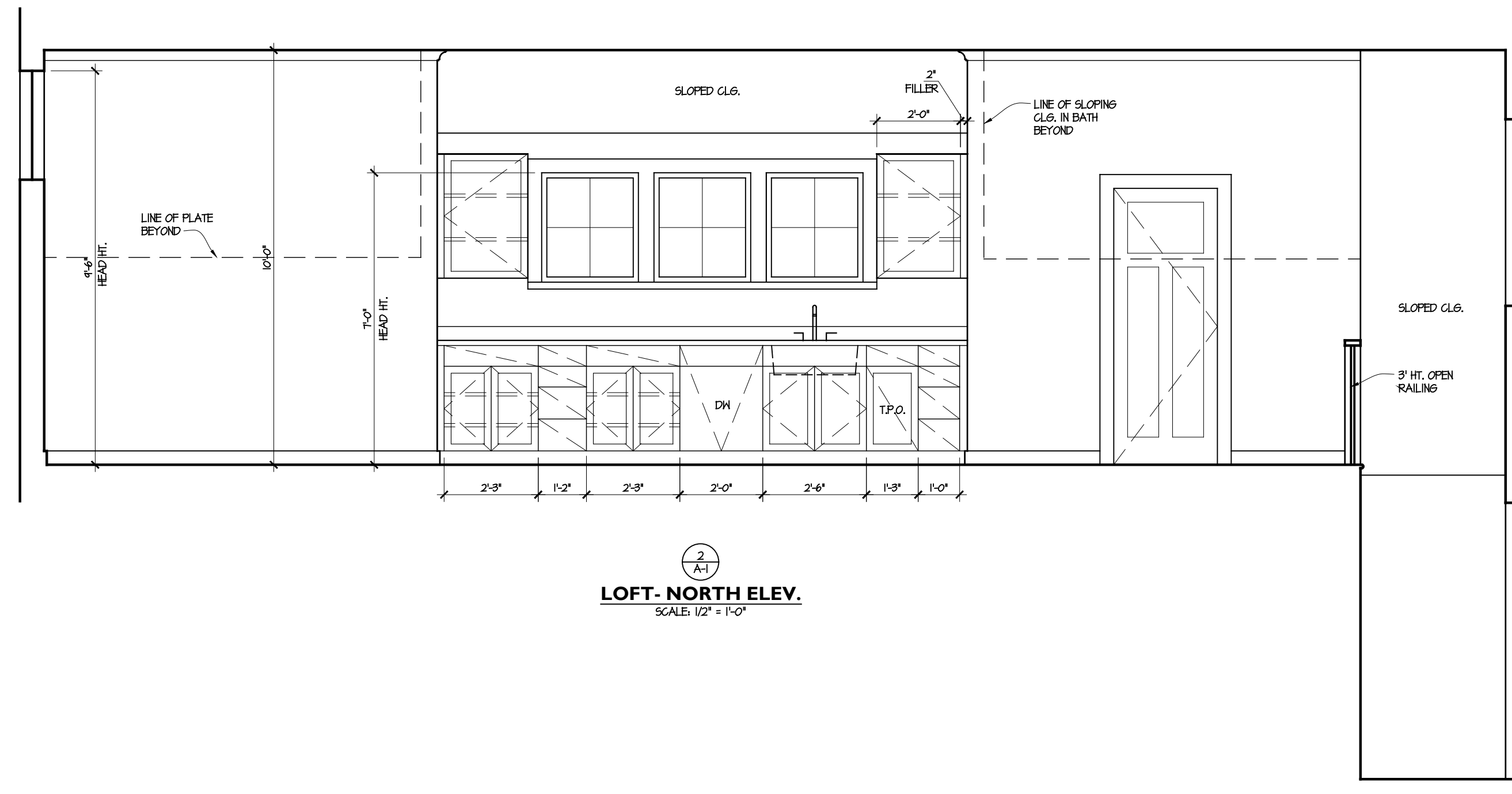
SITE AREA: 1.307 ACRES / 56,941 SQ. FT.

	EX.	PROPOSED	MAX.
BLDG. COVERAGE:	3,040 SQ. FT./ 5.4%	NO CHANGE	
SITE COVERAGE:	5,618.3 SQ. FT./ 10.0%	6,530 SQ. FT./ 11.4%	12%

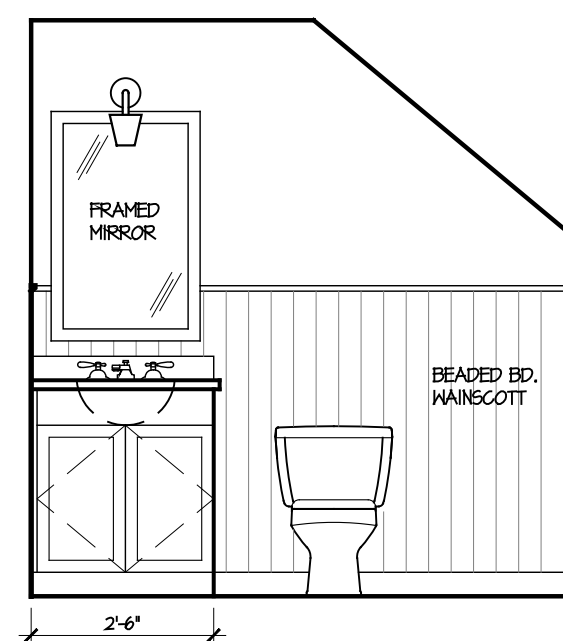
SITE INFORMATION TAKEN FROM DWG. TITLED
"PROPERTY SURVEY PREPARED FOR LOREN COLE &
CANDACE DICONZA, 14 OLD BELDEN HILL ROAD."
DATED OCT. 26 2015 REV. JULY 21, 2018, PREPARED
BY THE OFFICE OF PAH, INC.- LAND SURVEYORS,
35 DANBURY RD., NEW MILFORD, CT., JOB NO. 810TD



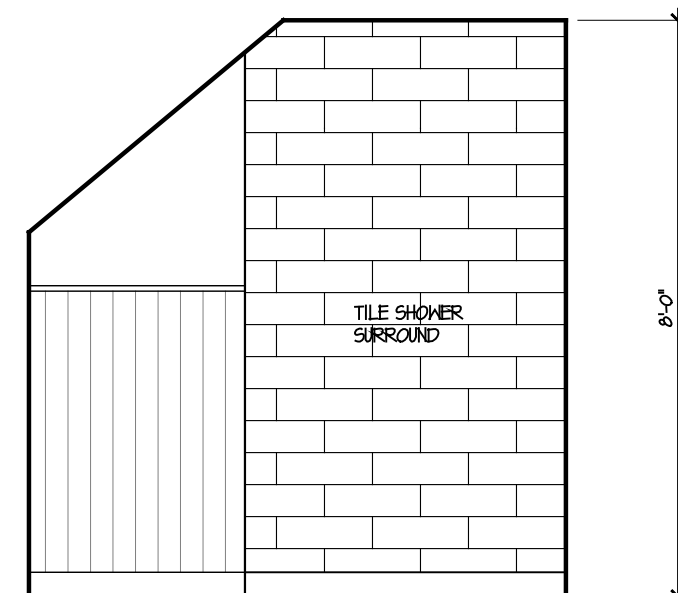
1
A-1
LOFT- SOUTH ELEV.
SCALE: 1/2" = 1'-0"



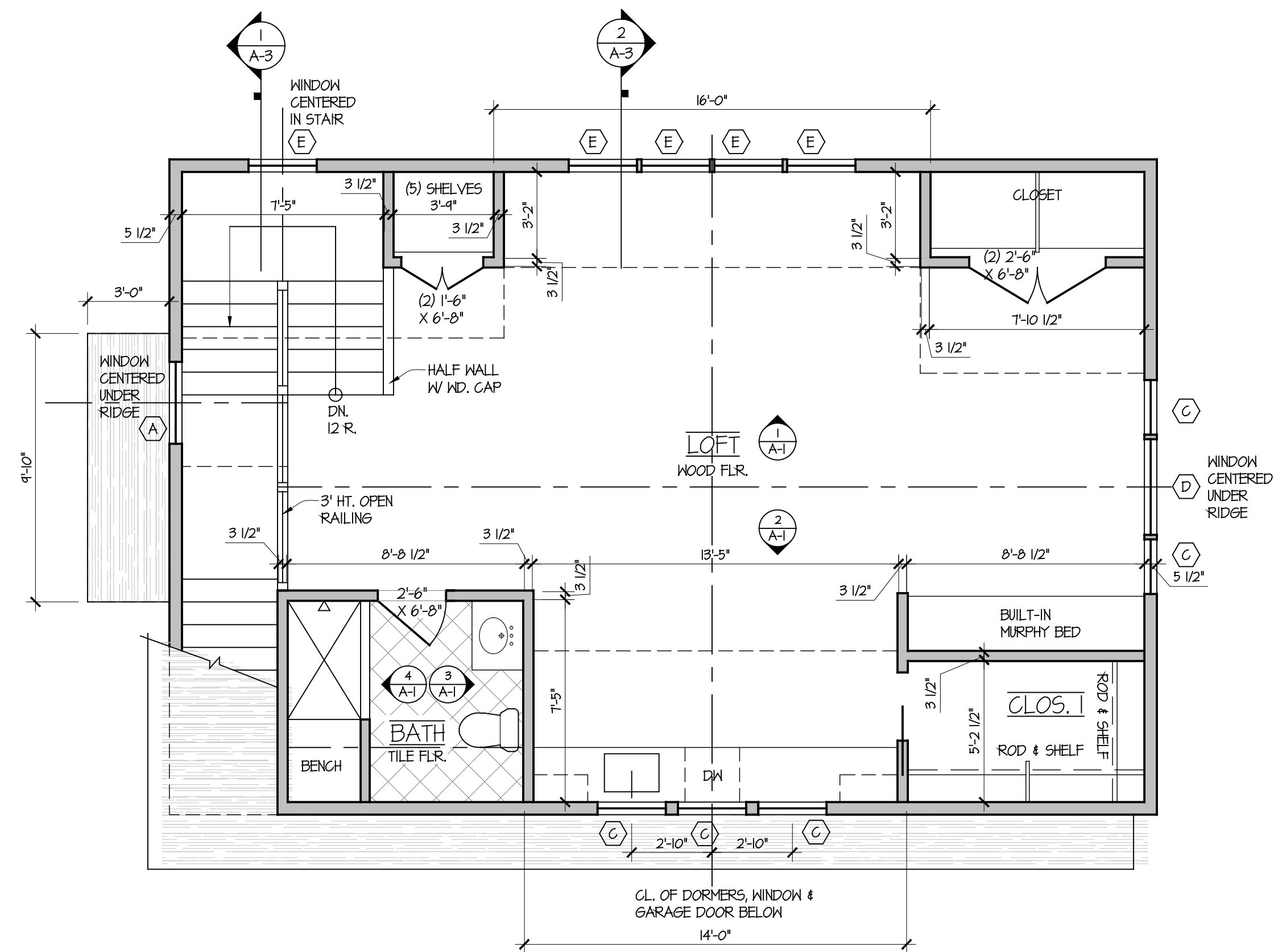
2
A-1
LOFT- NORTH ELEV.
SCALE: 1/2" = 1'-0"



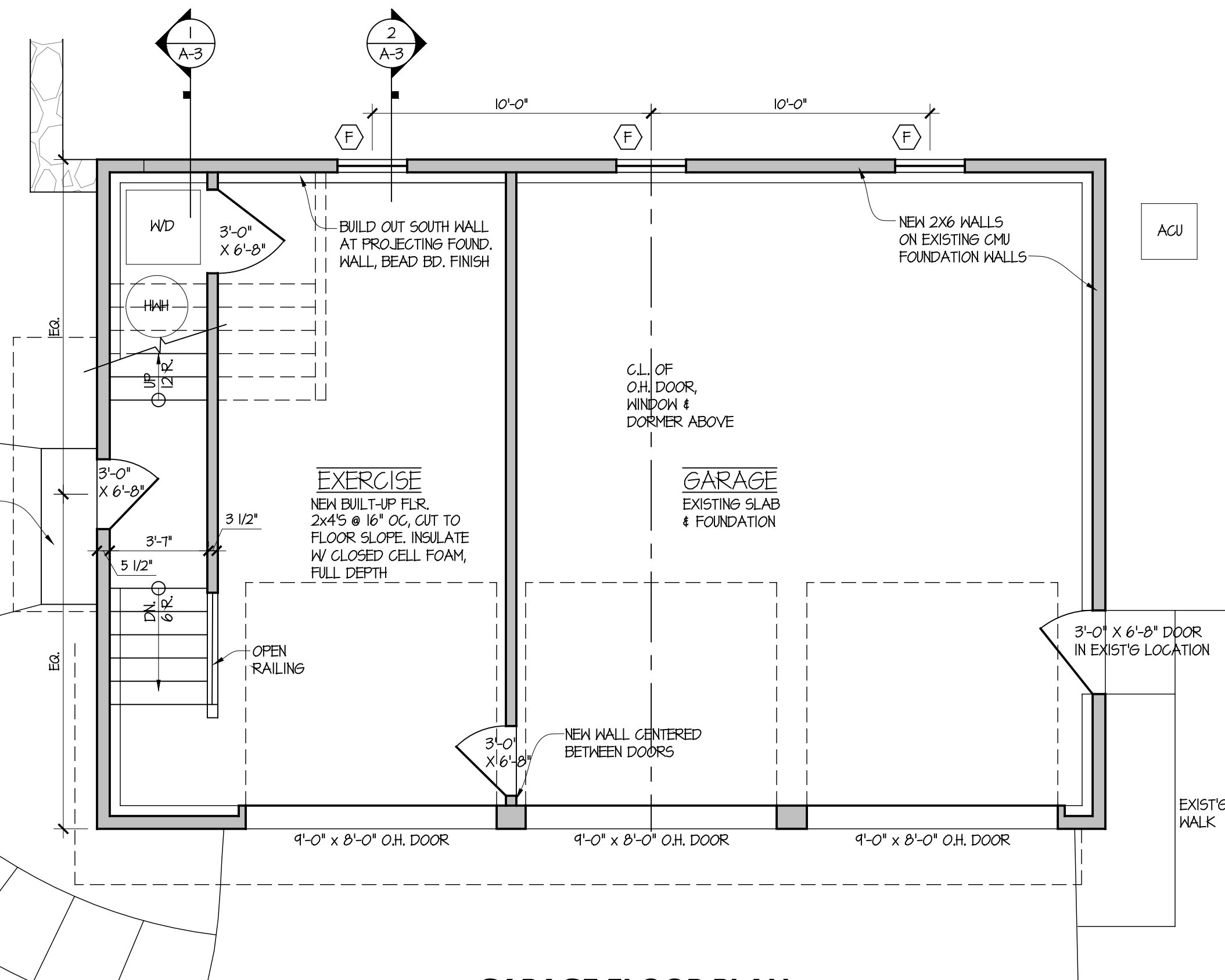
3
A-1
BATH- WEST ELEV.
SCALE: 1/2" = 1'-0"



4
A-1
BATH- EAST ELEV.
SCALE: 1/2" = 1'-0"



LOFT FLOOR PLAN
1/4" = 1'-0"



GARAGE FLOOR PLAN
1/4" = 1'-0"

NOTE: EXISTING CONC. SLAB
& FOUNDATION REMAINS

REV. 6/6/22
REV. 11/10/21

Project Name & Address
COLE GARAGE
14 OLD BELDEN HILL RD.
WILTON, CT

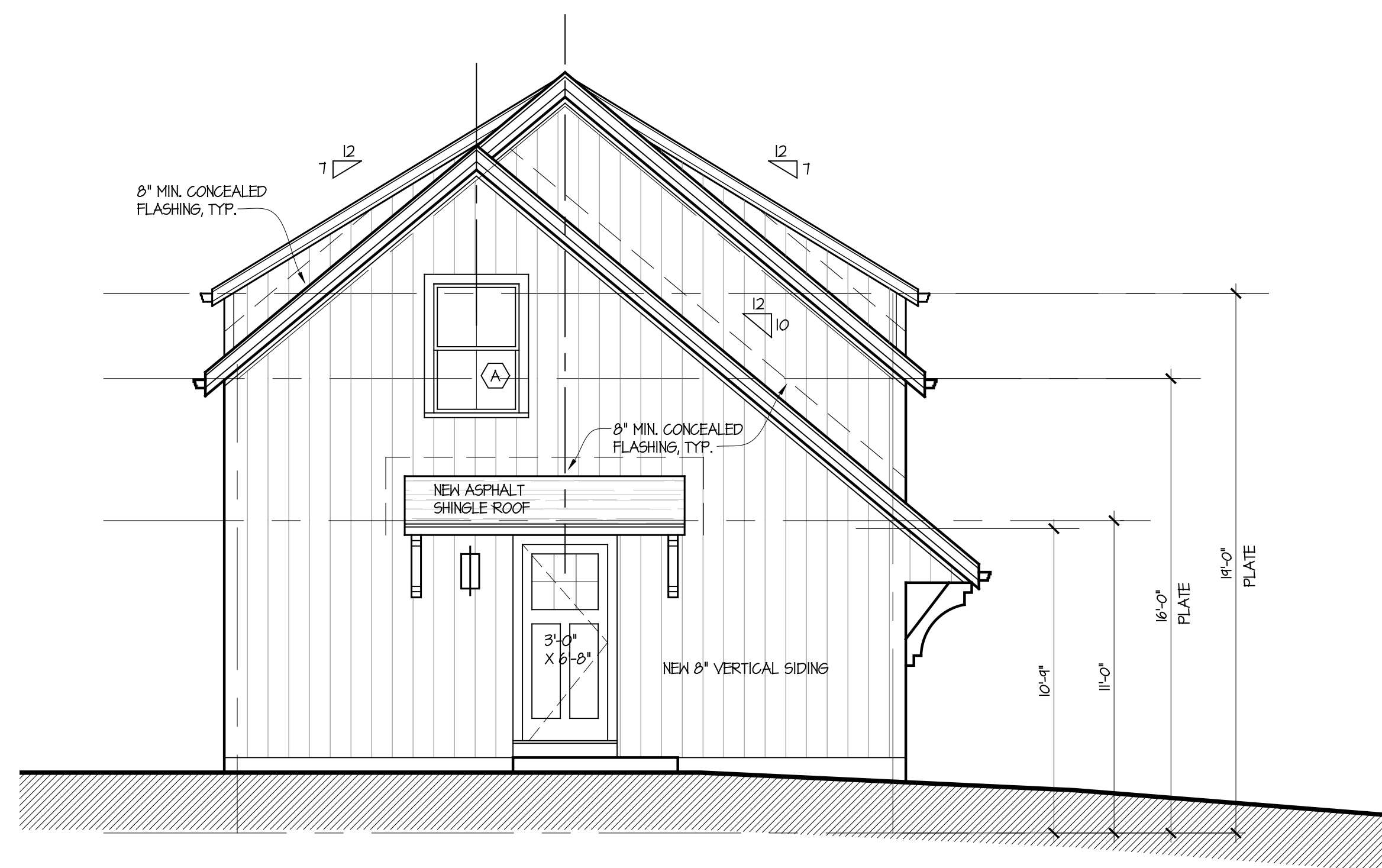
Project No.
21-012

Sheet Name
FLOOR
PLANS

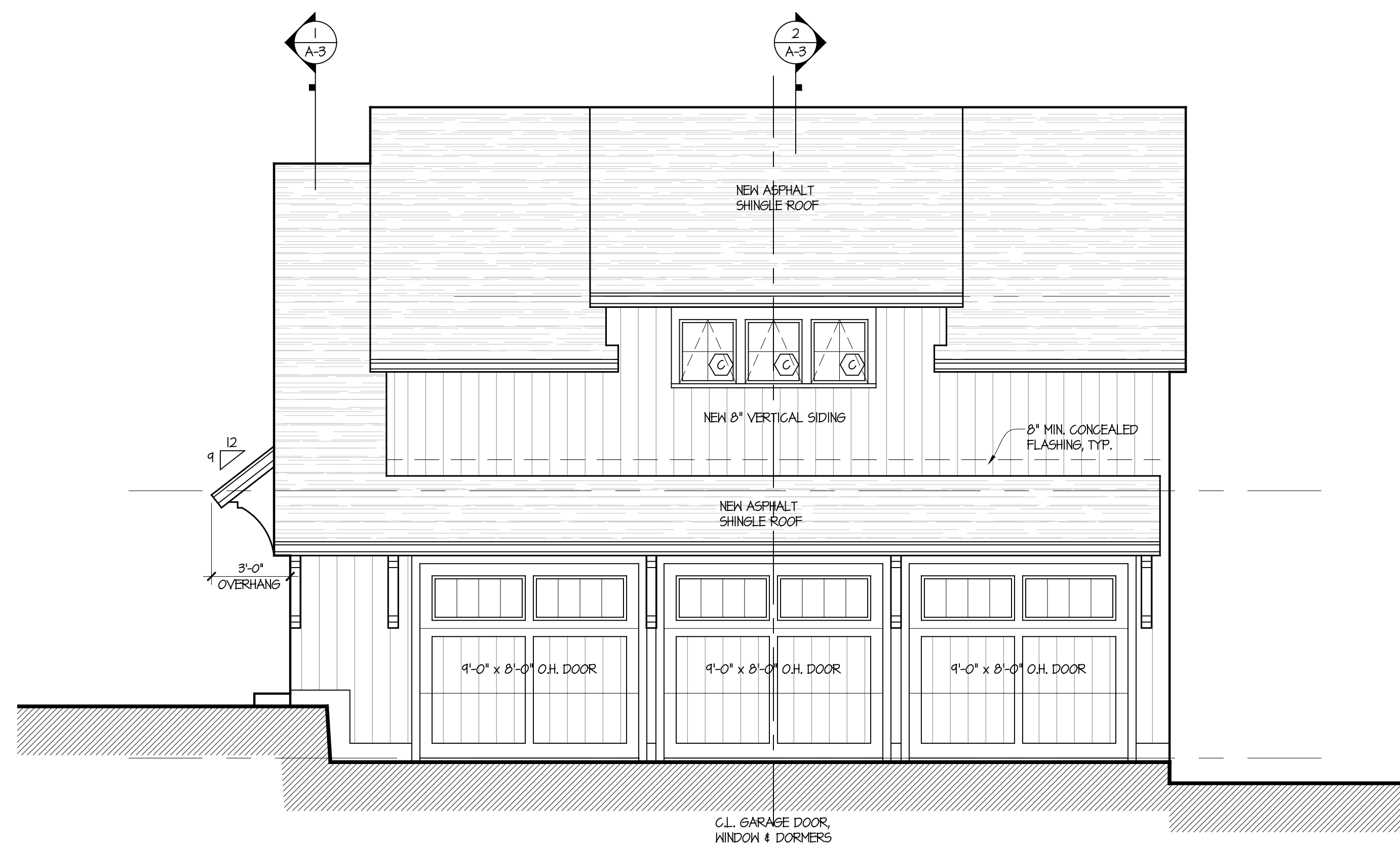
d OCT. 27, 2021
s AS NOTED

Sheet No.

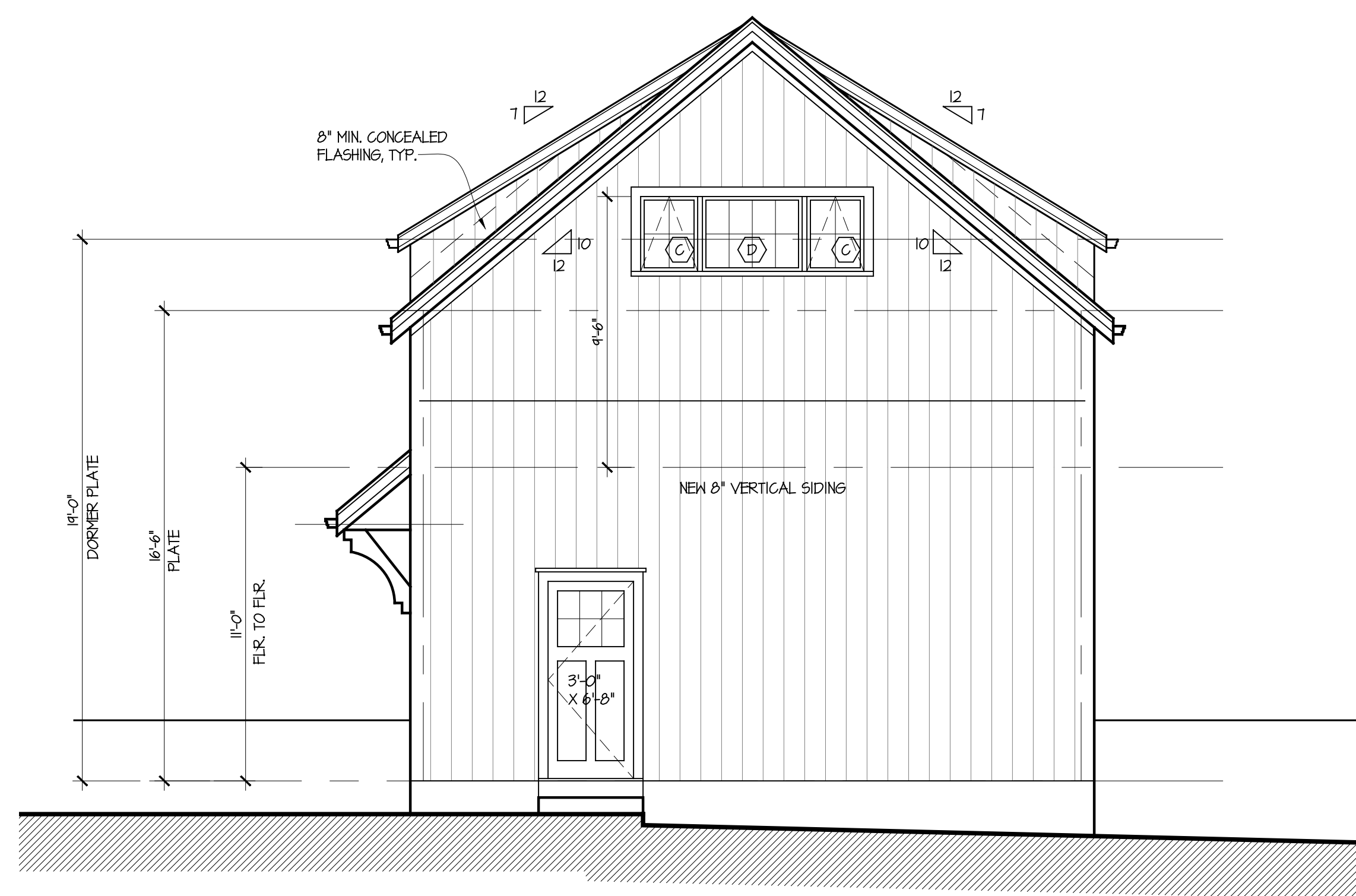
A-1



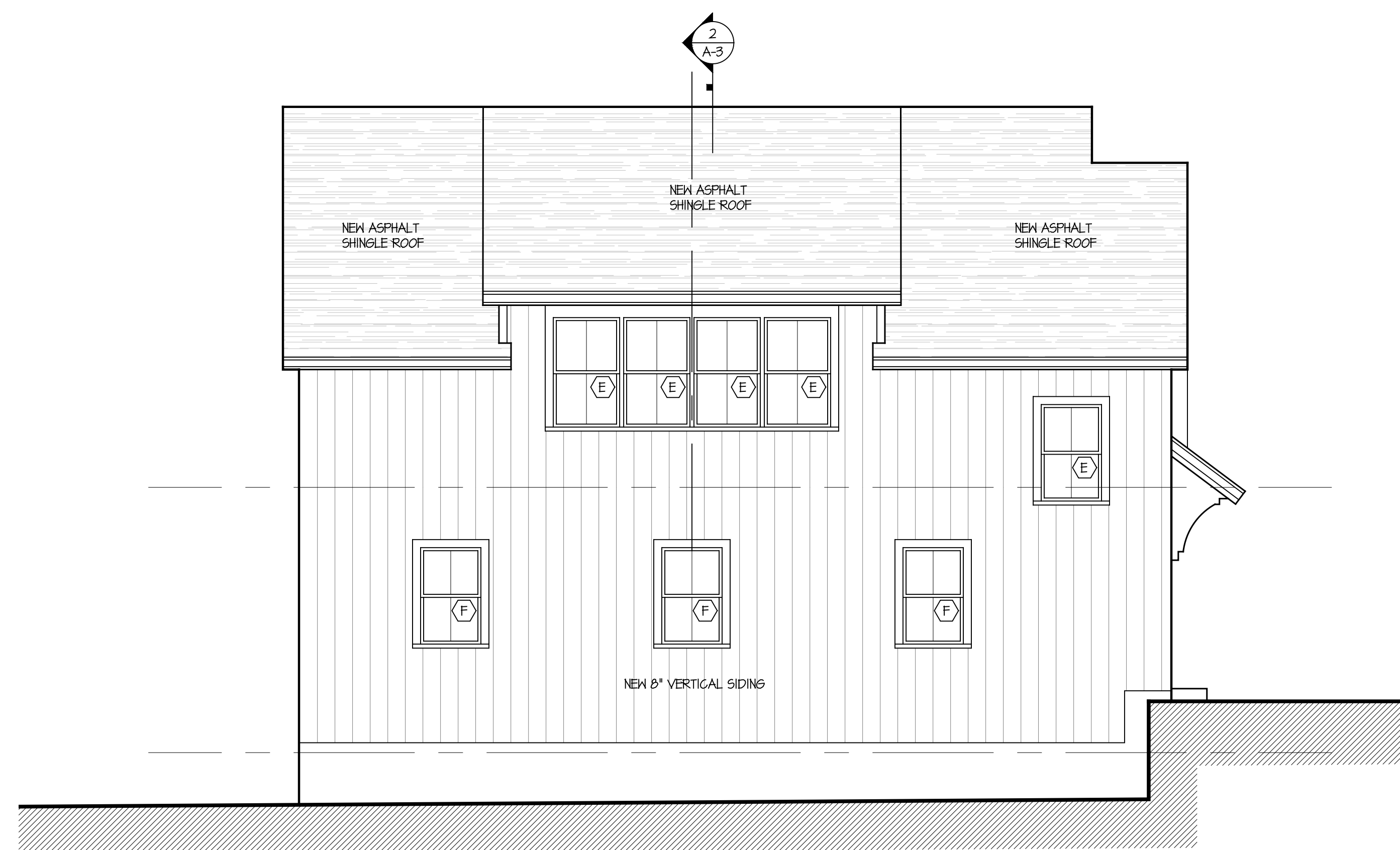
EAST ELEVATION
1/4" = 1'-0"



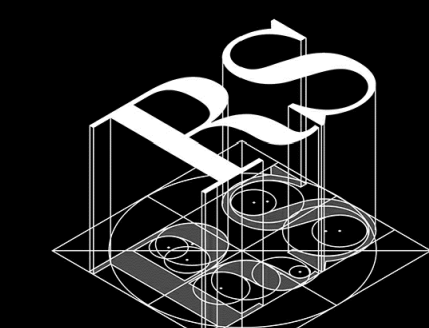
NORTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"



REV. 6/6/22

Project Name & Address
COLE GARAGE
14 OLD BELDEN HILL RD.
WILTON, CT

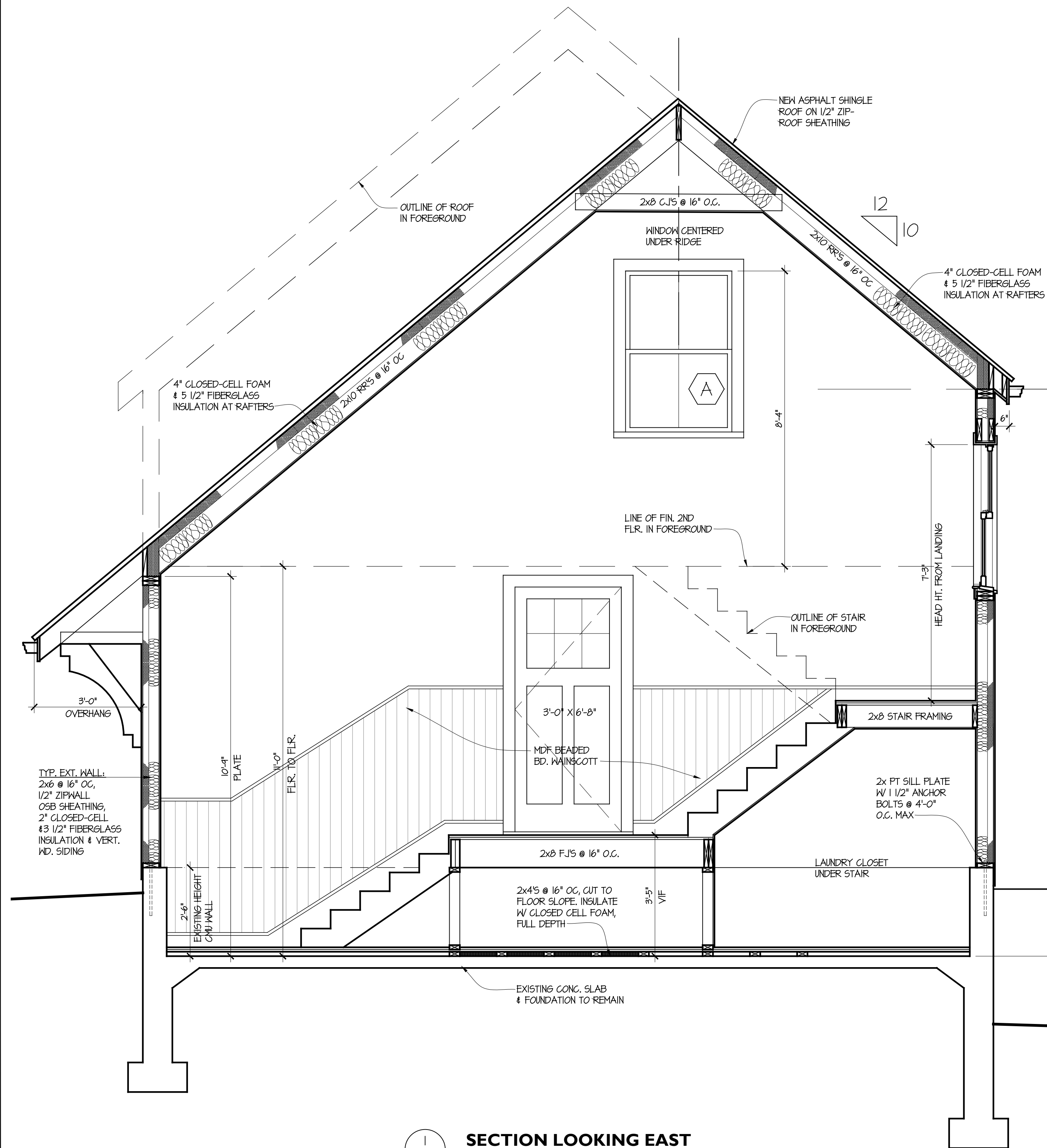
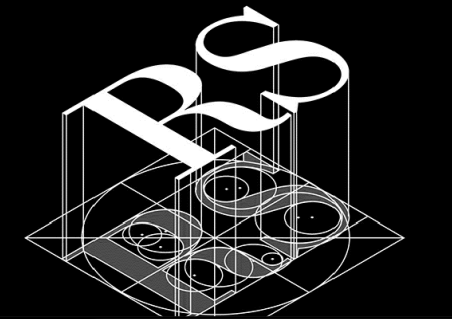
Project No.
21-012

Sheet Name
ELEVATIONS

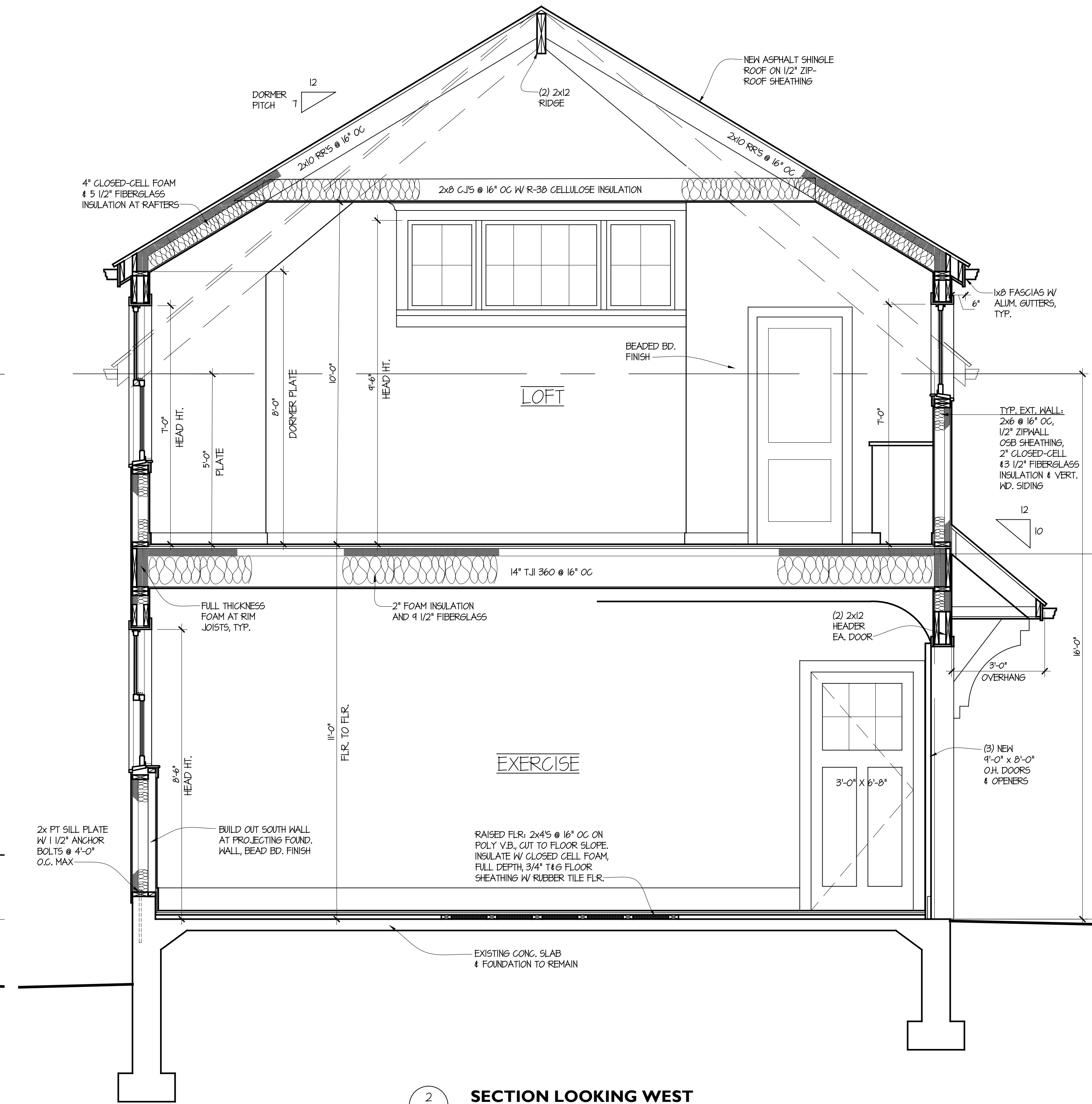
d OCT. 27, 2021
s AS NOTED

Sheet No.

A-2



1
A-3 SECTION LOOKING EAST
1/2" = 1'-0"



2
A-3 SECTION LOOKING WEST
1/2" = 1'-0"

REV. 6/6/22

Project Name & Address
COLE GARAGE
14 OLD BELDEN HILL RD.
WILTON, CT

Project No.
21-012

Sheet Name
SECTIONS

d OCT. 27, 2021
s AS NOTED

Sheet No.

A-3



Existing garage and main house, north elevation.



Garage north elevation looking west.



Driveway and Old Belden Hill Road looking east.



Garage with view of pond beyond.



Existing garage south elevation.



Existing residence west elevation.

PREVIOUS VARIANCE: 14 OLD BELDEN HILL RD

Street #	Street Name	Owner	Number	Description	Status
70	OAK LEDGE LANE	WRIGHT	#14-09-11	a variance of Section 29-5.D to allow the building of an addition resulting in site coverage of 24.19%, where 22.86% exists and a maximum of 15% is permitted. Said property is owned by Robert Wright and Dana Haddox-Wright and consists of 1.0026+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #86, Lot #32.	APPROVED
14	OLD BELDEN HILL ROAD	COLE	#17-03-04	a variance of Section 29-5.D to allow a building addition with a 35-foot front yard setback in lieu of the required 50 feet. Said property is owned by Loren Cole and consists of 1.307+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #98, Lot #33.	APPROVED
74	OLD BELDEN HILL ROAD	LESICA	#01-05-21	a variance to permit a 12.5 foot side yard setback in lieu of the reqrd 40 foot side yard setback; to permit an 85 foot setback from the current wetland area in lieu of the 100 foot setback; and reassessment of the "Bldg Lot Coverage" and "Total Lot Coverage" percentages using a grandfathered 1 acre zoning basis as opposed to the current 2 acre zoning basis. Said property owned by Tom & Emma Lisa Lesica, consisting of 1.2015 acre, on Assessor's Map #97, Lot #3.	WITHDRAWN
74	OLD BELDEN HILL ROAD	LESICA	#01-07-34	a variance of Section 29-5.D to allow the placement of a shed with a 30 foot side yard setback in lieu of the required 40 feet. Said property is owned by Tom and Emma Lisa Lesica and consists of 1.2015 acres in an R-2A District as shown on Assessor's Map #97, Lot#3.	GRANTED
113	OLD BELDEN HILL ROAD	KRIEMELMEYER	#12-06-14	a variance of Section 29-5.D to allow the vertical expansion of an existing building having a 39-foot side yard setback in lieu of the required 40 feet. Said property is owned by Allan D. and Christine L. Kriemelmeyer and consists of 4.11+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #97, Lot #31.	APPROVED
12	OLD BOSTON ROAD	HEARLE	#03-02-02	a variance of Section 29-5.D. to allow an above ground oil tank subject to location conditions and a modified front yard setback of not less than 30 feet in lieu of the required 50 feet. Said property is owned by Todd Hearle and consists of 2.92 acres in an R-2A District as shown on Assessor's Map #111, Lot #27.	GRANTED W/CONDITION
46	OLD BOSTON ROAD	TRICHILO	#09-05-05	a variance of Section 29-5.D to allow a building addition with a 42.1-foot front yard setback in lieu of the permitted 50 feet, where the existing 47.8-foot setback is nonconforming. Said property is owned by Enzo and Jessica Trichilo and consists of 3.38+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #111, Lot #24.	APPROVED

00137711

VOL: 2428 PG: 74

Return to: **Loren Cole**
14 old Belden Hill Rd
~~Joshua F. Gilman~~
~~Connecticut Title & Escrow, LLC~~
~~71 East Avenue, Unit T~~ **Wilton CT 06897**
~~Norwalk, CT 06851~~

WARRANTY DEED
(Connecticut Statutory Form)

KNOW YE, THAT **NANCY MCTAGUE-STOCK** of 14 Belden Hill Road, Wilton, Connecticut for consideration paid, grants to **LOREN COLE** and **CANDACE DICONZA** of 320 West Street, Apt. 814, New York, NY 10018 as joint tenants with rights of survivorship

With WARRANTY COVENANTS

All that certain piece or parcel of land, with the buildings thereon, situated in the Town of Wilton, County of Fairfield, and State of Connecticut, known and described as Plot J on that certain map entitled, "Map of Plot J prepared for William A. Edwards at Belden Hill, Wilton, Connecticut, Scale 1"=80', September 1945", which map is on file in the Wilton Town Clerk's Office as Map No. 674. Reference thereto is had for a more particular description of the premises, which is bounded as follows:

NORTHERLY,
NORTHEASTERLY, &
EASTERLY:

451.10 feet by Old Belden Hill Road;

SOUTHERLY:

223.38 feet by land now or formerly of Charles A. Walbach, Jr.
and Bertha T. Walbach; and

WESTERLY:

295.27 feet by the center line of a brook.

TOGETHER WITH the right and privilege, in common with other owners of any land on which the lake rests, to use said lake, a part of which lies on the premises herein described, for boating (except motor boating), fishing, swimming, skating, and other recreations which do not disturb the peace and quiet enjoyment of the neighborhood.

Subject to:

1. Building lines, if established, all laws, ordinances, or governmental regulations, including building, wetlands and zoning ordinances.
2. Taxes, sewer use charges and assessments payable to the Town of Wilton which become due and payable after the date hereof, which taxes and assessments the Buyers assume and agree to pay.

Conveyance Tax Received
TOWN \$ 1750.00
STATE \$ 5250.00

Lori A. Kaback
Town Clerk of Wilton

D. PALLADINO & SON SEPTIC CO. INC

SEPTIC TANK CLEANING & SEPTIC SYSTEM INSTALLATIONS

P.O. BOX 968

New Canaan, CT 06840

(203)966-9349

August 3, 2022

Re: 14 Old Belden Hill, Wilton

On July 25, 2022 D. Palladino & Son Septic Co. Inc. conducted an onsite septic system inspection and the following conclusion was found.

The septic consists of a 1500-gallon 2 compartment septic tank with 6" filter. The septic tank was installed new in 2015. The water level was found to be normal.

The leaching area which consists of leaching trenches was probar tested and found to be working normally. There were no indications of highwater or sewage overflow.

Defects may exist which cannot be detected except through substantial excavating.

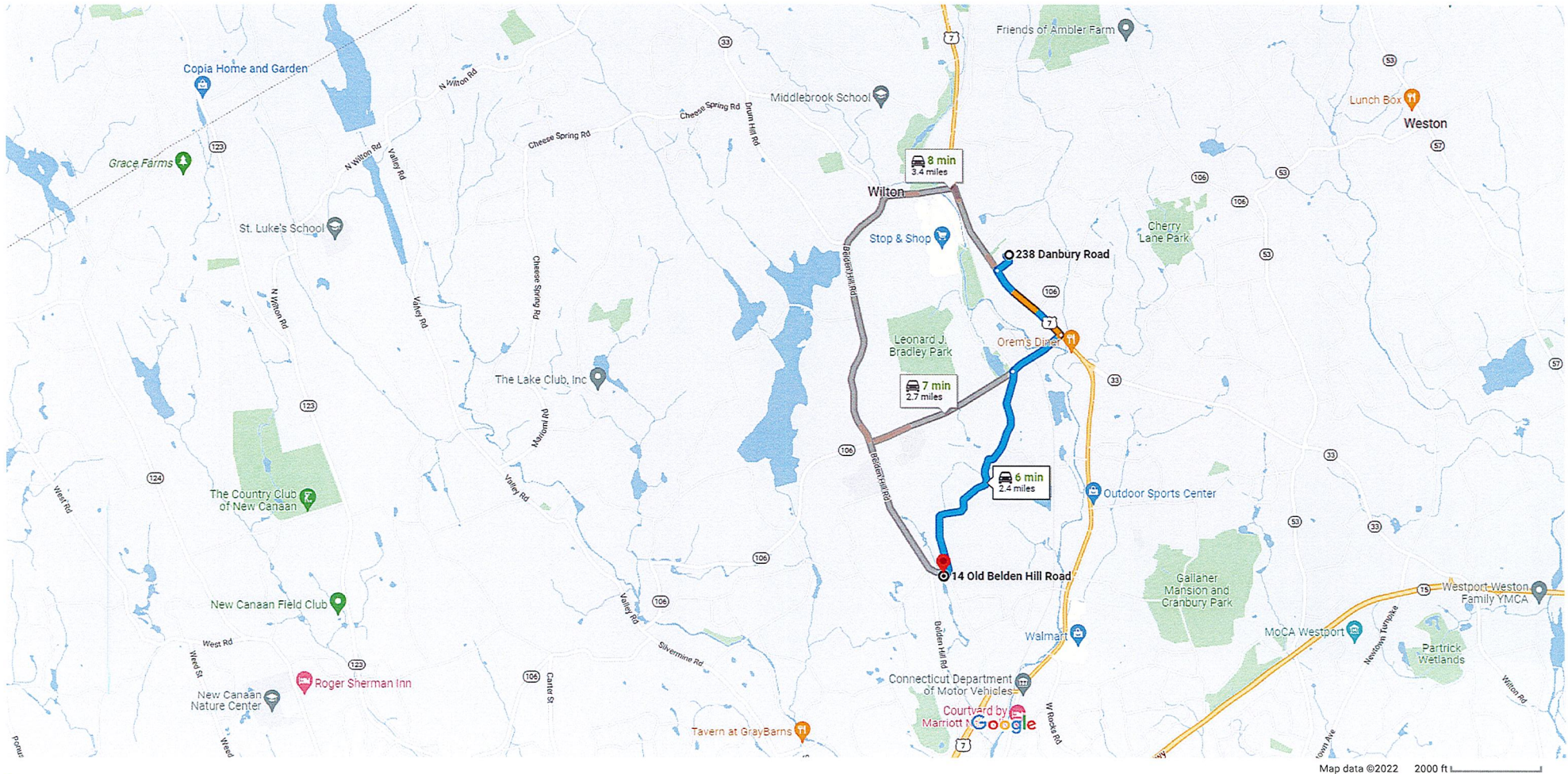
Neither D. Palladino & Son Septic Co. nor any of its agents assume any liability whatsoever regarding this opinion except that this opinion is honestly and objectively given and based upon a limited visual inspection.

We would recommend cleaning the septic tank once a year for proper maintenance of the system.

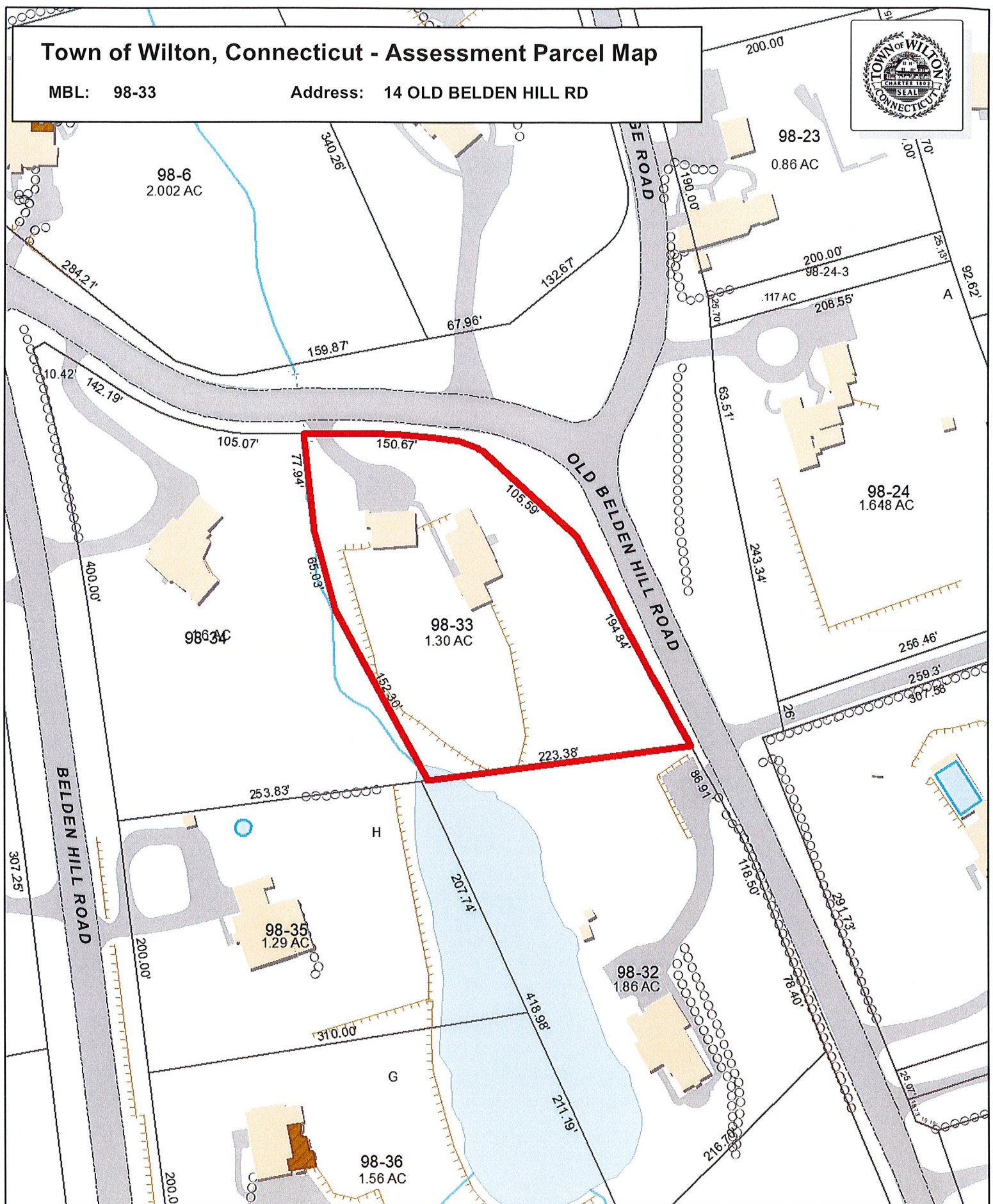
Very truly yours,
Ralph Palladino

TOWN OF WILTON, CONNECTICUT

Parcel ID	Site Address	Owner Name	Mailing Address	Mailing City	State	Zip
97-5-2	50 OLD BELDEN HILL RD	PERILMAN CHARLES E & VICTORIA E	516 BELDEN HILL RD	WILTON	CT	06897
98-5	458 BELDEN HILL RD	YAO TINA	19 VILLAGE WALK	WILTON	CT	06897
98-6	468 BELDEN HILL RD	ROCHE MICHAEL PATRICK III &	468 BELDEN HILL RD	WILTON	CT	06897
98-22-2	13 VALEVIEW RD	BOOK JAMES R & STACY L	13 VALEVIEW RD	WILTON	CT	06897
98-23	266 RANGE RD	BURTON ASHLEIGH JESSICA &	266 RANGE RD	WILTON	CT	06897
98-24	270 RANGE RD	GROSSBARD SETH & MELANIE	270 RANGE RD	WILTON	CT	06897
98-24-1	23 OLD BELDEN HILL RD	STUART LISA CANNELLA & RICHARD	23 OLD BELDEN HILL RD	WILTON	CT	06897
98-24-2	21 OLD BELDEN HILL RD	RIECKER JEFFREY C	21 OLD BELDEN HILL RD	WILTON	CT	06897
98-24-3	OLD BELDEN HILL RD	RIECKER JEFFREY C	21 OLD BELDEN HILL RD	WILTON	CT	06897
98-25	35 OLD BELDEN HILL RD	LAFLAMME FRANCE &	35 OLD BELDEN HILL RD	WILTON	CT	06897
98-26	37 OLD BELDEN HILL RD	HUANG XIAOHU	37 OLD BELDEN HL RD	WILTON	CT	06897
98-27	39 OLD BELDEN HILL RD	TRUSTEE GOLDBERG BENAY	39 OLD BELDEN HILL RD	WILTON	CT	06897
98-28	45 OLD BELDEN HILL RD	TRAVERS FRANK J & TARA	45 OLD BELDEN HILL RD	WILTON	CT	06897
98-32	32 OLD BELDEN HILL RD	OLSEN GREGORY & TIFFANY	32 OLD BELDEN HILL RD	WILTON	CT	06897
98-33	14 OLD BELDEN HILL RD	COLE LOREN &	14 OLD BELDEN HILL RD	WILTON	CT	06897
98-34	476 BELDEN HILL RD	FITZPATRICK PAUL RYAN &	476 BELDEN HILL RD	WILTON	CT	06897
98-35	492 BELDEN HILL RD	CRAMERI MARCUS G & STACY L	492 BELDEN HILL RD	WILTON	CT	06897
98-36	504 BELDEN HILL RD	KOWALSKI JOHN &	504 BELDEN HILL RD	WILTON	CT	06897
98-37	503 BELDEN HILL RD	MONTANARO VITO & LINDA	503 BELDEN HILL RD	WILTON	CT	06897
98-38	491 BELDEN HILL RD	MORRISSY STUART A	491 BELDEN HILL RD	WILTON	CT	06897
98-39	3 SEIR HILL RD	HAAS JOSEPH H JR & PAMELA B	475 BELDEN HILL RD	WILTON	CT	06897
98-42	11 OLD BELDEN HILL RD	SPECIALE RICHARD C &	11 OLD BELDEN HILL RD	WILTON	CT	06897
98-43	506 BELDEN HILL RD	MOORE JOSEPH & JENNIFER	506 BELDEN HILL RD	WILTON	CT	06897
111-34	461 BELDEN HILL RD	BAZILIAN FAYE	461 BELDEN HILL ROAD	WILTON	CT	06897

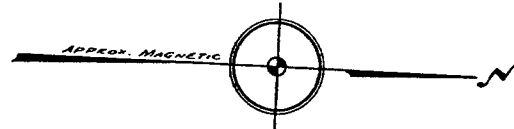
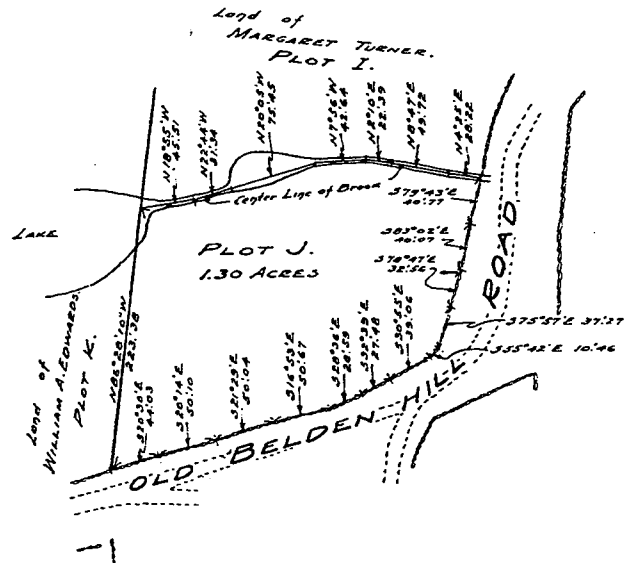


-  via Range Rd **6 min**
Fastest route now due to traffic conditions
2.4 miles
-  via CT-106 S and Belden Hill Rd **7 min**
2.7 miles
-  via CT-33 N and Belden Hill Rd **8 min**
3.4 miles



0 50 100 150
Feet

No. 674



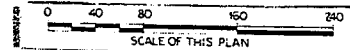
MAP OF PLOT J
PREPARED FOR
WILLIAM A. EDWARDS
AT
BELDEN HILL, WILTON, CONN.

NOTE.
INFORMATION SHOWN TAKEN FROM
SURVEYS MADE BY US IN 1935 & 1940.

SCALE 1"=80'

SEPT. 1945. THE SAMUEL W. HOYT, JR., CO., INC.,
FREDERICK P. STAGELL, PRES.,
CIVIL ENGINEERS & SURVEYORS,
SOUTH NORWALK, CONN.

CERTIFIED "SUBSTANTIALLY CORRECT",
THE SAMUEL W. HOYT, JR., CO., INC.,
BY FREDERICK P. STAGELL, PRES.,
CIVIL ENGINEER & SURVEYOR.



Filed November 10, 1945 at 11:56 A.M.
By Edith R. Gregory - Town Clerk

674

NORTH REF. ~ TOWN CLERK MAP NO. 674



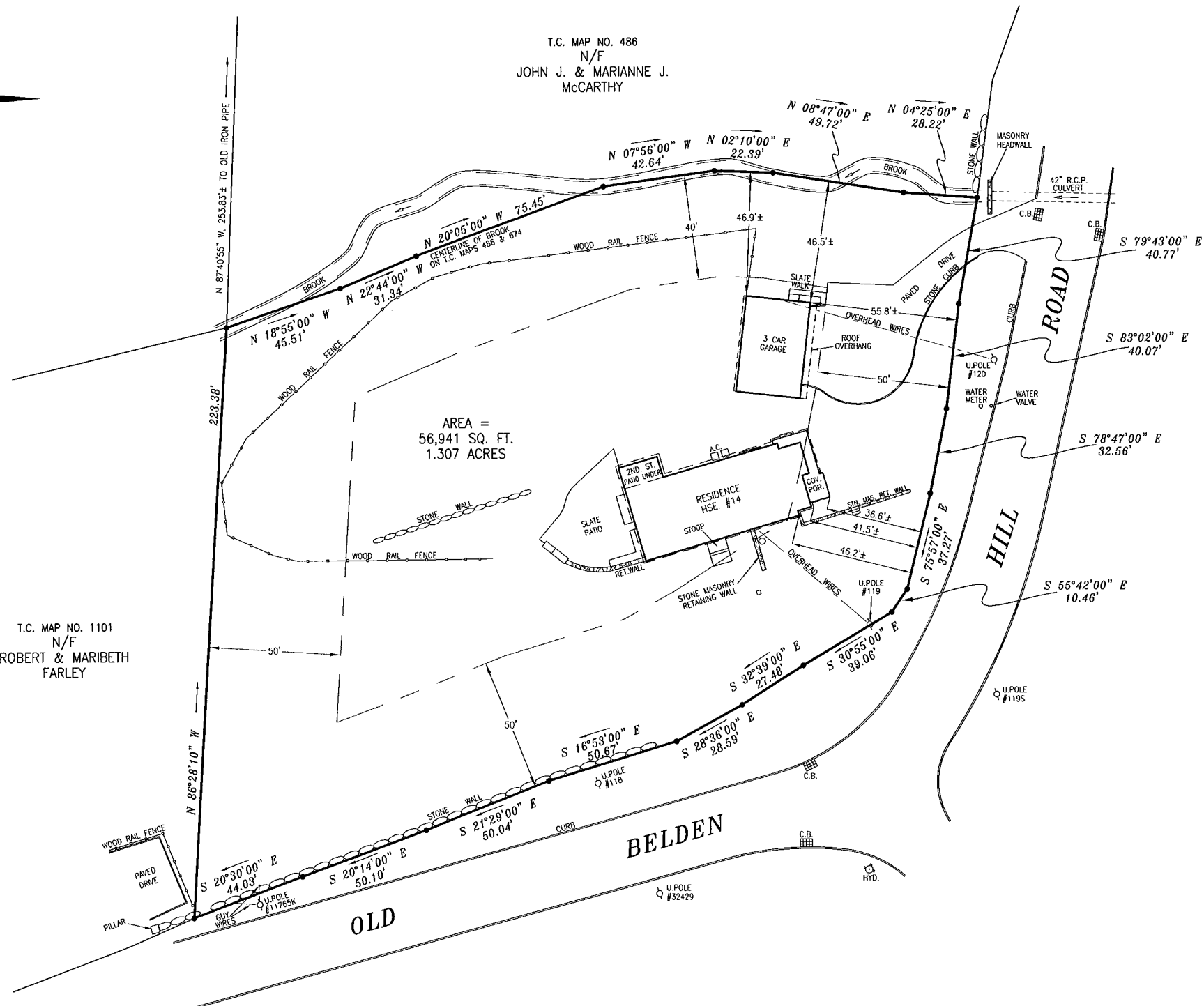
T.C. MAP NO. 486
N/F
JOHN J. & MARIANNE J.
McCarthy

T.C. MAP NO. 1101
N/F
ROBERT & MARIBETH
FARLEY

AREA =
56,941 SQ. FT.
1.307 ACRES

NOTES:

- 1) PROPERTY IS LOCATED IN R-2A ZONING DISTRICT.
- 2) REFERENCE MADE TO TOWN CLERK MAP NOS. 486, 674, 1101 AND VOL. 2428 PG. 74-75 OF THE WILTON LAND RECORDS.
- 3) THIS MAP REPRESENTS A DEPENDENT RESURVEY OF PLOT J AS DEPICTED ON TOWN CLERK MAP NO. 674.
- 4) PROPERTY IS SUBJECT TO RIGHTS, NOTES, CONDITIONS AND RESTRICTIONS AS LISTED IN VOL. 2428 PG. 74-75.
- 5) MONUMENTATION FOUND OR SET DEPICTED HEREON.
- 6) UNDERGROUND UTILITIES ARE NOT DEPICTED HEREON. "CALL BEFORE YOU DIG" (800-922-4455) PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
- 7) BUILDING COVERAGE EQUALS 5.4% ± (07/21/2018). SITE COVERAGE EQUALS 10.0% ± (07/21/2018).
- 8) BUILDING HEIGHT AS MEASURED FROM AVERAGE FINISHED GRADE TO MEAN ROOF ELEVATION EQUALS 24.5' ±.
- 9) THE SUBJECT PROPERTY WAS GRANTED A VARIANCE BY THE WILTON ZONING BOARD OF APPEALS, AS RECORDED IN VOL. 2470 PG. 145 OF THE WILTON LAND RECORDS.



PROPERTY SURVEY
PREPARED FOR
LOREN COLE & CANDACE DICONZA
14 OLD BELDEN HILL ROAD

TOWN OF WILTON FAIRFIELD COUNTY, CT.

OCT. 26, 2015

SCALE: 1" = 30'

REVISED MAY 3, 2016 FOR PROPOSED ADDITIONS
REVISED FEB. 24, 2017 FOR PROPOSED ADDITIONS, DRIVEWAY & COVERAGE
REVISED AUG. 25, 2017 FOR FOUNDATION AS-BUILT LOCATION
REVISED JULY 21, 2018 FOR UPDATE/AS-BUILT

THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" EFFECTIVE 06-21-96 AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.

IT IS A PROPERTY SURVEY BASED ON A DEPENDENT RESURVEY OF EXISTING MAPS.

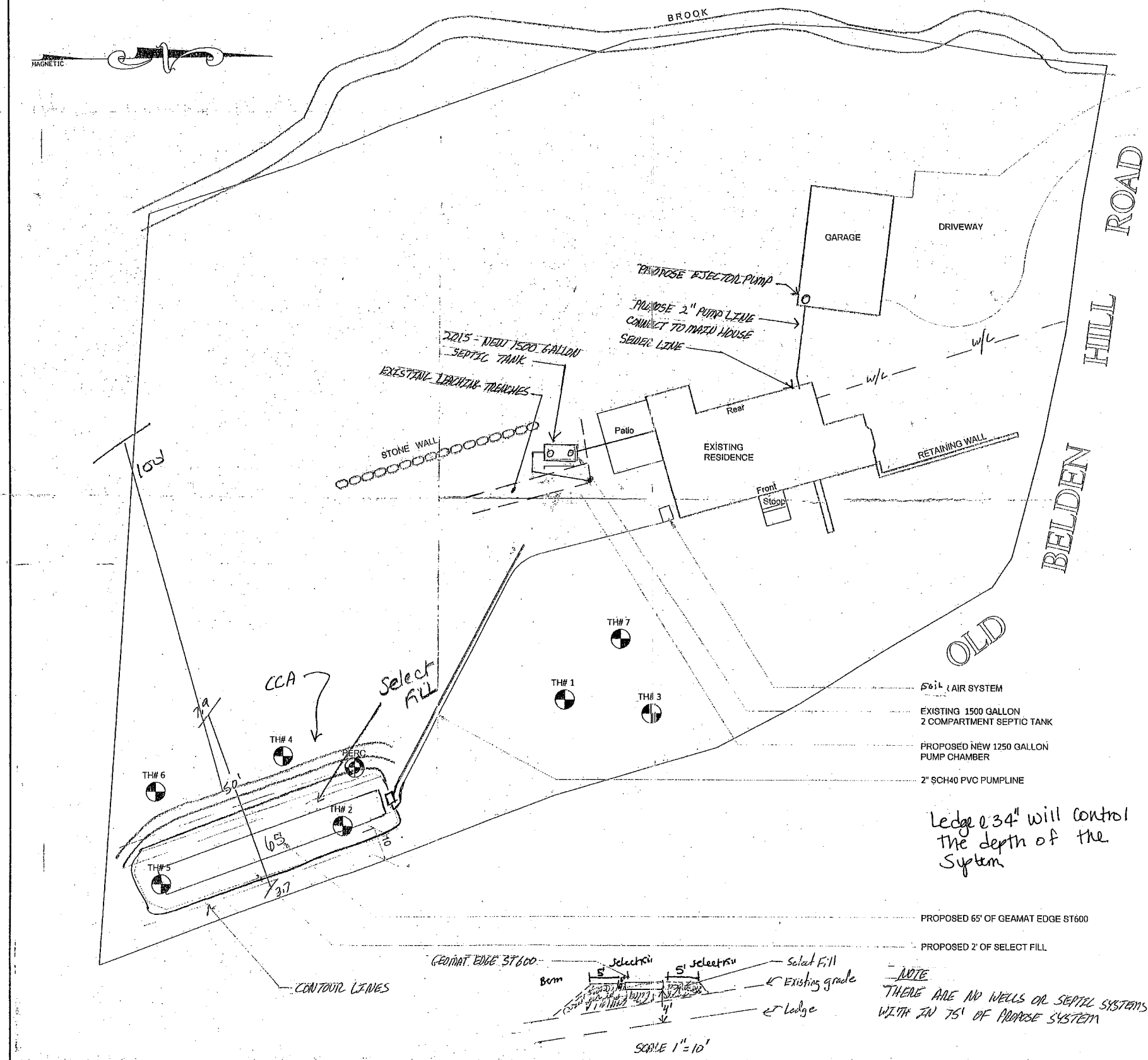
THIS SURVEY MEETS CLASS A-2 STANDARDS.

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

PREPARED BY THE OFFICE OF
PAH, INC. ~ LAND SURVEYORS
35 DANBURY ROAD NEW MILFORD, CT.

PAUL A. HIRO, L.S. ~ CT. REG. NO. 15167

JOB NO. 81070



* CENTRAL SYSTEM

CODE COMPLYING AREA

3 TO 4 BEDROOM HOUSE 1 1/20 Min. Perc.
900 SQUARE FEET REQUIRED
PROPOSED 65' OF GEOMAT EDGE ST600
65' X 14 SQFT/LF = 910 SQ. FT. TOTAL

MLSS

FLOW FACTOR 2.0 8.4% SLOPE
PERC FACTOR 1.5
HYDRAULIC FACTOR 20
2.0 x 1.5 x 20 = 60 MLSS
AVERAGE RESTRICT LAYER: 38.75'

Upper: TH 2 50'
TH 5 34'
84/2 = 42'

Lower TH 4 37'
TH 6 34'
71/2 = 35.5'

42' + 35.5' = 77.5/2
38.75'

TEST HOLE DATA

TH#1

0' - 4" Topsoil
4' - 53" Brown Fine Silty Sandy
Loam w/Roots
Ledge, No Mottles, No Water
53" -
53" -
Restrict. Layer

PERC. DATA

8" Round / 18" Deep

TIME	DROP
10:29	7.50"
10:39	9.50"
10:49	10.25"
10:59	11.25"
11:04	12.00"
11:14	12.75"
11:24	13.25"

TH#2

0' - 4" Topsoil
4' - 24" Brown Fine Silty Sandy Loam
24' - 36" Medium & Coarse Sand
36' - 50" Brown Fine Silty Sandy
Loam w/Roots
50" -
50" -
Ledge
50" -
Restrict. Layer

TH#3

0' - 9" Topsoil
9' - 24" Red/Brown Silty Loam
24" -
24" -
Ledge
24" -
Restrict. Layer

TH#4

0' - 7" Topsoil
7' - 20" Red/Brown Silty Loam
20' - 45" Tan Sandy Loam w/Angular Stones
37" -
Restrict. Layer

TH#5

0' - 10" Topsoil
10' - 34" Red/Brown Silty Loam
34" -
34" -
Restrict. Layer

TH#6

0' - 11" Topsoil
11' - 34" Red/Brown Silty Loam
34" -
34" -
Ledge
34" -
Restrict. Layer

TH#7

0' - 5" Topsoil
5' - 23" Red/Brown Silty Loam
23" -
23" -
Ledge
23" -
Restrict. Layer

Wilton Health Dept.	
Reviewed by:	<i>[Signature]</i>
Date:	4/11/16
Inland Wetlands Office	
Reviewed by:	
Date:	
WET #:	
Wilton Health Dept.	
Approved by:	<i>[Signature]</i>
Date:	4/11/16

D. PALLADINO & SON SEPTIC CO. INC.

123 OLD STUDIO ROAD
NEW CANAAN CT 06840
LICENSE #004053 TEL: (203)966-9349

LOREN COLE
14 OLD BELDEN HILL ROAD
WILTON, CT.

DATE: 03/03/2022
SCALE: 1" = 20' - 0"

DRAW. NO.
P1316

Ledge @ 34" will control
the depth of the
system

NOTE
THERE ARE NO WELLS OR SEPTIC SYSTEMS
WITH IN 75' OF POROUS SYSTEM

14 OLD BELDEN Hill