

WILTON ZONING BOARD OF APPEALS - COMMERCIAL 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). **(Subject property is the Town Hall / Municipal Campus)**
- \_\_\_\_ **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)
- \_\_\_\_ **\$460 FILING FEE** payable to: Town of Wilton

IS THE SUBJECT PROPERTY LOCATED WITHIN 500 FEET OF THE **MUNICIPAL BORDER**? \_\_\_\_\_ 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**? \_\_\_\_\_ 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

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

---

HELPFUL INFORMATION FOR VARIANCE APPLICATIONS

---

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
---

---

<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.

---

<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>

---

**Variance Description:**

The Town of Wilton requests a variance of the Wilton Zoning Regulations 29-5.C.3.b concerning building coverage and site coverage and Section 29-8.B.5.b(3) concerning number of parking spaces. The requested variances will allow the construction of a much-needed modern Police Station on the Town Hall Campus. The existing almost 50-year-old building will be removed when the new building is ready for occupancy.

The Town of Wilton is requesting a variance of the maximum permitted building coverage of 14.3 %, where the regulations limit building coverage to 10 %. The existing building coverage on the property is 12.8 %.

The Town of Wilton is requesting a variance of the maximum permitted site coverage of 40.9 %, where the regulations limit site coverage to 35 %. The existing site coverage on the property is 39.0 %.

Lastly, the Town of Wilton is requesting a variance of the number of parking spaces required; the new building will require an additional 25 spaces more than the existing building. 16 additional parking spaces will be provided on the site, leaving a shortage of 9 spaces which need a variance.

**Hardship Description:**

The requested variances will allow the construction of a new Police Station on the Town Hall campus, with the existing station being removed when the new station is ready to be occupied.

The hardship being advanced in this application is that the Town's ability to provide essential emergency services for the Town's population is being impeded by the zoning regulations relating to building and site coverage and the parking requirements. The location of the Police Station on the municipal campus is situated on a major roadway and is centrally located, ideal for emergency response purposes. The campus has long been established at this location and the need to expand the Police facility is critical to their mission.

The plans have taken steps to minimize the requested variances specifically by going up 2 stories to minimize both the building and site coverage requirements. The new building will not involve an increase in the workforce but the zoning regulations dictate parking based on the SF of the building, therefore the request for a variance of 9 parking spaces. Again, 16 additional parking spaces are being provided on site as part of this project.

It is noted that The Zoning Board of Appeals granted numerous variances for this Town Hall Campus property in 2003. The variances allowed expansions on numerous buildings on the campus – allowed building coverage of 14.8% in lieu of the allowed 10%; allowed site coverage of 42.3% in lieu of the allowed 35%. The variance was filed on the Land Records but the expansion project was never undertaken.