

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.)

<u>Nicole Hughes LaMonica</u>			<u>296 Belden Hill Rd</u>		
APPLICANT'S NAME			ADDRESS		
<u>Nicole Hughes LaMonica</u>			<u>296 Belden Hill Rd</u>		
OWNER'S NAME			ADDRESS		
<u>296 Belden Hill Rd</u>			<u>R-2A</u>		
PROPERTY LOCATION			ZONING DISTRICT		
<u>5253</u>	<u>2450</u>	<u>627</u>	<u>100</u>	<u>27</u>	<u>.783</u>
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.**

A variance is being requested for a front-yard setback of 30.3' in lieu of the required 50'.

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 Structure was built in 1946.
- The previous addition built in 1973 was not properly insulated and will not allow room to expand the Kitchen within the existing footprint for their growing family.
- The existing structure currently is located in the front yard setback, sitting 30.3' back and is not compliant with the 50' setback within the zoning regulations.