

WILTON ZONING BOARD OF APPEALS - RESIDENTIAL VARIANCE APPLICATION - ZBA#
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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>Mitch &amp; Iris Lasky</u>			<u>86 Old Mill Road</u>		
APPLICANT'S NAME			ADDRESS		
<u>Mitch &amp; Iris Lasky</u>			<u>86 Old Mill Road</u>		
OWNER'S NAME			ADDRESS		
<u>86 Old Mill Road, Wilton CT</u>			<u>RESIDENCE -1A</u>		
PROPERTY LOCATION			ZONING DISTRICT		
<u>3174</u>	<u>1290</u>	<u>79</u>	<u>11</u>	<u>9-4</u>	<u>2.286</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.

We are requesting a variance of Section 29-5.D to allow a Hot Tub/Spa within a 21.2 foot Front yard setback in lieu of the required 40 feet.

**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.

This property faces an extreme hardship as it relates to the physical characteristics of the property such as the steep slopes and ledge that makes it extremely difficult for us the property owners to comply with the setback requirements. Due to the Hardship of the property the only place to locate it, is next to the bottom/deck/patio. This way it will make for easy access to get in an out ot he Hot Tub/Spa.

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](mailto:michael.wrinn@wiltonct.org) and [daphne.white@wiltonct.org](mailto: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**? July 2001

IN WHAT YEAR WAS THE MAIN STRUCTURE **CONSTRUCTED**? 1975

**SITE COVERAGE PROPOSED:** 13.2 **BUILDING COVERAGE PROPOSED:** 3.2  
(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.

<i>Mitch Lasky</i>	<i>Iris Lasky</i>	2-22-23	mitchlasky@gmail.com	203.856.7818
APPLICANT'S SIGNATURE		DATE	EMAIL ADDRESS	TELEPHONE
<i>Mitch Lasky</i>	<i>Iris Lasky</i>	2-22-23	irislasky@gmail.com	203.984.0268
OWNER'S SIGNATURE		DATE	EMAIL ADDRESS	TELEPHONE

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

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HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

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

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<b><u>LOCATION MAP</u></b>	Available here: <a href="http://map.pdf(wiltonct.org)">map.pdf (wiltonct.org)</a>
<b><u>CLASS A-2 SURVEY MAP</u></b>	Prepared by a licensed Connecticut Land Surveyor. Consult Town Clerk's Office and/or Building Dept microfiche for filed surveys.
<b><u>SITE DEVELOPMENT PLAN</u></b>	A map drawn to scale and in tandem with the above survey showing the existing and proposed conditions, including building elevations.
<b><u>LIST OF PREVIOUS ZONING VARIANCES</u></b>	Recorded in the Town Clerk's Office and also available here: <a href="http://History of Previous Variances   Wilton CT">History of Previous Variances   Wilton CT</a>
<b><u>LIST OF OWNERS WITHIN 500'</u></b>	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: <a href="http://owner list 500 ft gis directions 0.pdf(wiltonct.org)">owner list 500 ft gis directions 0.pdf (wiltonct.org)</a>

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# WILTON CONNECTICUT

HARBOR PUBLICATIONS, INC.

MAIL-A-MAP STREET MAPS

P.O. BOX 1003 • MADISON, CT 06443

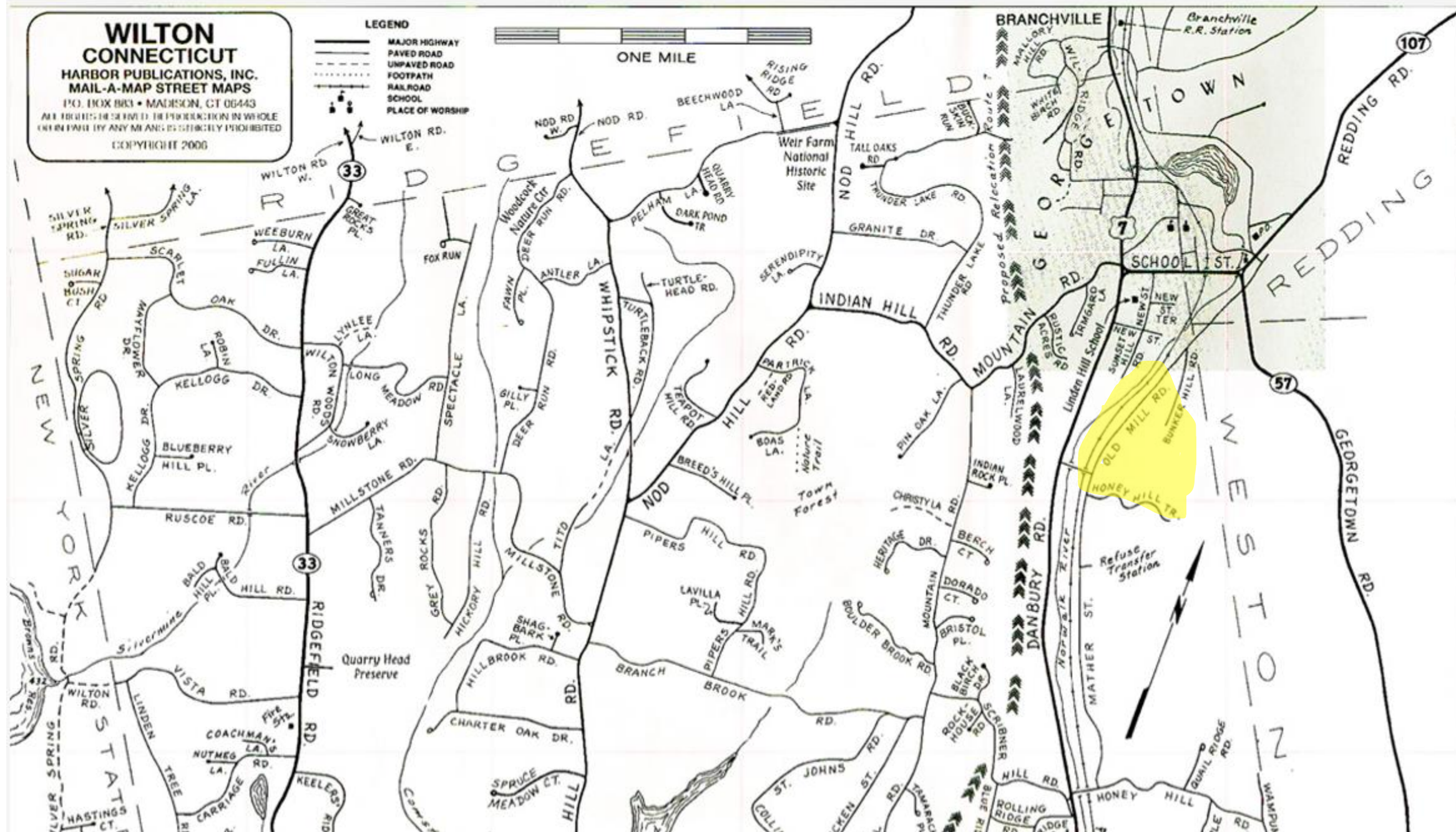
ALL RIGHTS RESERVED. THE PRODUCTION IN WHOLE  
OR IN PART BY ANY MEANS IS STRICTLY PROHIBITED

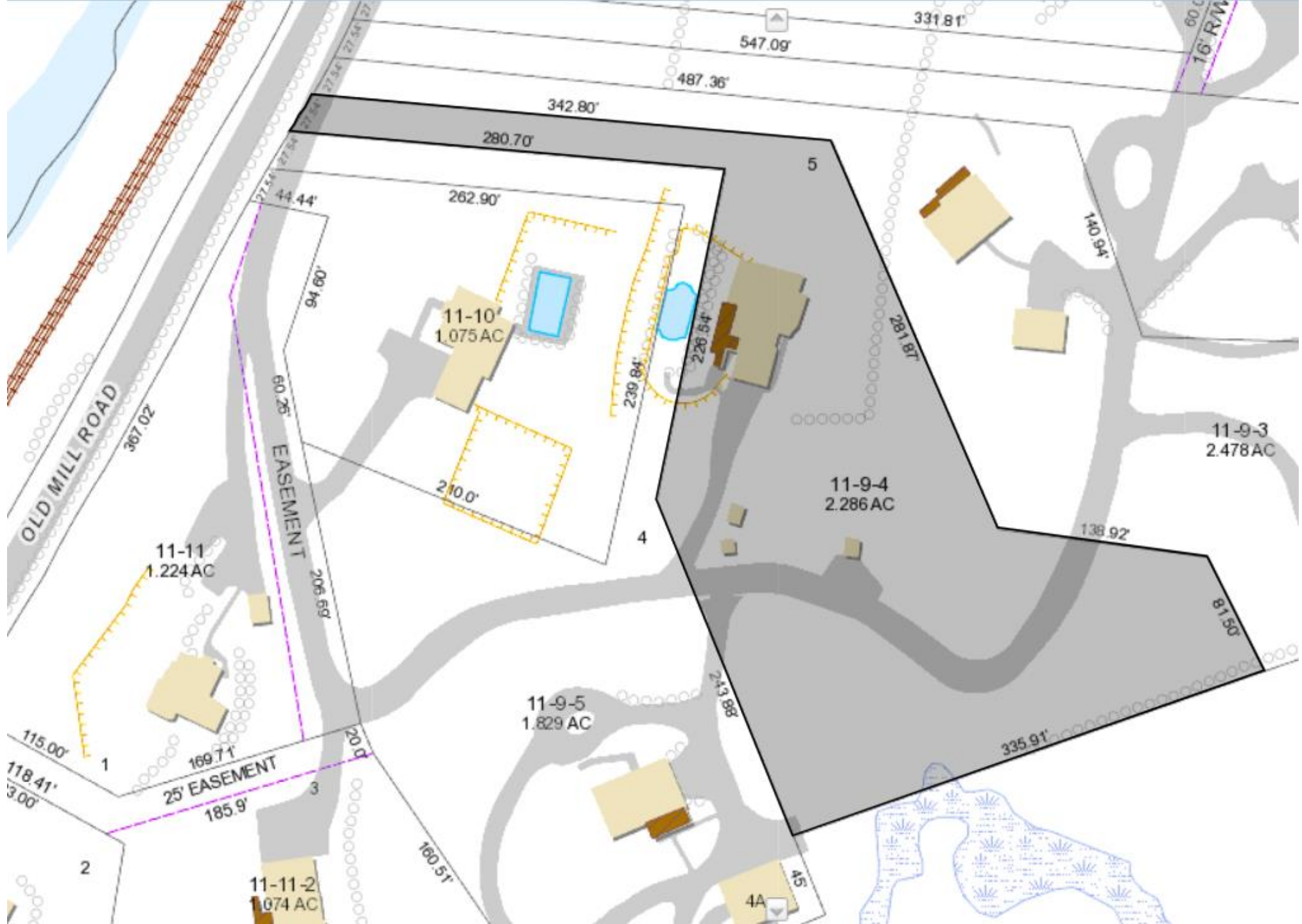
COPYRIGHT 2000

## LEGEND

- MAJOR HIGHWAY
- PAVED ROAD
- UNPAVED ROAD
- FOOTPATH
- RAILROAD
- SCHOOL
- PLACE OF WORSHIP

ONE MILE







Menu

Wilton Town Clerk, 238 Danbury Rd, Wilton

86 Old Mill Rd, Wilton, CT 06897

Add destination

Leave now

Options

Send directions to your phone

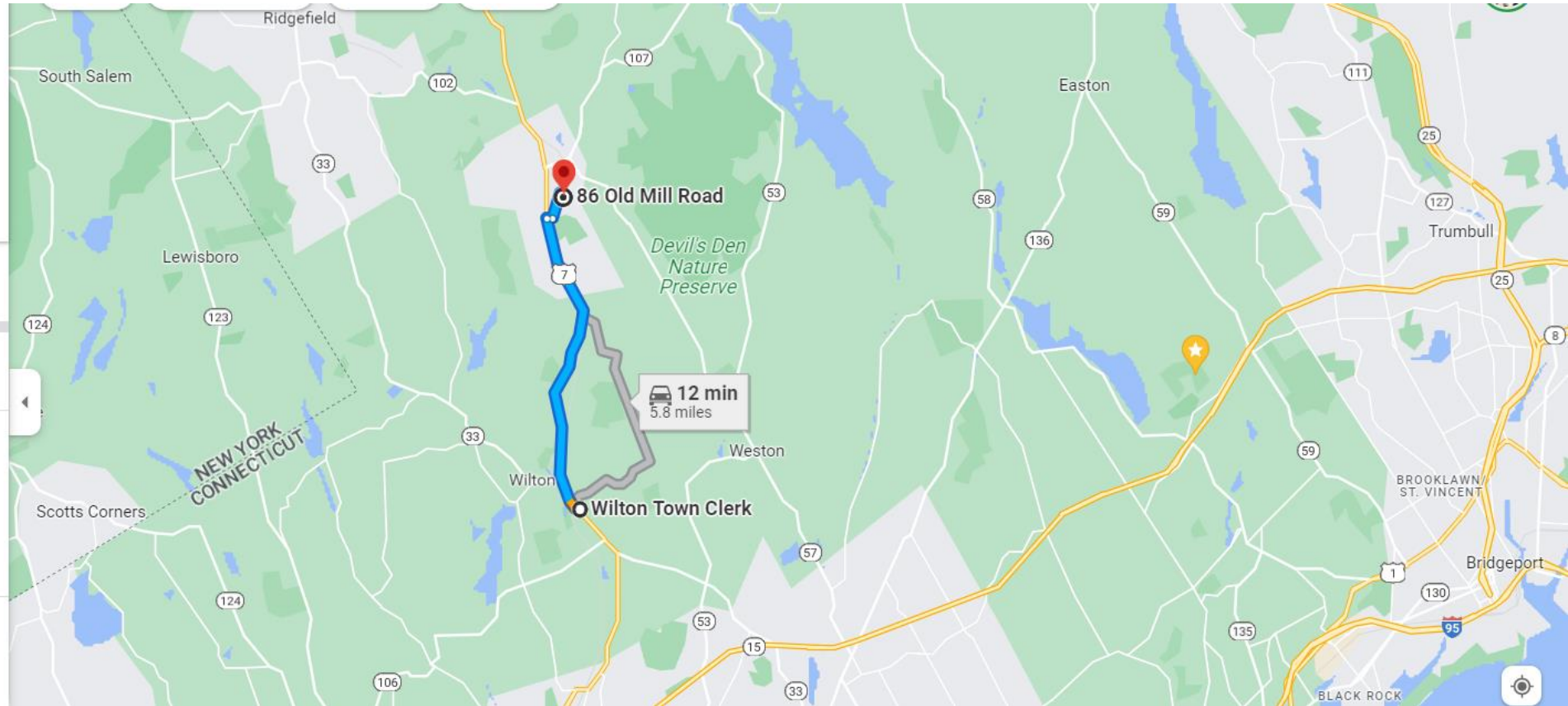
via US-7 N/Danbury Rd

Fastest route now due to traffic conditions

Details

via Hurlbutt St

12 min  
5.8 miles





zba\_variances\_2000-present\_by\_address...



Open in desktop app

Said p  
and cc  
as shc  
Lot #2

old mill road

x 1 of 6



OLD MILL ROAD

NEJAME &amp; SONS

#08-11-21

a variance of Section 29-5.D to allow a pool with a rear yard setback of 28 feet in lieu of the permitted 50 feet. Said property is owned by Rosario and Jeannine Mannino and consists of 2.739+/- acres in an R-2A Zoning District as shown on Assessor's Map #24, Lot #20-1.

WITHDRAWN

OLD MILL ROAD

CZARNECKI

#10-12-19

Zoning Enforcement Officer's decision pertaining to the issuance of a cease and desist order, a copy of which is on file at the Planning and Zoning Department. Said property is owned by Stephen F. Czarnecki and consists of 1.83+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #11, Lot #9-5.

OVERRULED

OLD MILL ROAD

LASKY

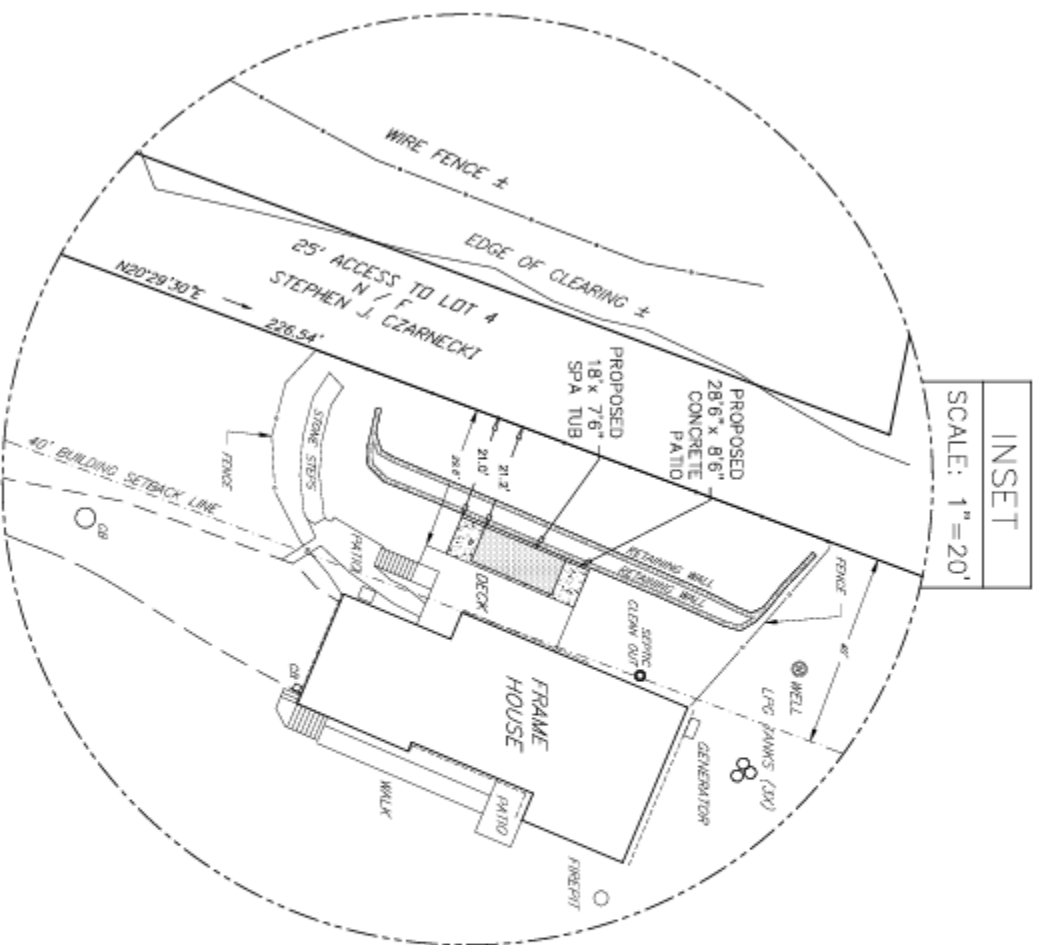
#05-07-22

a variance of Section 29-5.D to allow a swimming pool with a 10 foot front yard setback in lieu of the required 40 feet. Said property is owned by Mitchell and Iris Lasky and consists of 2.286 acres in an R-1A District as shown on Assessor's Map #11, Lot #9-4.

GRANTED







INSET  
SCALE: 1"=20'

ZONING LOCATION SURVEY  
86 OLD MILL ROAD  
ZONE: R1A  
WILTON, CONNECTICUT  
PREPARED FOR  
MITCHELL LASKY  
AND  
IRIS LASKY  
MAY 14, 2005

GRAPHIC SCALE



3	2-16-23	REVISE NOTES	RAS
2	2-2-23	UPDATE SITE & + PR. SPA	RAS
1	8-2-07	POOL LOCATION ADDED	MWC
ADD	N/A	DESCRIPTION	RY



DESIGNED BY	RAS	DRAWN BY	5-14-05
CHECKED BY	RAS	DRAWING NO.	LASKY
DATE	02/02/2005	SHEET	1 OF 1

Return To:  
Washington Mutual Home  
Loans, Inc.  
9451 Corbin Ave.  
Northridge, CA 91324

Prepared By:  
Gregg S. Vargo  
9451 Corbin Ave.  
Northridge, CA 91324

63157

[Space Above This Line For Recording Date]

## OPEN-END MORTGAGE DEED

SEE INSTRUMENT PURPORTING  
TO BE A RELEASE  
VOL PAGE

1553 69

## DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated together with all Riders to this document.

June 25, 2001

(B) "Borrower" is Iris Lasky, and Mitchell Lasky

Borrower is the mortgagor under this Security Instrument.  
(C) "Lender" is Washington Mutual Home Loans, Inc.

Lender is a Corporation  
organized and existing under the laws of Ohio

CONNECTICUT Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

UNIFORM-6(CT) 100001

Page 1 of 14

VMP MORTGAGE FORMS - (800) 821-7291

430036938

Form 3007 1/01

Return To:  
Washington Mutual Home  
Loans, Inc.  
9451 Corbin Ave.  
Northridge, CA 91324

Prepared By:  
Gregg S. Vargo  
9451 Corbin Ave.  
Northridge, CA 91324

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CONNECTICUT Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

UNIFORM - 6(C) 100061

Page 1 of 14

Initials: 

VMP MORTGAGE FORMS - 1800621-7291

430036938

Form 3007 1/01





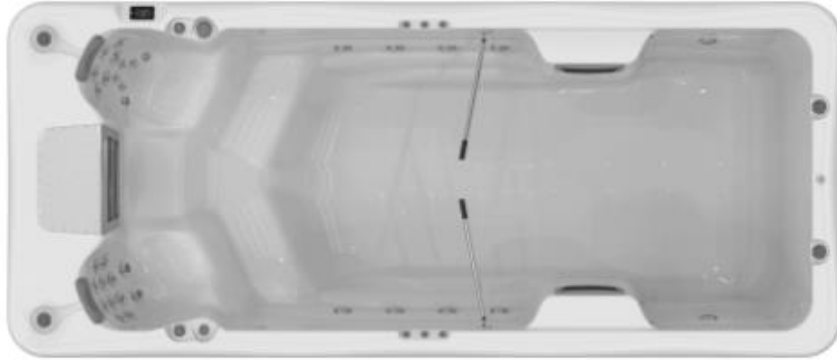












2 Seats and a Swim Area / 26 Piece Jets + W-Flow System / UV-C + Ozone Sanitization / AquaSoul™ Pro 4.1  
Sound System / Optional Semi-Cabinet Design for Semi-Inground Installation



## SwimLine Amazon W-Flow

**18' x 7' 6" x 4' 9" | 2 sitting places,  
swim area**

Exceptional solutions, available with semi cabinet design. We have now designed two sitting places. A side-mounted filter housing is now placed at the end of the swimming area, so that the floating area is wider. Versatile use, perfect combination for swimming and children's paddling. W-Flow system: specific training solutions with customizable swim features.



### ACRYLIC



storing other

### CABINET



grey



black



brown

### STANDARD FEATURES



color therapy



aromatherapy



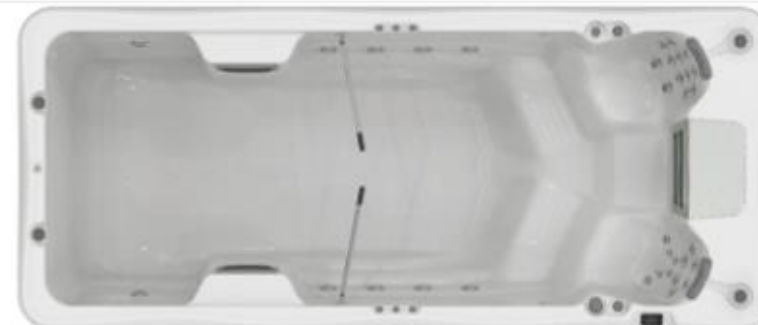
smartphone



sound system



Net weight / Water volume	2 536 lbs / 2 113 gallons
Frame	Stainless steel
Cabinet	HorizontSide™
Reinforcement	Fiberglass reinforced
Insulation	Polyfoam (1.4 in/0.4 in)
Drains	D50 ball valve
Power requirement	240V 60Hz 60A
Control box	Gecko (IN.YE-8)
Control panel	SmartTouch (K-1000)
Total number of jets	26 pcs + W-Flow system
Laminar fountain jets	2x3 pcs
Waterfall	-
Heater	4 kW
Pumps (hydro massage)	1 pc 3 HP single speed + Circ. pump
Pumps (swim spa)	3 pcs 3 HP
Cartridge filter	4 pcs Superfine paper filters
Water sanitization	UV-C + Ozone
LED lights	25 pcs LED + illumin. control valves



Net weight / Water volume	2 536 lbs / 2 113 gallons
Frame	Stainless steel
Cabinet	HorizontSide™
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Cartridge filter	4 pcs Superfine paper filters
Water sanitization	UV-C + Ozone
LED lights	25 pcs LED + illumin. control valves
Headrests	2 pcs
Sound system	AquaSoul™ Pro 4.1
SmartPhone app - wifi connection	yes
Thermo cover	Xtreme Winter Cover (Scandi 5-6 in.)
Swimming stick	yes
Heat exchanger preparation	yes
Options	Hollywood Lighting Pack / Semi-inground side panel



## SwimLine Amazon W-Flow

18' x 7' 6" x 4' 9" | 2 sitting places,  
swim area

Exceptional solutions, available with semi cabinet design. We have now designed two sitting places. A side-mounted filter housing is now placed at the end of the swimming area, so that the floating area is wider. Versatile use, perfect combination for swimming and children's paddling. W-Flow system: specific training solutions with customizable swim features.



### ACRYLIC



sterling silver

### CABINET



brown

### STANDARD FEATURES



Net weight / Water volume	2 536 lbs / 2 113 gallons
Frame	Stainless steel
Cabinet	HorizonISide™
Reinforcement	Fiberglass reinforced
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Power requirement	240V 60Hz 60A
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Heat exchanger preparation	yes

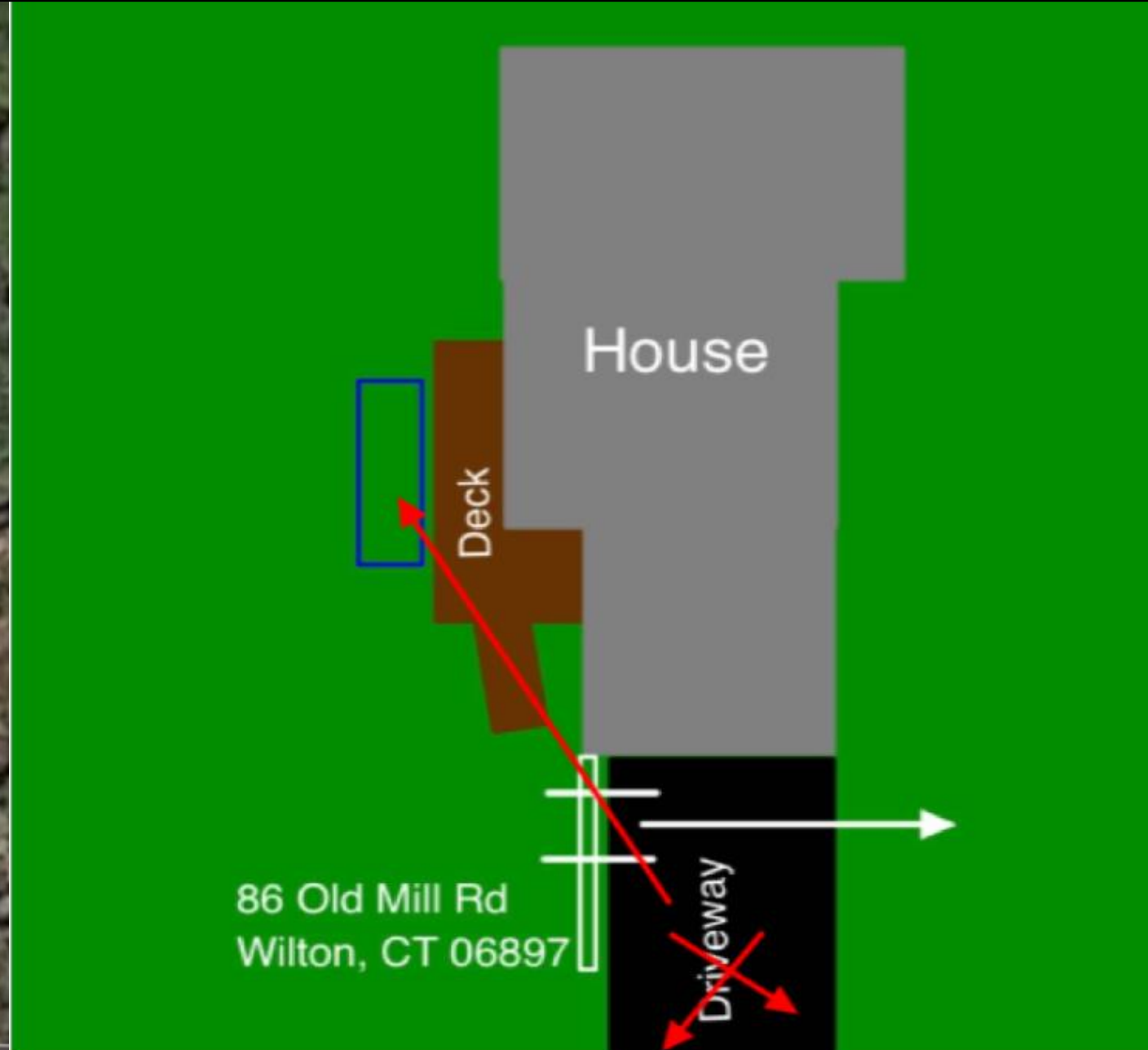
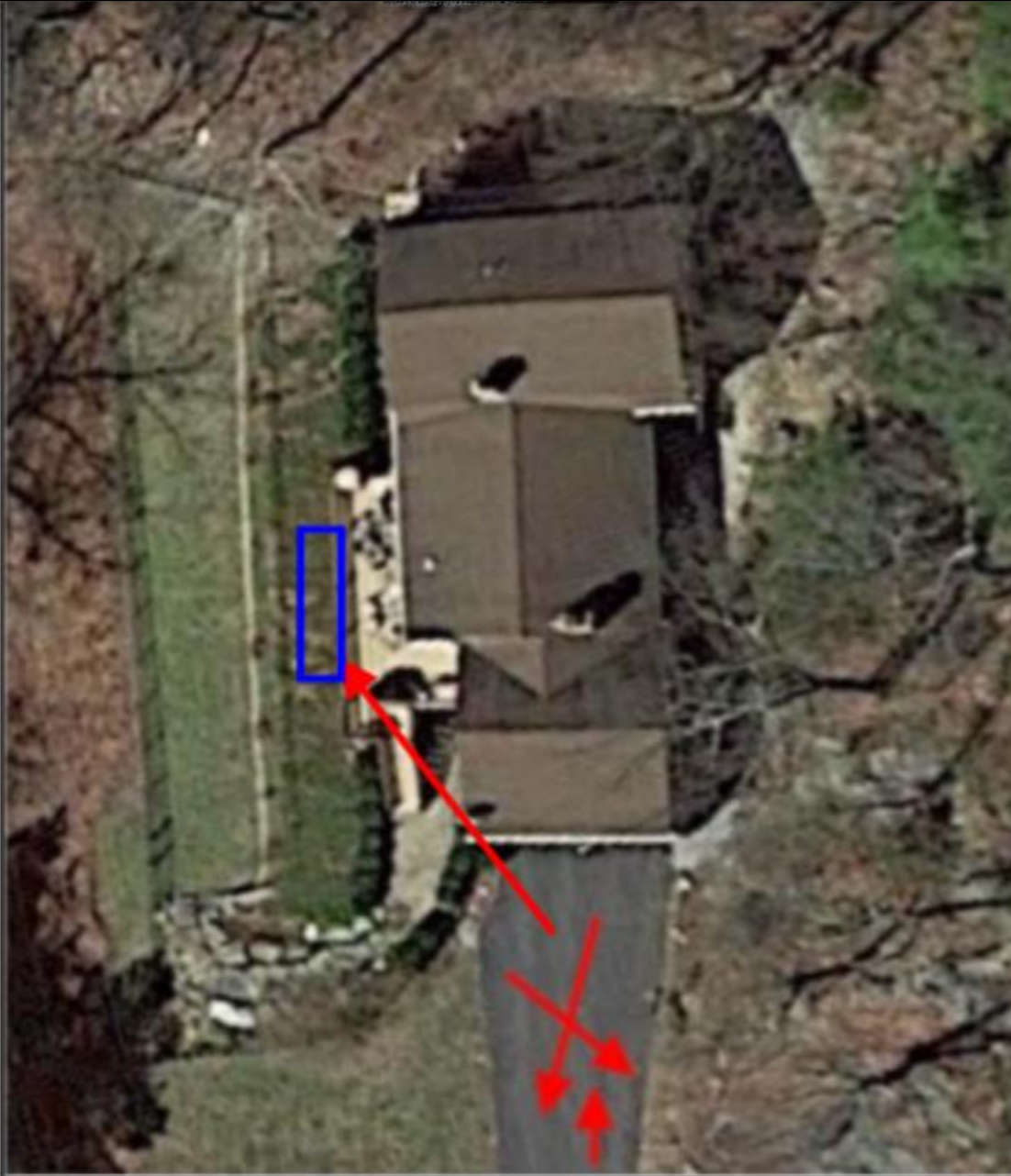
Options	Hollywood Light ing Pack / Semi-inground side panel
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[www.wellisnewengland.com](http://www.wellisnewengland.com)

450 Federal Rd, Brookfield, CT 06804

860-744-5995

Spa location Ariel View



10-10 WILTON TOWN OF 238 DANBURY RD WILTON CT 06897	10-11 KING PATRICIA MC GOVERN 440 ROCK HOUSE RD REDDING CT 06896	10-12 VAN EYCK PETER JR & 36 OLD MILL RD WILTON CT 06897
10-12-1 STERGUE COSTA EST OF 77 GEORGE HULL HILL RD WEST REDDING CT 06896	11-5 NORDLUND ERIC & BRITT MARIE PO BOX 502 GEORGETOWN CT 06829-0	11-6 RITTER JAY & RITTER DENA & SV 104 OLD MILL RD WILTON CT 06897
11-6-1 KLINE JACOB M 10 SASQUA TRAIL WESTON CT 06883	11-7 MASSE LINDA 100 OLD MILL RD WILTON CT 06897	11-8 DAMATO JONATHAN & JESSICA 96 OLD MILL RD WILTON CT 06897
11-9-1 KISKA THOMAS S & MADELINE S 92 OLD MILL RD WILTON CT 06897	11-9-2 BURKE ANN E 90 OLD MILL RD WILTON CT 06897	11-9-3 RICHTER JOHN E 88 OLD MILL RD WILTON CT 06897
11-9-4 LASKY MITCHELL & IRIS 86 OLD MILL RD WILTON CT 06897	11-9-5 CZARNERCKI STEPHEN J 84 OLD MILL RD WILTON CT 06897	11-9-6 GENOVESE CHARLES III & JOANNA 94 OLD MILL RD WILTON CT 06897
11-10 ARKELL CHRISTOPHER E & 2 COLLINSWOOD RD WILTON CT 06897	11-11 SUBIETAS ANTHONY & 72 OLD MILL RD WILTON CT 06897	11-11-1 TUIN STEVEN M & JENNIFER A 62 OLD MILL RD WILTON CT 06897
11-11-2 HANDEL MICHAEL S & MARNI A 68 OLD MILL RD WILTON CT 06897	11-13 ANJONE WILLIAM S 8 GODFREY RD WEST WESTON CT 06883	11-33 SPETSARIS KONSTANTINOS & 20 SUNSET HILL RD WILTON CT 06897
11-34 ZAWOISKI SARA & 26 SUNSET HILL RD WILTON CT 06897	11-46-2 MASONE THOMAS & VIRGINIA 28 SUNSET HILL RD WILTON CT 06897	24-18 WILTON TOWN OF 238 DANBURY RD WILTON CT 06897