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.)

_Mitch & Iris Lasky		86 Old	Mill Road	d	
APPLICANT'S NAME			ADDRESS		
Mitch & Iris Lasky			86 Old	Mill Road	d .
OWNER'S NAME			ADDRESS		
86 Old Mill Road, Wilton CT			RESIDI	ENCE -1A	\
PROPERTY L	OCATION		ZONING DI	STRICT	
3174	1290	79	11	9-4	2.286
WLR MAP#	VOLUME	PAGE	TAX MAP #	LOT#	ACREAGE

<u>VARIANCE DESCRIPTION</u>: 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 <u>a building addition</u> with <u>a 43 foot rear yard setback</u> in lieu of the required <u>50 feet</u>." 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.

<u>HARDSHIP DESCRIPTION</u>: In the space below, state the specific conditions pertaining to the perceived "exceptional difficulty or unusual hardship" <u>with respect to the parcel of land</u>, 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 of the Hot Tub/Spa.

	te see SPECIAL INSTRUCTIONS DURING				
l	ubmitted plans and documents shall bear an essional responsible for preparing each item.	9 9 /			
prore	social responsible for preparing even item.	Triaps should be lotted, not it			
v	APPLICATION FORM				
V	A-2 SURVEY of the subject property showing all	existing building and site condition	s.		
V	SITE DEVELOPMENT PLAN showing all propulation building elevations, septic systems, wells, and all distance(s) of proposed structures and/or improve	posed additions, amendments and/or measurements pertaining to the app ments from the subject property lin	r site improvements, including blication, such as location and es.		
~	LOCATION MAP - available here: map.pdf (v	wiltonct.org). Site location shall l	be identified on map.		
~	DIRECTIONS to subject property from Town Hagenerated or similar).	all, 238 Danbury Road, Wilton, CT	(e.g. hand-written, computer-		
~	LIST OF PREVIOUS ZONING VARIANCES	– available here: History of Prey	vious Variances Wilton CT		
~	PHOTOGRAPHS of property showing building	and site conditions from all geograp	hic perspectives.		
V	ONE COPY OF DEED (Available in Town Clear	rk's Office)			
V	LIST OF OWNERS WITHIN 500' of any portion [See online GIS instructions at: owner list				
V	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				
V	TWO #10 (4"x 9.5") PLAIN ENVELOPES add	ressed to the applicant (No Return A	Address)		
~	\$310 FILING FEE payable to: Town of Wilton	••			
IS THE	SUBJECT PROPERTY LOCATED WITHIN 500	FEET OF THE MUNICIPAL BOI	RDER? or 🗸		
IS THE YES o	SUBJECT PROPERTY LOCATED WITHIN THI r NO [If YES, see DPH Addendum Form here:				
IS THE	SUBJECT PROPERTY LOCATED IN THE FLO	OOD PLAIN? or 🗸			
WHEN	WAS THE SUBJECT PROPERTY PURCHASE	D ? July 2001			
	AT YEAR WAS THE MAIN STRUCTURE CON	STRUCTED? 1975			
SITE C	OVERAGE PROPOSED: 13.2	BUILDING COVERAGE PROP	OSED: _3.2		
(AS PE	RCENTAGE OF SITE)	(AS PERCENTAGE OF SITE)			
ТН	E APPLICANT understands that this application is to	be considered complete only when a	l information and documents		
req	aired by the Board have been submitted.	-			
	E UNDERSIGNED WARRANTS the truth of all state the best of his or her knowledge and belief; and hereby				
here	<u> </u>		J 1 1 J		
Mitc	h Lasky Aris Lasky 2-22-23	mitchlasky@gmail.com	203.856.7818		
	CANT'S SIGNATURE DATE	EMAIL ADDRESS	TELEPHONE		
	h Lasky Tris Lasky 2-22-23	irislasky@gmail.com	203.984.0268		
OWNE	R'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. <u>WHAT IS A VARIANCE?</u> 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 <u>TYPE</u> 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 <u>complete</u> 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:

 <u>Application Forms / Materials | Wilton CT</u>
- 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.

VOLUME and PAGE Deed reference filed in the Town Clerk's Office. Also available here under

Book & Page: Vision Government Solutions (vgsi.com)

TAX MAP #, LOT # Refers to Assessor's records.

Available here: Vision Government Solutions (vgsi.com).

ACREAGE Refers to the acreage of the subject parcel.

LOCATION MAP Available here: map.pdf (wiltonct.org)

<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.

SITE DEVELOPMENT PLAN A map drawn to scale and in tandem with the above survey

showing the existing and proposed conditions, including building

elevations.

LIST OF PREVIOUS ZONING VARIANCES Recorded in the Town Clerk's Office and also

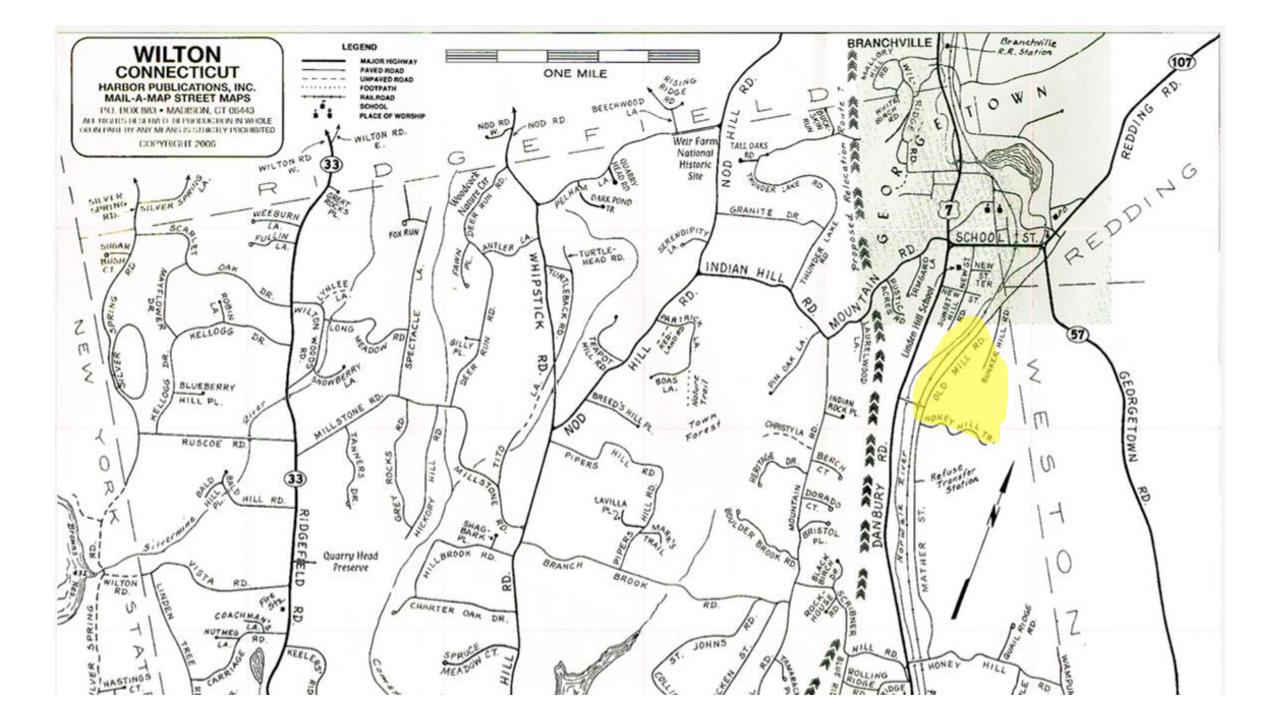
available here: History of Previous Variances

Wilton CT

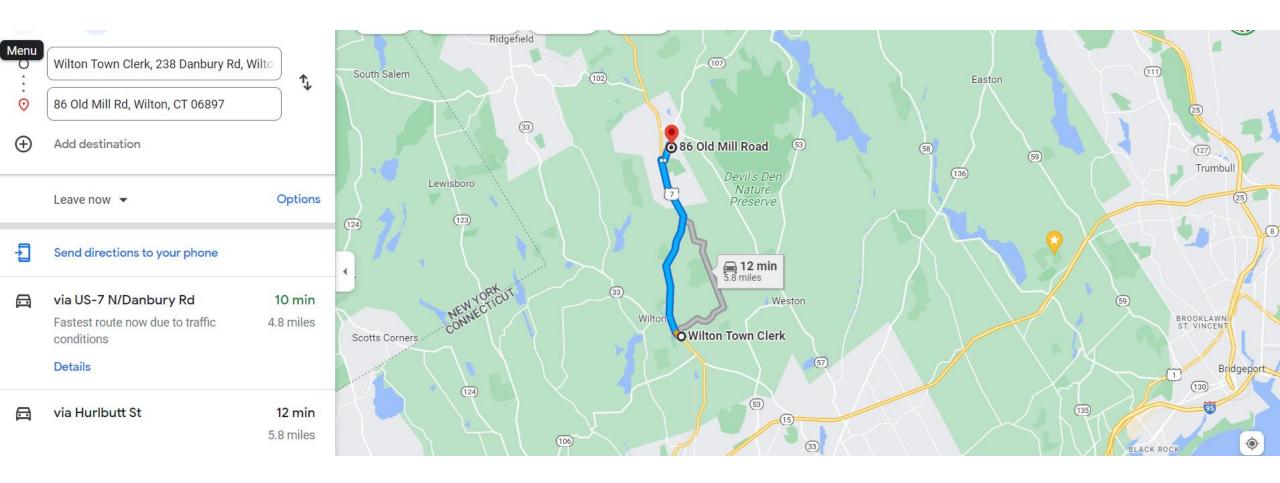
LIST OF OWNERS WITHIN 500' Name and <u>mailing</u> address of the owners of properties

within 500 feet of any portion of the subject property, including public and semi-public parcels. Directions here:

owner_list_500_ft_gis_directions_0.pdf (wiltonct.org)









zba_variances_2000-present_by_address...



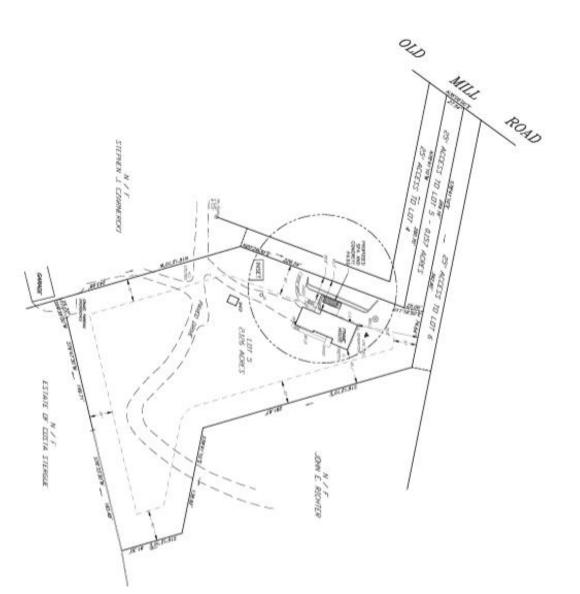


Open in desktop app

			and cc as shc Q old mill road × 1 of 6 \ >	
OLD MILL ROAD	NEJAME & SONS	#08-11-21	a variance of Section 29-5.D to allow a pool with a rear vviii HDRAVVN 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.	
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.	
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.	

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URREY TYPE. ZOMNG LOCATION SURFEY VANS OF ACCURACY. A-2 VANS OF ACCURACY. A-2

TO MY KNOWLEDGE AND BELLEY, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HE CERTIFIED BY:

Ryn St. Th

PDF COPY



RAS 0282005 RAS 9 5-14-05

REVISE NOTES

UPDATE SITE & + PR, SPA

POOL LOCATION ADDED

DESCORPTION

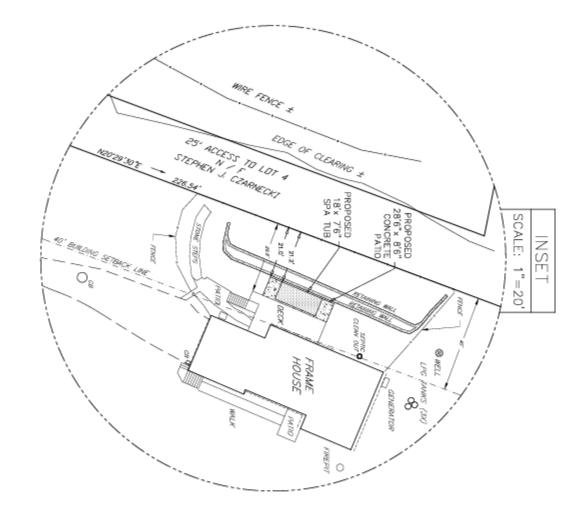
AY 14, 2005 GRAPHIC SCALE LASKY

PREPARED . LASKY

FOR

CONNECTICUT

SURVEY





VOL 1290PG 082

Washington Mutual Home Loans, Inc. 9451 Corbin Ave. Morthridge, CA 91324

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

63157

OPEN-END MORTGAGE DEED

SEE INSTRUMENT PURPORTING TO BE A RELEASE

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

> 430036938 Form 3007 1/01

VMP MORTGAGE FORMS - (800)521-7291

Washington Mutual Home Loans, Inc. 9451 Corbin Ave. Morthridge, CA 91324

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

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> 430036938 Form 3007 1/01

-6(CT) 100001

Page 1 of 14



A for Reporting Robots To. A. IN: POC CONTROL 4600 D. SCHTTSCALL AD. STIET BECO 800779DNR, AS 85251

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OPEN-END MORTGAGE DEED

DEFECTIONS.

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- POSTRILL EXECU, CA 92018.
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Editor Page 7 Males	□ Ulterra) scecuty	

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EXHIBIT A

All that person tract of land, sharted in the Town of Wilton. County of Fairfield and State of Upmore fort, and devignated as I or 5, including "25" Access to Lat 5" and an undivided accessage interest in and to fee that to the east of Lots 7 and 8 and designated 12.754 across social tectived for common use by Lots 4 favough 9° 41 as shown on "Subshission of Property Propriet for Figure A. Hubbell and Constance N. Hubbell, William, Conn. Seele 1° - 50° 520 roury 14, 1972 Revised August 15, 1972 Demis A. Dollus - Land Scrooyer, Norwall, Coun.' contilled. "Substantially Corner." Dennis A. Dellus - Land Serveyor Cone. Rep. No. 6396, 94165 fixes in or. Ele as Map No. 3174 in the OtEso of the Town Clark of William.

Said promises and conveyed together with a right of way for improvement operatory all line ful tocard, including addition over land chargemed "Driversey" and "that Driver", or hard designated "Anne B. Shingen" and "Lot 1 & Lot 4" and suggested ways for 12400. 8, 7, 6 and 4, as Sowie on the efforcacid map.

Sold premises are also 'mown as \$6 Old Mill Road

Extended to Record of What, G. Olonia vsoerak

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Javod III. Javorsi Commissioner of the Superior Cour.

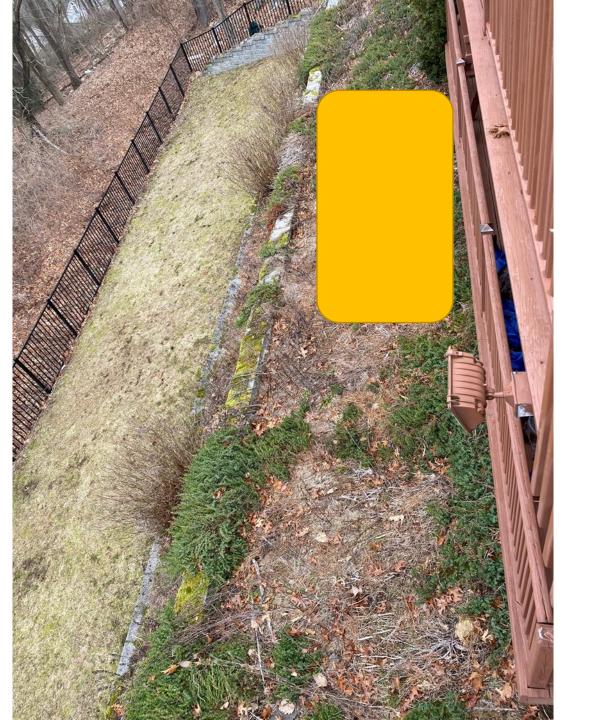
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Terre /681 1-31















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' × 7' 6" × 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



CABINET







STANDARD FEATURES









Heater

Pumps (hydro massage)

Pumps (swim spa)

Water sanitization

Cartridge filter

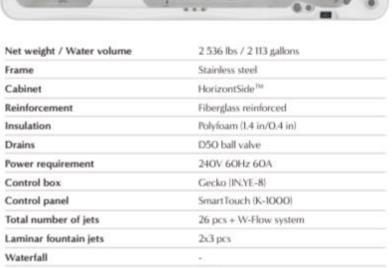
LED lights











4 kW

3 pcs 3 HP

UV-C + Ozone

1 pc 3 HP single speed + Circ. pump

25 pcs LED + illumin, control valves

4 pcs Superfine paper filters



Net weight / Water volume	2 536 lbs / 2 113 gallons
Frame	Stainless steel
Cabinet	HorizontSide TM
Reinforcement	Fiberglass reinforced
Insulation	Polyfoam (I.4 in/O.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
Headrests	2 pcs
Sound system	AquaSoul TM 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' × 7' 6" × 4' 9" | 2 sitting places, swim area

perfect combination for swimming and children's paddling. W-Flow system: specific training solutions with customizable swim features. 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, Exceptional solutions, available with semi



ACRYLIC

2 536 lbs / 2 II3 gallons

Net weight / Water volume

Polyfoam (1.4 in/0.4 in)

240V 60Hz 60A Gedko (INYE-8)

Power requirement

D50 ball valve

Fiberglass reinforced

Reinforcement

Cabinet

Insulation

Drains

HorizontSideTM

Stainless steel

Smart Touch (K-1000) 26 pcs + W-Flow syste

23 pcs

Laminar fountain jets Total number of jets

Waterfall

Control panel Control box











STANDARD FEATURES









1pc3 HP single speed + Circ. pump

Pumps (hydro massage)

Pumps (swim spa)

4 ₹



25 pcs LED + illumin. control valves

AquaSoul[™] Pro 4.1

2pcs

4 pcs Superfine paper filters

3 pcs 3 HP

UV-C+Ozone

Water sanitization

LED lights

Headrests

Cartridge filter





SmartPhone app - wifi connection

Sound system

Heat exchanger preparation

Options

Swimming stick

Thermo cover







450 Federal Rd, Brookfield, CT 06804

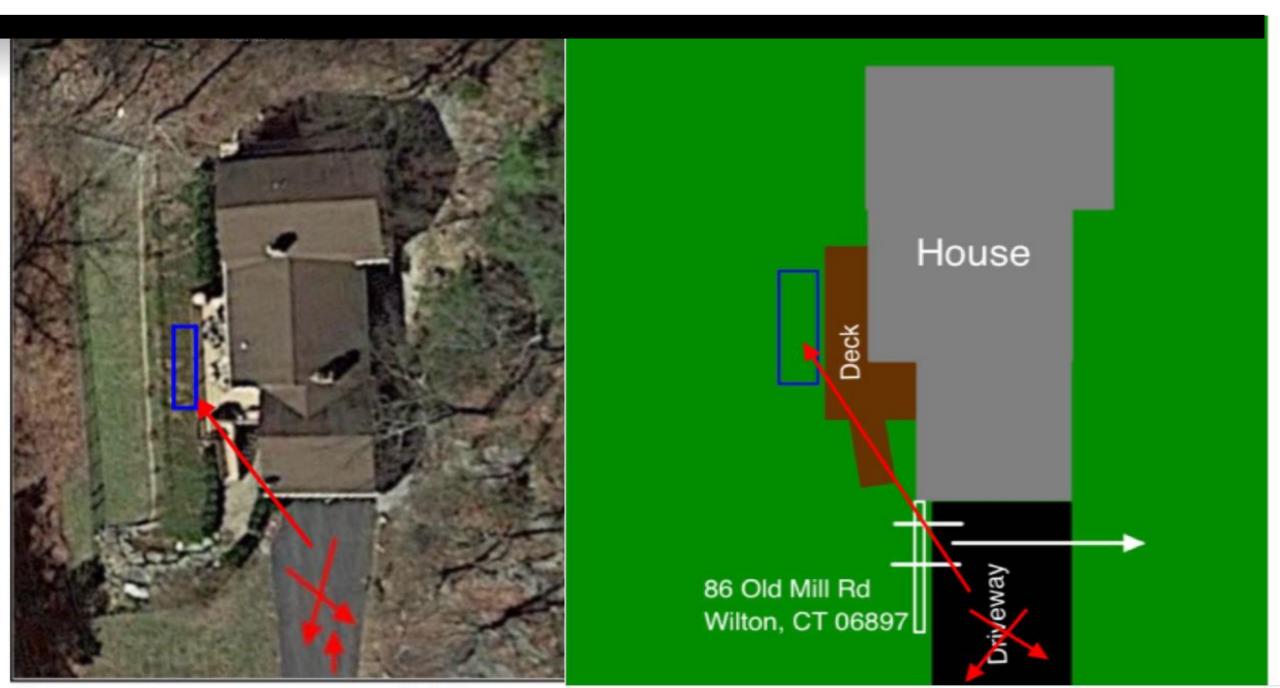
www.wellisnewengland.com

860-744-5995

Hollywood Lighting Pack / Semi-inground

side panel

Xtreme Winter Cover (Scandi 5-6 in.)



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

MASONE THOMAS & VIRGINIA

CT 06897

28 SUNSET HILL RD

WILTON

WILTON TOWN OF

238 DANBURY RD

CT 06897

WILTON

ZAWOISKI SARA &

26 SUNSET HILL RD

CT 06897

WILTON