

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.)

APPLICANT'S NAME

ADDRESS

OWNER'S NAME

ADDRESS

PROPERTY LOCATION

ZONING DISTRICT

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.

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: [watercompanvanddphnotification.pdf \(wiltonct.org\)](#)]

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

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


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

SITE COVERAGE PROPOSED: _____
(AS PERCENTAGE OF SITE)

BUILDING COVERAGE PROPOSED: _____
(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.

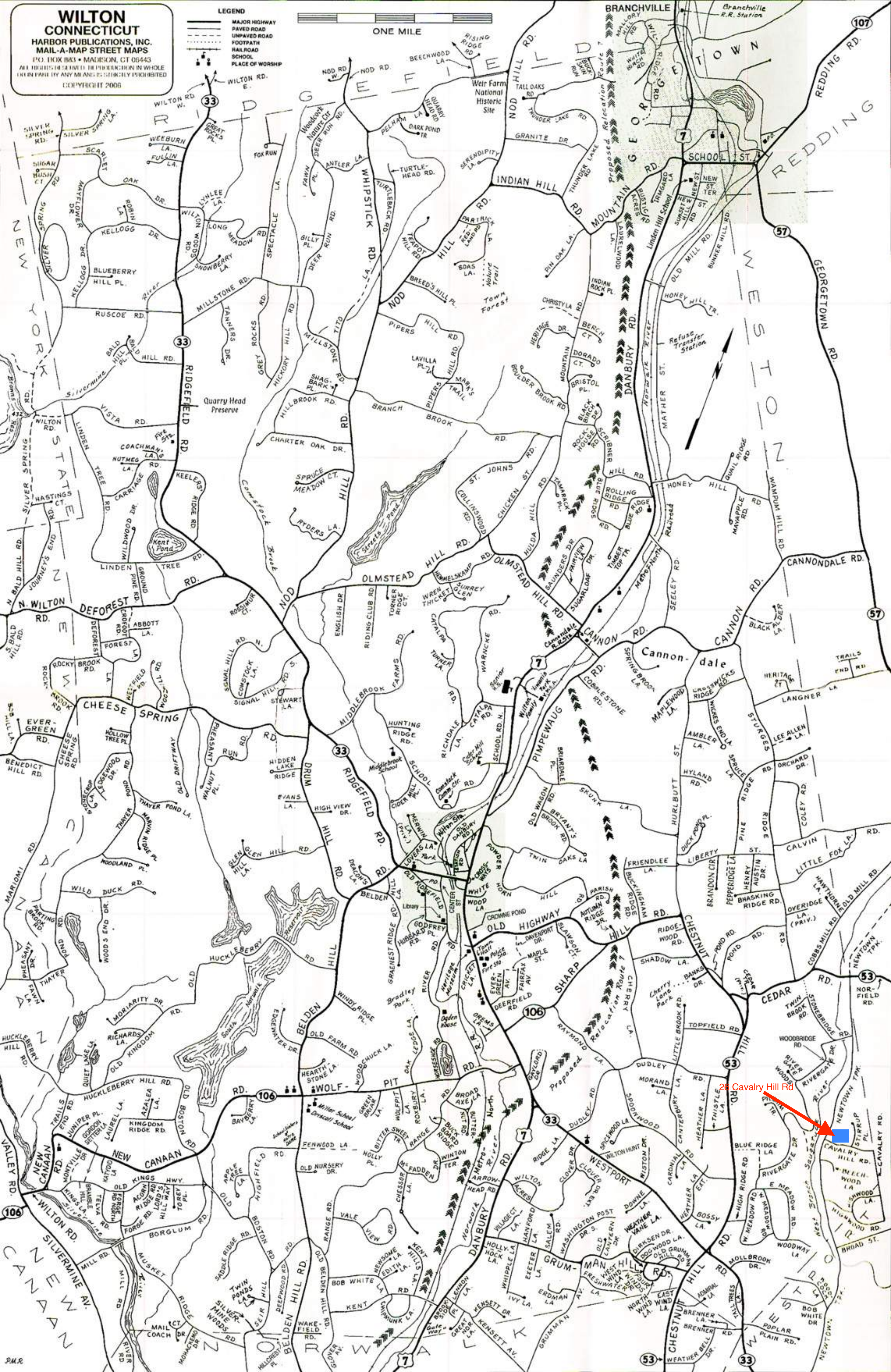
_____
APPLICANT'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

_____
OWNER'S SIGNATURE DATE EMAIL ADDRESS TELEPHONE

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

ONE MILE



26 Cavalry Hill Rd

No. 2578

No. 2578

2578
SUBDIVISION OF PROPERTY

PREPARED FOR

PACE BUILDERS, INC.

WILTON, CONN.

APRIL 1, 1966

SCALE 1" = 60'

RYAN & FAULDS - LAND SURVEYORS, NORWALK, CONN.

CERTIFIED "SUBSTANTIALLY CORRECT"

BY *Accredited L.S.*

CONN. REG. # 3546

PROPERTY IS LOCATED IN R-2 RESIDENCE ZONE
TOTAL AREA 38.21 AC. ROAD AREA 3.01 AC.
AVERAGE LOT AREA 2.04 AC.
LOTS TO BE SERVED BY WELLS & SEPTIC SYSTEMS
OWNER
PACE BUILDERS, INC.
246 E. STATE ST.
WESTPORT, CONN.
ALL lots in this subdivision conform to the zoning regulations of the Town of Wilton, Conn. as amended from time to time and are subject to the same.
Slope rights are reserved on all lots in this subdivision for the purposes of constructing and maintaining the roads and drainage areas shown on this map in accordance with the provisional plans and specifications submitted to and approved by the Wilton Planning and Zoning Commission.

Approved By Resolution of the Planning and Zoning Commission

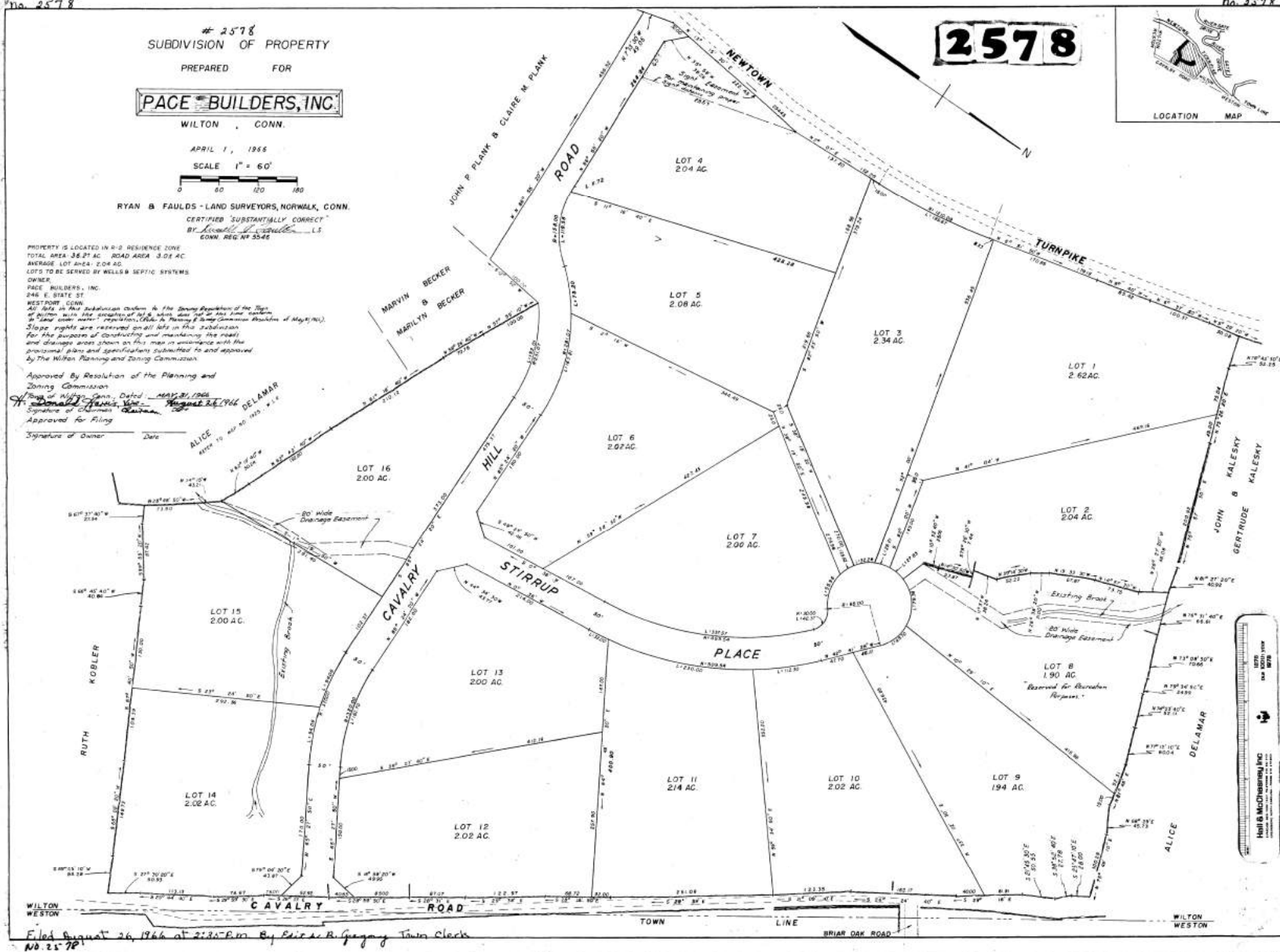
Town of Wilton, Conn., dated MAY 21, 1966

Signature of Town Clerk *James W. Delamar*

Approved for Filing

Signature of Owner

Date



238 Danbury Rd
Wilton, CT 06897

Continue to US-7 N

- 44 s (0.1 mi)
- ↑

1. Head southwest toward US-7 N

89 ft
- ↶

2. Turn left toward US-7 N

72 ft
- ↷

3. Turn right toward US-7 N

0.1 mi
- ↷

4. Turn right onto US-7 N

47 s (0.2 mi)

Follow Old Hwy and CT-106 N to CT-53 N

- 4 min (1.9 mi)
- ↷

5. Turn right onto Old Hwy

0.8 mi
- ↶

6. Slight left onto CT-106 N

0.5 mi
- ↷

7. Turn right to stay on CT-106 N

0.5 mi
- ↶

8. Turn left onto Cedar St

0.1 mi
- ↶

9. Turn left onto CT-53 N

2 min (0.6 mi)

Continue on Newtown Turnpike. Drive to Cavalry Hill Rd in Wilton

- 2 min (1.0 mi)
- ↷

10. Turn right onto Newtown Turnpike

0.9 mi
- ↶

11. Turn left onto Cavalry Hill Rd

i

 Destination will be on the left

0.1 mi

26 Cavalry Hill Rd
Wilton, CT 06897

26 Cavalry Hill Rd Photos

Eric Helgesen



00138154

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RECORD & RETURN TO:

Atty Lisa Brown
16 River Street - STE 1
Norwalk CT 06851

WARRANTY DEED - STATUTORY FORM

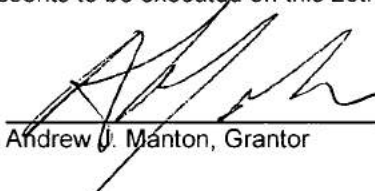
TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, KNOW YE THAT **Andrew J. Manton** of 26 Cavalry Hill Rd, Wilton, CT 06897, for consideration of SEVEN HUNDRED FORTY NINE THOUSAND & 00/100 DOLLARS (\$749,000.00), grants to **Eric Helgesen and Alissa Helgesen** both of 434 Valley Road, Cos Cob, CT 06807 AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, with WARRANTY COVENANTS, all that certain real property known as **26 Cavalry Hill Rd, Wilton, CT 06897**, being more particularly described in *Schedule A* attached hereto and made a part hereof.

Said Premises are conveyed subject to:

1. Any and all provisions of any municipal, ordinance or regulation or public or private law with special reference to the provisions of any zoning regulations and regulations governing the said Premises.
2. Real property taxes on the current Grand List and any municipal liens or assessments becoming due and payable on or after the delivery of this Deed.
3. Such additional encumbrances, if any, as more particularly set forth in *Schedule A* attached hereto.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed on this 20th day of August, 2015.



Andrew J. Manton, Grantor

Signed, sealed and delivered in the presence of or attested by:

Witness:



David B. Bussolotta

Witness:



Susan DelVecchio

Conveyance Tax Received
TOWN \$ 1872.50
STATE \$ 5617.50

Lori A. Kaback
Town Clerk of Wilton

STATE OF CONNECTICUT

}
} ss. Fairfield
}

COUNTY OF FAIRFIELD

Personally appeared Andrew J. Manton, signer and sealer of the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained in the capacity therein stated, before me, on this 20th day of August, 2015.



Notary Public/Commissioner of the Superior Court

00138154

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EXHIBIT A
Property Description

ALL THAT CERTAIN piece or parcel of land, together with the buildings and improvements thereon standing, situated in the Town of Wilton, County of Fairfield, and State of Connecticut, known and designated as Lot No. 6 as shown and delineated on that certain map entitled, "Sub-division of Property Prepared Pace Builders, Inc. Wilton, Conn.", dated April 1, 1966, Scale 1"=60', made by Ryan & Faulds Land Surveyors, Norwalk, Conn. and certified 'substantially correct' by Russell G. Faulds, Conn. Reg. No. 5546, and filed in the Wilton Town Clerk's Office on August 26, 1966 as Map No. 2578, and more particularly bounded and described as follows

NORTHWESTERLY: by Lot No. 5, as shown on said map, 25.0 feet;

NORTHEASTERLY: by Lot No. 7, as shown on said map, 427.45 feet;

EASTERLY: by Stirrup Place, so-called, as shown on said map, 101.00 feet;

SOUTHEASTERLY: by Cavalry Hill Road, so-called, as shown on said map, 42.46 feet;

SOUTHERLY: by Cavalry Hill Road, as shown on said map, 347.81 feet; and

WESTERLY: by Lot No. 5, as shown on said map, 344.49 feet.

Subject to:

1. Easement in favor of The Connecticut Light and Power Company dated March 3, 1967 and recorded in Volume 124 at Page 667 of the Wilton Land Records

Received For Record
Aug 26, 2015 AT 01:14P
Lori A. Kaback
Wilton Town Clerk

<p>1-1 TAMAYO DIEGO & DENISE S 288 NEWTOWN TURNPIKE WILTON CT 06897</p>	<p>1-2 RICKETTS THOMAS J & DEBORAH E 278 NEWTOWN TPKE WILTON CT 06897</p>	<p>1-3 STEVENSON G BARNES III & DIANE K 276 NEWTOWN TPKE WILTON CT 06897</p>
<p>1-4-1 MCCREA JAMES C & MIRIAM H 1331 BRICKELL BAY DR MIAMI FL 33131</p>	<p>1-21 MILLER MINNIE E & 55 CAVALRY HILL RD WILTON CT 06897</p>	<p>1-22 HAKES SHARON E 45 CAVALRY HILL RD WILTON CT 06897</p>
<p>1-23 GRIPPANDO ROBERT T & REBECCA G 35 CAVALRY HILL RD WILTON CT 06897</p>	<p>1-24 HELGESEN ERIC & ALISSA 26 CAVALRY HILL RD WILTON CT 06897</p>	<p>1-25 MANCUSO CHRISTOPHER M & 42 CAVALRY HILL RD WILTON CT 06897</p>
<p>1-26 FLAVIN JOHN F III & BETH B 54 CAVALRY HILL RD WILTON CT 06897</p>	<p>1-27 LEAH GROVES LIVING TRUST 19 CAVALRY HILL RD WILTON CT 06897</p>	<p>2-24 BERMAS EDWARD M & IRENE M 305 NEWTOWN TPKE WILTON CT 06897</p>
<p>2-25 311 NEWTOWN TURNPIKE ASSOC LLC 92 PEQUOT AVE SOUTHPORT CT 06490</p>	<p>2-26 WOOLFORD COLIN & SAMANTHA 321 NEWTOWN TPKE WILTON CT 06897</p>	<p>2-35 BOGAN SCOTT M & ELIZABETH M 304 NEWTOWN TPKE WILTON CT 06897</p>
<p>2-36 COCOROS DION W & ELIZABETH P 29 STIRRUP PL WILTON CT 06897</p>	<p>2-37 FROST CHRISTOPHER 19 STIRRUP PL WILTON CT 06897</p>	<p>2-38 EROS LLC 31 STIRRUP PL WILTON CT 06897</p>
<p>2-39 TARR ALEXANDER C & KRISTY D 33 STIRRUP PL WILTON CT 06897</p>	<p>2-40 SHEPARD MARIA G 35 STIRRUP PL WILTON CT 06897</p>	<p>2-41 WILTON TOWN OF 238 DANBURY RD WILTON CT 06897</p>
<p>2-42 SCANLAN JENNIFER C 30 STIRRUP PL WILTON CT 06897</p>	<p>2-43 CROZIER JESSIE & 24 STIRRUP PL WILTON CT 06897</p>	<p>2-44 BECRAFT ANTHONY G & JOANNE K 18 STIRRUP PL WILTON CT 06897</p>