

**ZONING BOARD OF APPEALS TOWN OF WESTON, CONNECTICUT
APPLICATION FOR VARIANCE TO ZONING REGULATIONS
(Please refer to Section 441.2 of Zoning Regulations of the Town of Weston)**

Fee \$160.00

ZBA Agenda 1/24/23

Owner 9 Tiffany Lane LLC c/o Ian DeFronze Date 1-4-23
Telephone 646-637-8161

Address 153 Valley Forge Rd. Weston CT 06883

APPLICANT (if different) Tan DeFronze Telephone 646-637-8161

Address 10 Burr School Rd Westport CT 06880

TAX ASSESSOR MAP NO 17 BLOCK NO 3 LOT NO 17 TDK

DISTRICT: RESIDENTIAL BUSINESS

Property is is not within 500 feet of a Town line.

Give accurate location of property site so it can be identified when inspection may be required, (street address – nearest cross street).

153 Valley Forge Rd Weston CT 06883
between trout brook lane & Davis Hill Rd.

State precisely the full nature of Variance applied for with respect to subject property:

Variance is needed to build a dormer in
order to build a new staircase inside to meet code
however the footprint of house is not affected.
it remains the same footprint.

Indicate the specific provisions of the Zoning Regulations from which a Variance is requested. Zoning Section # 374 Setback(s) proposed 11 Feet – Front TDK
Section #374 (if applicable) existing Feet – Side
Feet – Rear
Feet – Watercourse
Feet – Corner Lot
and any other Section(s) of Zoning Regulations which ZBA deems required to be varied in order to permit construction, maintenance, use and/or activity described in this application.

APPLICATION FOR VARIANCE TO ZONING REGULATIONS (Continued)

Applicant (s) hereby grants to ZBA Members the right to make physical on-site inspection of subject premises as may be necessary to acquaint themselves with actual conditions.

State fully the reasons why:

- a. Strict application of the regulations would create exceptional difficulty or unusual hardship.
- b. Such hardship is unique to the property and not shared by other properties in the neighborhood.

(Bear in mind that financial hardship alone is not sufficient basis for the granting of a Variance.)

The main hardship is that as-is condition the current staircase does not meet code and is unsafe without enough headroom etc.

Does variance applied for constitute an alteration, conversion, extension or expansion of existing nonconforming condition or feature?

NO Yes - if YES, explain in detail.

the house is very old and was built straddling the setback line

Has any previous application been made to this Board for a Zoning Variance or Special Permit relative to all or part of said property?

NO Yes - if YES, specify when and for what.

August 23, 1994 - ZBA Variance Granted. See attached. TDK

I hereby depose and affirm that I have read the "Application Procedure and Requirements for variances to Zoning Regulations," and that all statements in the Application, and the information contained in the accompanying submissions are true, to the best of my knowledge.

Applicant _____ Date _____

Owner _____ Date 1-4-23

Agent _____ Date _____

Signature & Date received by Code Enforcement Officer Tracy D. Kulibowski 1/4/23
REV 9/10/09 Land Use Director

| | | | | | | | | | | | |
|---|----------|-----------------------|----------|---------|---------------|-----------------|----------------------|--------------|------------------|---------------|----------|
| Location: | | 153 VALLEY FORGE ROAD | | | Map/Lot: | 17 3 17 | | Zone: | R-2AC | Date Printed: | 01-18-23 |
| 911 Address: | | Exempt | | | Neighborhood: | 4-5 | | Last Update: | 06-22-22 | Valid | |
| <p>Owner Of Record</p> <p>9 TIFFANY LANE LLC KEN GRUDER</p> <p>200 CONNECTICUT AVE NORWALK, CT 06854</p> <p>Prior Owner History</p> | | | | | | | | | | | |
| Permit Number | Date | Cost | New Hour | Status | % Comp | Est Completion | Building Permit | Volume/Page | Date | Sales Type | Valid |
| 3472 | 03-22-96 | 0 | No | Closed | 100 | REPLACE EXIST | | 600 /154 | 03-26-18 | Warranty Deed | NO |
| 3039 | 06-06-94 | 0 | No | Closed | 100 | FOUNDATION PRMT | | 0589 /0416 | 01-23-17 | | NO |
| 2969 | 02-14-94 | 0 | No | Closed | 100 | INTER RENOVATNS | | 0432 /0495 | 02-08-06 | | NO |
| | | | | | | | | 0224 /0605 | 09-28-94 | | NO |
| | | | | | | | | 0216 /0144 | 12-15-93 | | NO |
| <p>State Item Codes</p> <p>Census/Tract 83430</p> <p>Dev Map 3262</p> <p>Subdivision</p> <p>Date 04/24/2008</p> <p>Inspector MI MI</p> <p>District</p> | | | | | | | | | | | |
| Land Type | | Acres | 490 | Rate | Adj | Influence | Total Value | Land Type | Influence Reason | Comment | |
| House Lot | | 2.00 | 0.00 | 299,000 | 1.00 | -5 | 284,050 | House Lot | -5 Topography | | |
| Total | | 2.00 | | | | | 284,050 | | | | |
| <p>Assessment History (Prior Years as of Oct 1)</p> | | | | | | | | | | | |
| | | Current | 2021 | 2020 | 2019 | 2018 | 490 Appraised Totals | | | | |
| Land Building | 198,830 | 198,830 | 198,830 | 198,830 | 198,830 | 198,830 | Acres | Value | Type | Acres | Value |
| Outbuilding | 95,130 | 95,130 | 95,130 | 95,130 | 95,130 | 95,130 | | | | | |
| Total | 298,260 | 298,260 | 298,260 | 298,260 | 298,260 | 298,260 | | | Totals | | |
| <p>Comments</p> <p>ELECTRIC</p> <p>INT. GUTTED - SOMEWHAT REBUILT - SOME DRYWALL IS UP - APPEARS TO HAVE NEW 2-8' RD (3RD FLOOR)</p> <p>IFP</p> <p>VACANT - WAS LISTED AS A BANK BARN -</p> | | | | | | | | | | | |
| Total Land Value | | 284,050 | | 284,050 | | 284,050 | | 284,050 | | 284,050 | |
| Total Building Value | | 135,894 | | 135,894 | | 135,894 | | 135,894 | | 135,894 | |
| Total Outbuilding Value | | 6,148 | | 6,148 | | 6,148 | | 6,148 | | 6,148 | |
| Total Market Value | | 426,092 | | 426,092 | | 426,092 | | 426,092 | | 426,092 | |

Unique ID: R01915

WESTON

Location: 153 VALLEY FORGE ROAD Unit

911 Address:

Map/Block/Lot 17 3 17

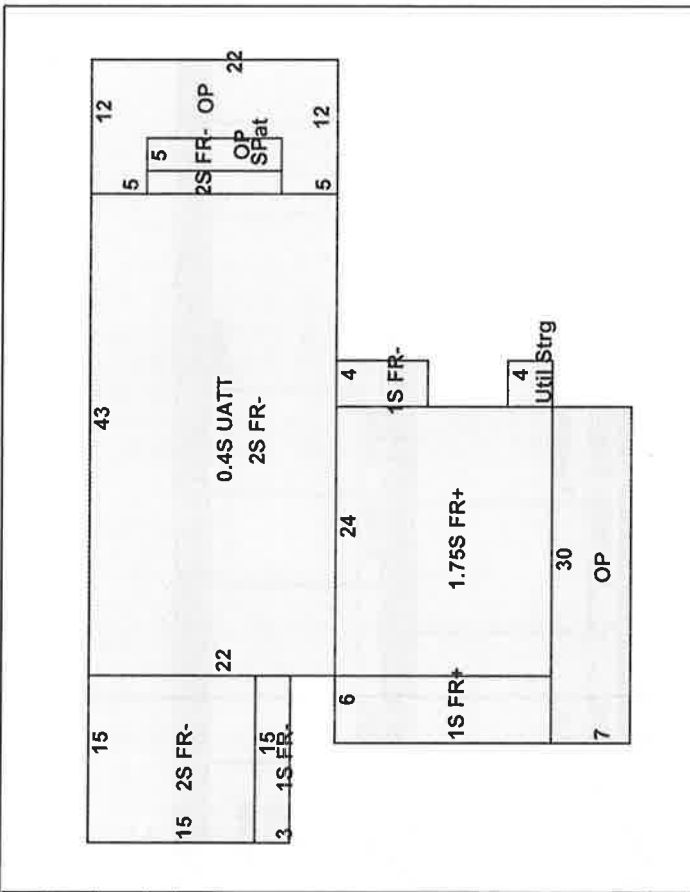
| General Description | Description | Area/Qty |
|---|---------------|----------|
| Building Use | Single Family | |
| Unit | | 3,379 |
| Overall Condition | Poor | 570 |
| Class | 8 | 1 |
| Stories | 2.00 | 0 |
| Design (Style) | Colonial | 0 |
| Construction | Wood Frame | 0 |
| Year Built | 1785 | |
| Percent Complete | 100 | |
| Finished Area | 3,379 | |
| Finished Area Does Not Include Finished Basement Area | | |
| Foundation | | |
| Basement Area | 570 | |
| Basement Finish | 0 | |
| Bsmt Room Style | | |
| Basement Walls | | |
| Outside Entry | | |
| Basement Garage Bays | 0 | |
| Sump Pump | NO | |

| Attached Component Computations | | | |
|---------------------------------|-------------------------|-------------------------|---------------------------|
| Grade Factor | Economic Depreciation % | Physical Depreciation % | Functional Depreciation % |
| 0 | 0 | 68 | 0 |

| Type | Yr Built | Condition | Area/Qty |
|-----------------------------|----------|-----------|----------------|
| Unfinished Attic | 1785 | Poor | 378 |
| Stone Patio | 1785 | Poor | 204 |
| Open Porch | 1785 | Poor | 36 |
| Open Porch | 1785 | Poor | 36 |
| Open Porch | 1785 | Poor | 210 |
| Utility Storage | 1785 | Poor | 16 |
| Total Building Value | | | 104,340 |

| Type | Yr Built | Condition | Area/Qty |
|-------------------|----------|-----------|----------|
| Average Work Shop | 2008 | Excellent | 216 |

Detached Component Computations



| Type | Yr Built | Condition | Area/Qty |
|-------------------|----------|-----------|----------|
| Average Work Shop | 2008 | Excellent | 216 |

| Room Summary | | | |
|---------------|----------|------------|------------|
| Total Bedroom | Kitchens | Full Baths | Half Baths |
| 9 | 5 | 1 | 1 |
| | | | 0 |

Location: 153 VALLEY FORGE ROAD Map/Lot: 17 3 17 Zone: R-2AC Date Printed: 01-18-23
 911 Address: Exempt Neighborhood: 4-5 Last Update: 06-22-22

Owner Of Record Volume/Page Date Sales Type Valid Sale Price
 9 TIFFANY LANE LLC KEN GRUDER 657 /234 06-16-22 Trustees Deed YES 695,000
 200 CONNECTICUT AVE NORWALK, CT 06854

Prior Owner History
 JET ENTERPRISES INTERVIVOS TR 600 /154 03-26-18 Warranty Deed NO 0
 LACASSE JOSEPH A 0589 /0416 01-23-17 NO 0
 LACASSE THOMAS 0432 /0495 02-08-06 NO 0
 LACASSE JOSEPH 0224 /0605 09-28-94 NO 0
 LACASSE JOSEPH & THOMAS 0216 /0144 12-15-93 NO 0

| Permit Number | Date | Cost | New House | Status | % Comp | Est Completion | Building Permit |
|---------------|----------|------|-----------|--------|--------|-----------------|-----------------|
| 3472 | 03-22-96 | 0 | No | Closed | 100 | | |
| 3039 | 06-06-94 | 0 | No | Closed | 100 | REPLACE EXIST. | |
| 2969 | 02-14-94 | 0 | No | Closed | 100 | FOUNDATION PRMT | |
| | | | | | | INTER RENOVATNS | |

| Census/Tract | 83430 | State Item Codes | | | | Appraised Value | |
|--------------|------------|------------------|----------|---------|------|-----------------|-------------------------------|
| | | Code | Quantity | Value | Code | Quantity | Value |
| Dev Map | 3262 | 11- Res Land | 2.00 | 198,830 | | | Total Land Value 284,050 |
| Subdivision | | 13- Res Bldg | 2.00 | 95,130 | | | Total Building Value 135,894 |
| Date | 04/24/2008 | 14- Res Outbdg | 1.00 | 4,300 | | | Total Outbuilding Value 6,148 |
| Inspector MI | MI | | | | | | Total Market Value 426,092 |
| District | | | | | | | |

| Land Type | Acres | Rate | Adj | Acres | | | Influence | Reason | Comment |
|-----------|-------|---------|------|-------|------|---------|-----------|------------|---------|
| | | | | 2021 | 2020 | 2018 | | | |
| House Lot | 2.00 | 299,000 | 1.00 | -5 | | | -5 | Topography | |
| Total | 2.00 | | | | | 284,050 | | | |

| Land Building Outbuilding Total | Assessment History (Prior Years as of Oct 1) | | | | 490 Appraised Totals | |
|---------------------------------|--|---------|---------|---------|----------------------|--------|
| | Current | 2021 | 2020 | 2019 | 2018 | Totals |
| Land | 198,830 | 198,830 | 198,830 | 198,830 | 198,830 | |
| Building | 95,130 | 95,130 | 95,130 | 95,130 | 95,130 | |
| Outbuilding | 4,300 | 4,300 | 4,300 | 4,300 | 4,300 | |
| Total | 298,260 | 298,260 | 298,260 | 298,260 | 298,260 | |

Comments: ELECTRIC INT. GUTTED - SOMEWHAT REBUILT - SOME DRYWALL IS UP - APPEARS TO HAVE NEW 2-8' RD (3RD FLOOR) I FP VACANT - WAS LISTED AS A BANK BARN -

| | | | | | | | | | | | | | | | |
|---|--|-------------------------------|--|-----------------|--|---------------|--|---------------|--|---------------|--|----------------------|--|-------------------------|--|
| Location: | | 153 VALLEY FORGE ROAD | | Map/Lot: | | 17 3 17 | | Zone: | | R-2AC | | Date Printed: | | 01-18-23 | |
| 911 Address: | | | | Exempt | | Neighborhood: | | 4-5 | | Sales Type | | Last Update: | | 06-22-22 | |
| Owner Of Record | | 9 TIFFANY LANE LLC KEN GRUDER | | Volume/Page | | Date | | Trustees Deed | | Sales Deed | | Valid | | Sale Price | |
| 200 CONNECTICUT AVE NORWALK, CT 06854 | | | | 657 /234 | | 06-16-22 | | | | Trustees Deed | | YES | | 695,000 | |
| Prior Owner History | | | | | | | | | | | | | | | |
| JET ENTERPRISES INTERVIVOS TR | | 600 /154 | | 03-26-18 | | Warranty Deed | | | | | | NO | | 0 | |
| LACASSE JOSEPH A | | 0589 /0416 | | 01-23-17 | | | | | | | | NO | | 0 | |
| LACASSE THOMAS | | 0432 /0495 | | 02-08-06 | | | | | | | | NO | | 0 | |
| LACASSE JOSEPH | | 0224 /0605 | | 09-28-94 | | | | | | | | NO | | 0 | |
| LACASSE JOSEPH & THOMAS | | 0216 /0144 | | 12-15-93 | | | | | | | | NO | | 0 | |
| Building Permit | | | | | | | | | | | | | | | |
| 3472 | | 03-22-96 | | 0 | | No | | Closed | | 100 | | REPLACE EXIST. | | | |
| 3039 | | 06-06-94 | | 0 | | No | | Closed | | 100 | | FOUNDATION PRMT | | | |
| 2969 | | 02-14-94 | | 0 | | No | | Closed | | 100 | | INTER RENOVATNS | | | |
| State Item Codes | | | | | | | | | | | | | | | |
| Census/Tract | | 83430 | | Code | | Quantity | | Value | | Quantity | | Value | | Appraised Value | |
| Dev Map | | 3262 | | Dev Lot | | 11- Res Land | | 198,830 | | | | | | Total Land Value | |
| Subdivision | | | | 13- Res Bldg | | 2.00 | | 95,130 | | | | | | Total Building Value | |
| Date | | 04/24/2008 | | 14- Res Outbldg | | 2.00 | | 4,300 | | | | | | Total Outbuilding Value | |
| Inspector MI | | MI | | | | | | | | | | | | Total Market Value | |
| District | | | | | | | | | | | | | | 426,092 | |
| Acres | | | | | | | | | | | | | | | |
| Land Type | | House Lot | | Rate | | Adj | | Influence | | Total Value | | Land Type | | Influence Reason | |
| House Lot | | 2.00 | | 299,000 | | 1.00 | | -5 | | 284,050 | | House Lot | | -5 Topography | |
| Total | | 2.00 | | | | | | | | 284,050 | | | | | |
| Assessment History (Prior Years as of Oct 1) | | | | | | | | | | | | | | | |
| | | Current | | 2021 | | 2020 | | 2019 | | 2018 | | 490 Appraised Totals | | | |
| Land | | 198,830 | | 198,830 | | 198,830 | | 198,830 | | 198,830 | | Value | | Acres | |
| Building | | 95,130 | | 95,130 | | 95,130 | | 95,130 | | 95,130 | | Value | | Type | |
| Outbuilding | | 4,300 | | 4,300 | | 4,300 | | 4,300 | | 4,300 | | Value | | Type | |
| Total | | 298,260 | | 298,260 | | 298,260 | | 298,260 | | 298,260 | | Value | | Acres | |
| | | | | | | | | | | | | Totals | | | |
| Comments | | | | | | | | | | | | | | | |
| ELECTRIC | | | | | | | | | | | | | | | |
| INT. GUTTED - SOMEWHAT REBUILT - SOME DRYWALL IS UP - APPEARS TO HAVE NEW 2-8' RD (3RD FLOOR) | | | | | | | | | | | | | | | |
| I FP | | | | | | | | | | | | | | | |
| VACANT - WAS LISTED AS A BANK BARN - | | | | | | | | | | | | | | | |

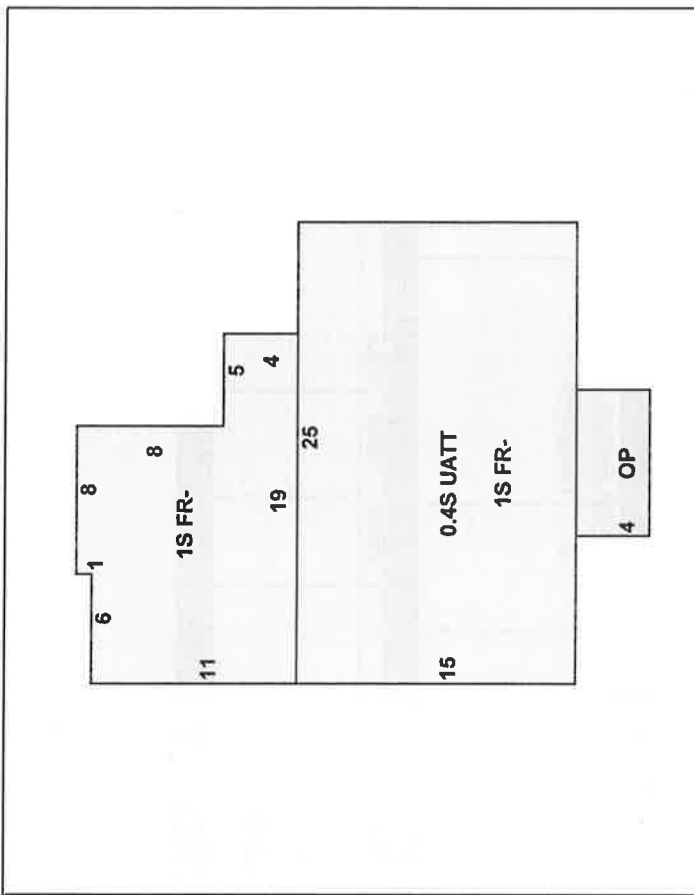
Unique ID: R01915

WESTON

| | | | |
|---------------|-----------------------|------|--|
| Location: | 153 VALLEY FORGE ROAD | Unit | |
| 911 Address: | | | |
| Map/Block/Lot | 17 3 17 | | |

| General Description | Description | Area/Qty |
|---|---------------|----------|
| Building Use | Single Family | |
| Unit | | 557 |
| Overall Condition | Poor | 1 |
| Class | 8 | 0 |
| Stories | 1.00 | 0 |
| Design (Style) | Conventional | |
| Construction | Wood Frame | |
| Year Built | 1900 | |
| Percent Complete | 100 | |
| Finished Area | 557 | |
| Finished Area Does Not Include Finished Basement Area | | |
| Foundation | | |
| Basement Area | 0 | |
| Basement Finish | 0 | |
| Bsmt Room Style | | |
| Basement Walls | | |
| Outside Entry | | |
| Basement Garage Bays | 0 | |
| Sump Pump | NO | |

| Attached Component Computations | | | |
|---------------------------------|-------------------------|-------------------------|---------------------------|
| Grade Factor | Economic Depreciation % | Physical Depreciation % | Functional Depreciation % |
| | 0 | 0 | 62 |
| | 0 | 0 | 0 |
| Type | Yr Built | Condition | Area/Qty |
| Unfinished Attic | 1900 | Very Poor | 150 |
| Open Porch | 1900 | Very Poor | 32 |
| Total Building Value | | | 31,553 |



| Special Features | | | |
|-----------------------------|----------|------------|------------|
| Type | Yr Built | Condition | Area/Qty |
| Gas Fireplace | | | 1 |
| Total Building Value | | | |
| 31,553 | | | |
| Room Summary | | | |
| Total Bedroom | Kitchens | Full Baths | Half Baths |
| 3 | 1 | 1 | 0 |

Location: 153 VALLEY FORGE ROAD Map/Lot: 17 3 17 Zone: R-2AC Date Printed: 01-18-23
 911 Address: Exempt Neighborhood: 4-5 Last Update: 06-22-22

Owner Of Record Volume/Page Date Sales Type Valid Sale Price
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 200 CONNECTICUT AVE NORWALK, CT 06854

Prior Owner History

| | | | | | |
|-------------------------------|------------|----------|---------------|----|---|
| JET ENTERPRISES INTERVIVOS TR | 600 /154 | 03-26-18 | Warranty Deed | NO | 0 |
| LACASSE JOSEPH A | 0589 /0416 | 01-23-17 | | NO | 0 |
| LACASSE THOMAS | 0432 /0495 | 02-08-06 | | NO | 0 |
| LACASSE JOSEPH | 0224 /0605 | 09-28-94 | | NO | 0 |
| LACASSE JOSEPH & THOMAS | 0216 /0144 | 12-15-93 | | NO | 0 |

| Permit Number | Date | Cost | New Hours | Status | % Comp | Est Completion | Building Permit |
|---------------|----------|------|-----------|--------|--------|----------------|-----------------|
| 3472 | 03-22-96 | 0 | No | Closed | 100 | | REPLACE EXIST. |
| 3039 | 06-06-94 | 0 | No | Closed | 100 | | FOUNDATION PRMT |
| 2969 | 02-14-94 | 0 | No | Closed | 100 | | INTER RENOVATNS |

| Census/Tract | 83430 | State Item Codes | | | | Appraised Value | |
|--------------|------------|------------------|----------|---------|------|-----------------|-------------------------------|
| | | Code | Quantity | Value | Code | Quantity | Value |
| Dev Map | 3262 | 11- Res Land | 2.00 | 198,830 | | | Total Land Value 284,050 |
| Subdivision | | 13- Res Bldg | 2.00 | 95,130 | | | Total Building Value 135,894 |
| Date | 04/24/2008 | 14- Res Outbdg | 1.00 | 4,300 | | | Total Outbuilding Value 6,148 |
| Inspector MI | | | | | | | Total Market Value 426,092 |
| District | | | | | | | |

| Land Type | House Lot | Acres | 490 | 0.00 | Rate | 299,000 | Adj | 1.00 | Influence | -5 | Total Value | 284,050 | Land Type | House Lot | Influence | Reason | Comment |
|-----------|-----------|-------|-----|------|------|---------|-----|------|-----------|----|-------------|---------|-----------|-----------|-----------|--------|---------|
| | | | | | | | | | | | | | | | | | |
| Total | 2.00 | 2.00 | | | | | | | | | 284,050 | | | | | | |

| Assessment History (Prior Years as of Oct 1) | | | | | | | | | | | | | 490 Appraised Totals | | |
|--|---------|---------|---------|---------|---------|-----------|-------|---------|------|-------|-------|--------|----------------------|--|--|
| | Current | 2021 | 2020 | 2019 | 2018 | Type | Acres | Value | Type | Acres | Value | Totals | | | |
| Land Building | 198,830 | 198,830 | 198,830 | 198,830 | 198,830 | House Lot | 2.00 | 198,830 | | | | | | | |
| Outbuilding | 95,130 | 95,130 | 95,130 | 95,130 | 95,130 | | | 95,130 | | | | | | | |
| Total | 298,260 | 298,260 | 298,260 | 298,260 | 298,260 | | | 298,260 | | | | | | | |

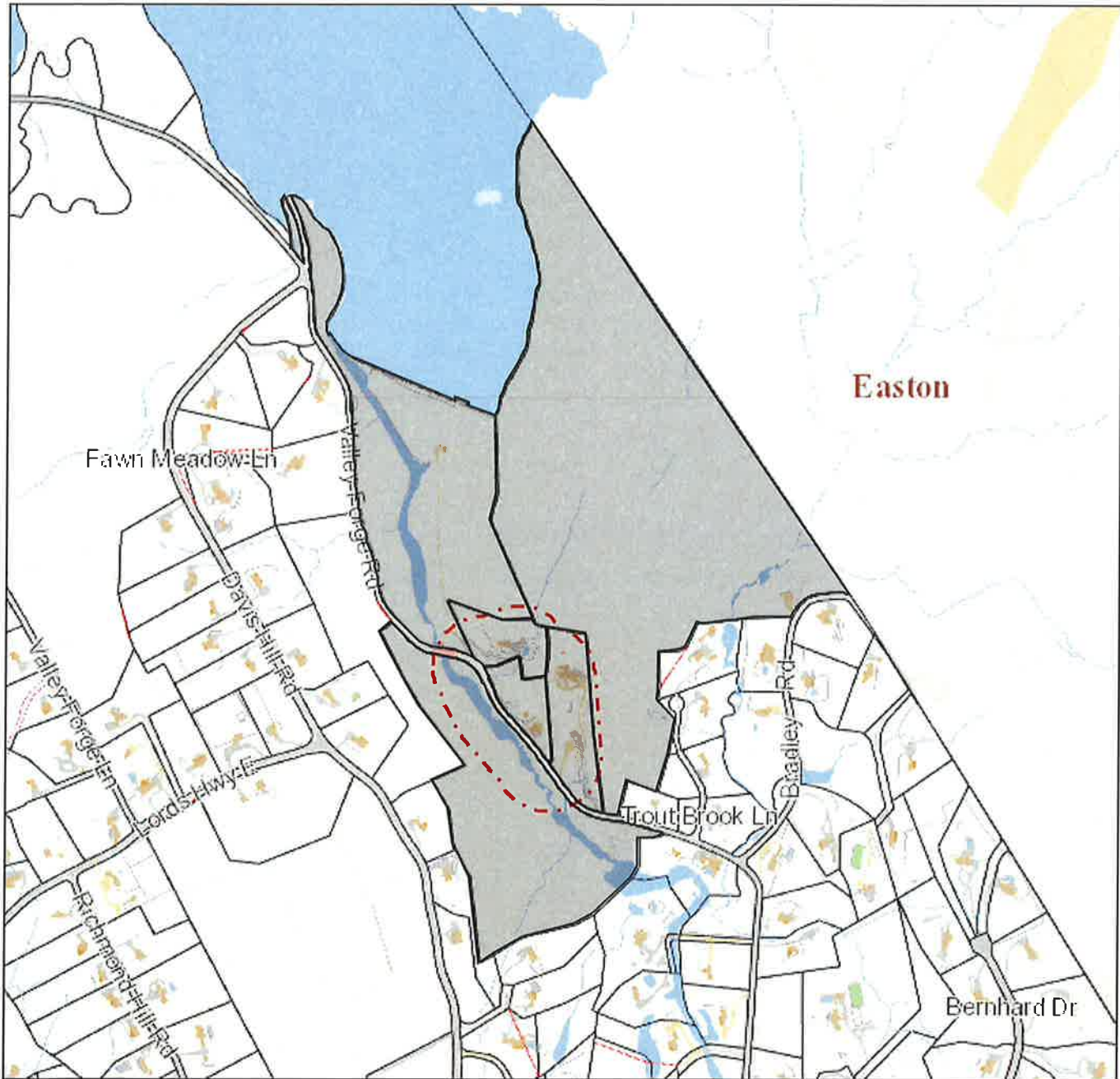
Comments: ELECTRIC
 INT. GUTTED - SOMEWHAT REBUILT - SOME DRYWALL IS UP - APPEARS TO HAVE NEW 2-8' RD (3RD FLOOR)
 I FP
 VACANT - WAS LISTED AS A BANK BARN -
 PUBLIC RESIDENTIAL FIELD CARD
 THIS DOCUMENT WAS PREPARED FOR ASSESSMENT PURPOSES ONLY
 REVALUATION DATE: 10/01/ 2018

Town of Weston

Geographic Information System (GIS)



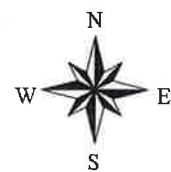
Date Printed: 1/12/2023



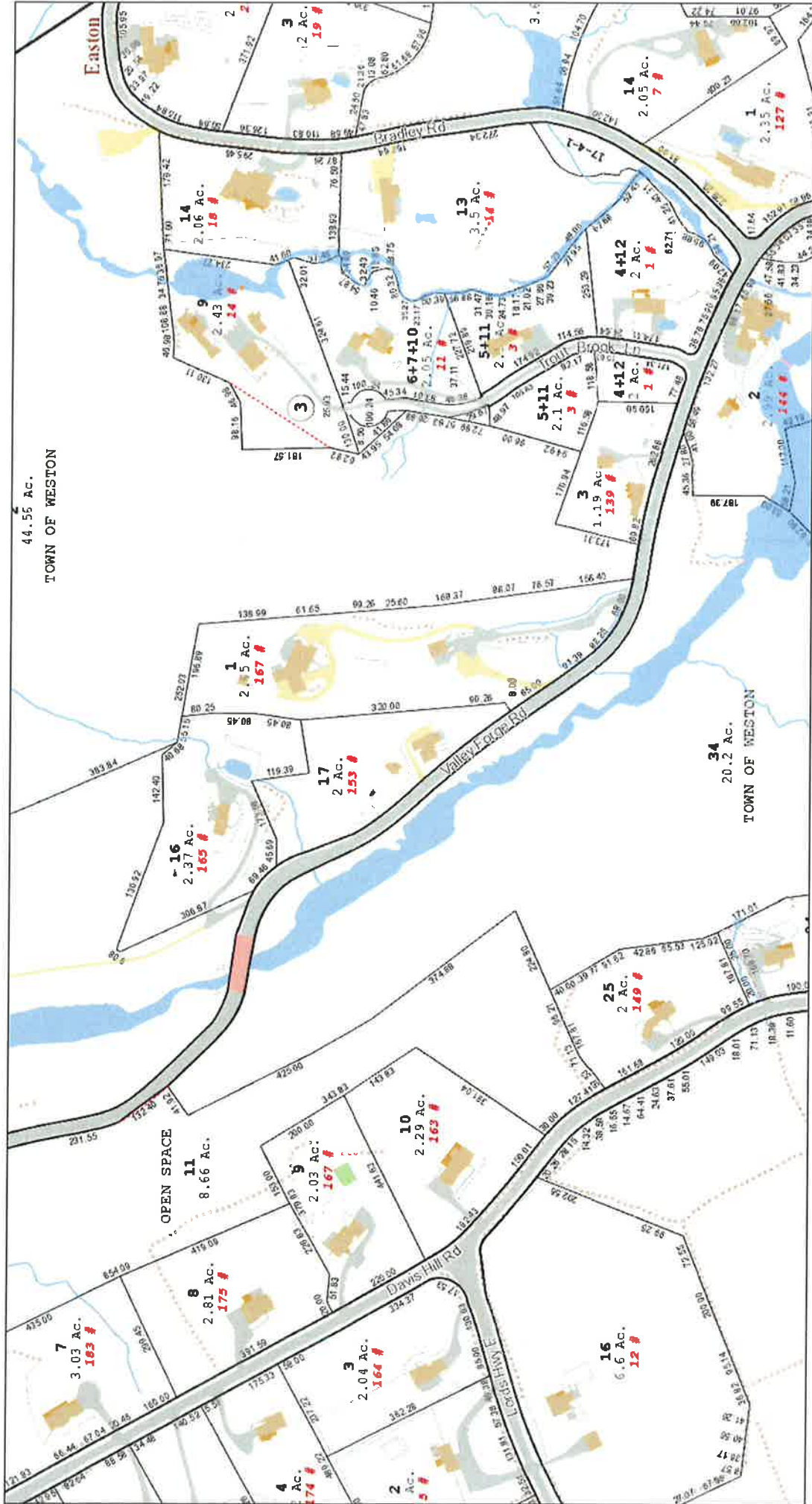
MAP DISCLAIMER - NOTICE OF LIABILITY

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

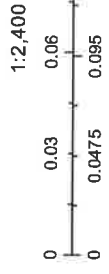
Approximate Scale: 1 inch = 75 ft



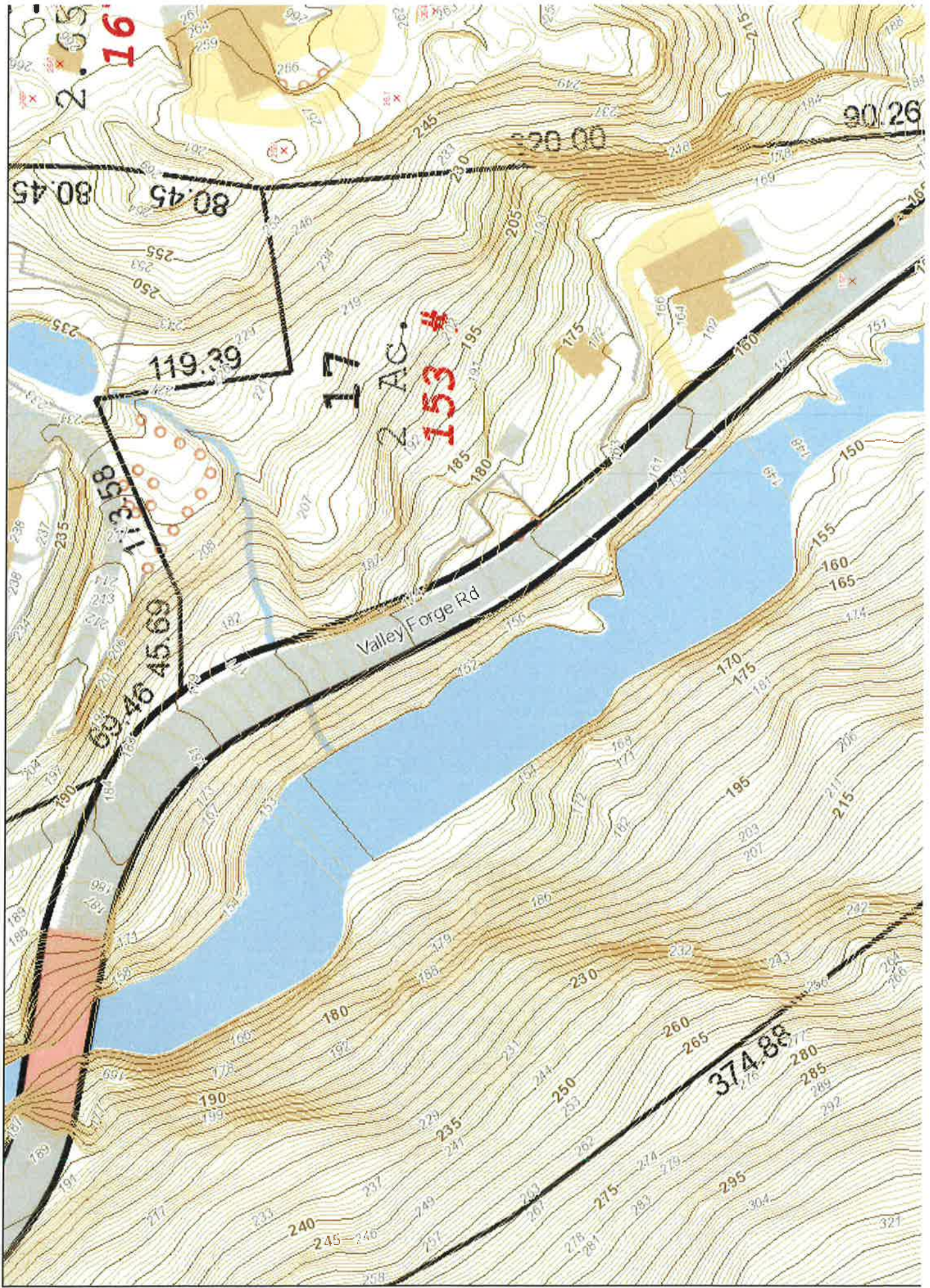
Town of Weston, CT



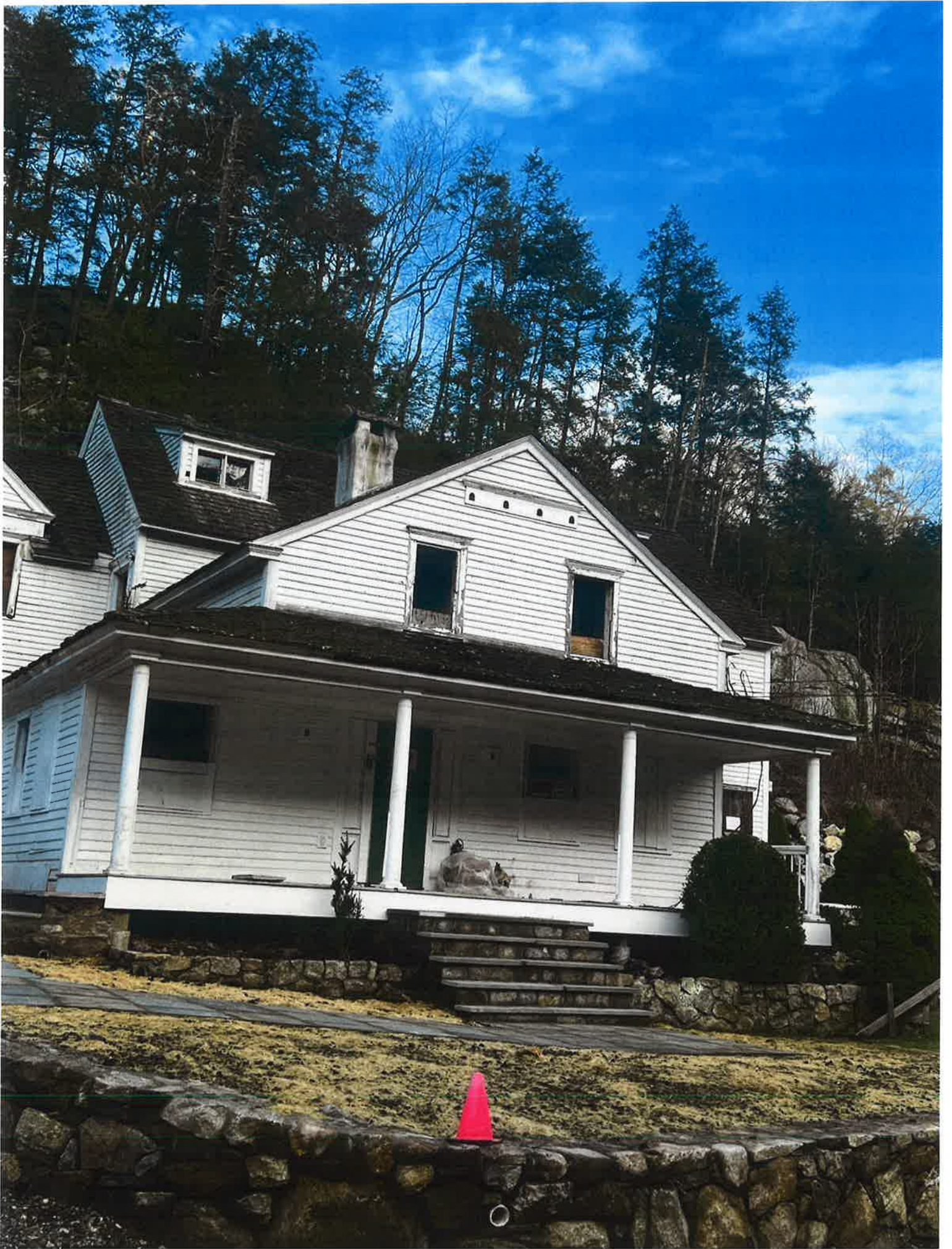
January 18, 2023



Town of Weston, CT









TOWN of WESTON, CONNECTICUT



Incorporated 1787

Zoning Board of Appeals

26 August 1994

Messrs. Joe and Tom LaCasse
 153 Valley Forge Road
 Weston, CT 06883

Dear Messrs. LaCasse:

This is to confirm that following Continuation Public Hearing on August 23, 1994 the Zoning Board of Appeals voted unanimously in favor of the following Resolution pertinent to your application for a Variance.

RESOLVED: That the application of Joe and Tom LaCasse of 153 Valley Forge Road, Weston, Connecticut 06883 for a Variance to Section 321.5 of the Zoning Regulations of the Town of Weston to enlarge existing residence structure, such addition to be no closer than thirty-four (34) feet to the Valley Forge Road (front) property line be, and the same hereby is, approved with the following conditions:

- 1) this Resolution shall not take effect and Variance shall become null and void unless a Notice of Filing, complete with necessary supporting documentation, has been accepted by the Weston Town Clerk for recording within thirty (30) days of publication of this Resolution;
- 2) all construction activity related to this application shall be substantially completed within one (1) year of date of publication of this Resolution;
- 3) As-Built plans, certified or otherwise authenticated in a manner acceptable to the Code Enforcement Officer (CEO) shall be submitted to the CEO upon substantial completion.

The Zoning Board of Appeals finds, with respect to this application and solely with respect to the parcel of land in question owing to conditions especially affecting such parcel but not affecting generally the district in which it is situated, particularly or especially in view of the extreme topographic hardship

Messrs. Joe and Tom LaCasse

26 August 1994
Page 2

of the parcel, a strict application or literal enforcement of the Weston Zoning Regulations would result in exceptional difficulty or undue hardship and, to vary the application of such Regulations, as aforesaid, is in harmony with the general purpose and intent of such Regulations, consideration having been given to conservation of public health, safety, traffic impact, welfare, property values and the environment.

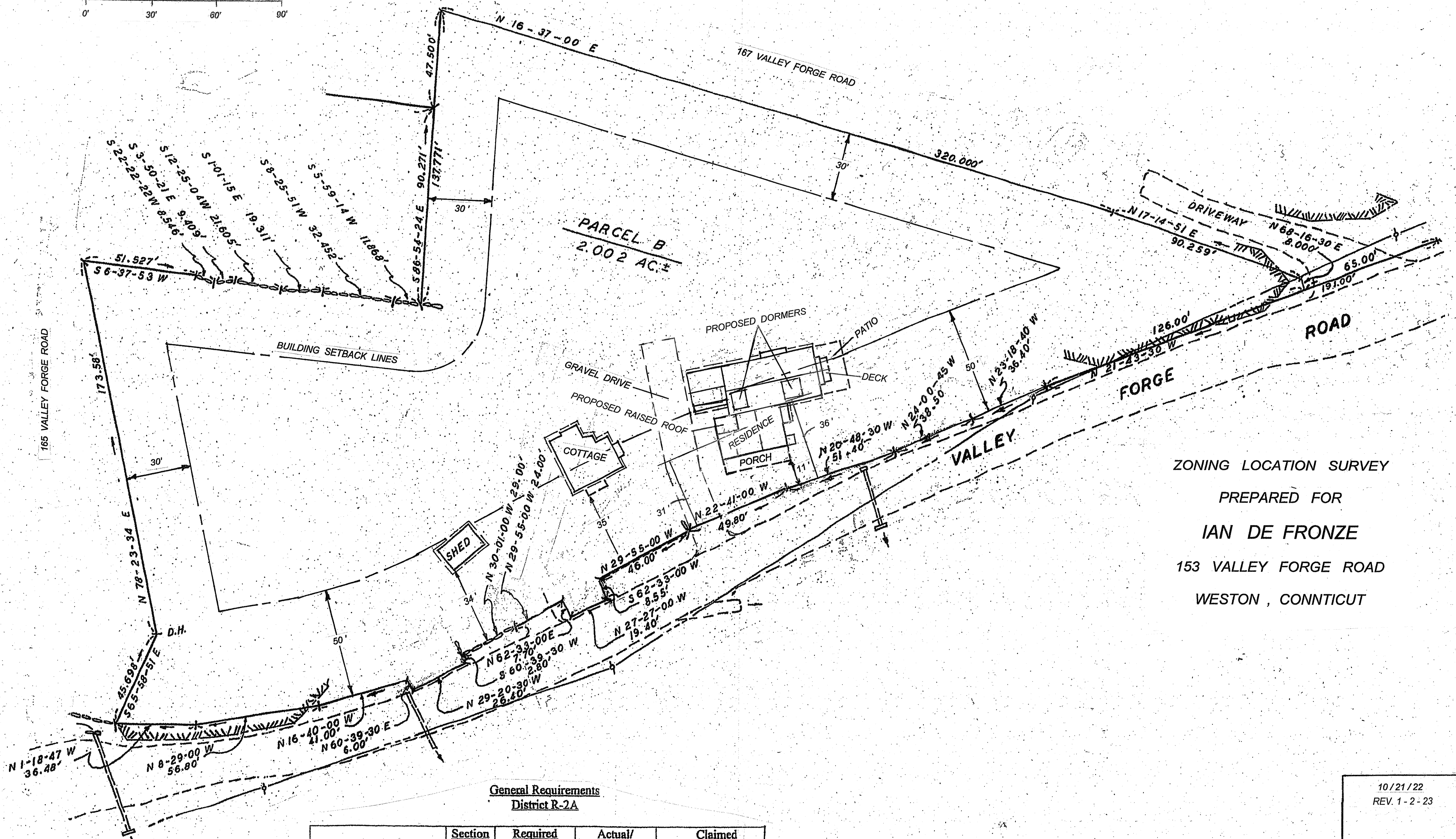
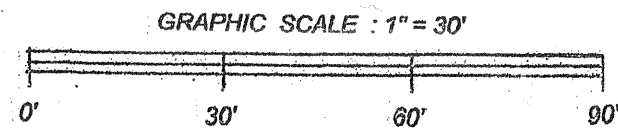
Please note that this letter and the enclosed Notice of Filing form, when completed and signed off on by a Designee of this Board, must be entered in the Weston Land Records no later than the date handwritten at top of first page of this letter. Note also the enclosed Advisory memo.

Sincerely,

Josephine M. Moloney
Josephine M. Moloney, Clerk

Enclosures (2)

7620031



ZONING LOCATION SURVEY
 PREPARED FOR
 IAN DE FRONZE
 153 VALLEY FORGE ROAD
 WESTON, CONNITCUT

General Requirements
 District R-2A

| | Section | Required | Actual/ Proposed | Claimed Exemptions/Variance |
|---------------------|---------|-------------|---------------------|--------------------------------|
| Min. Lot Area | 321.4 | 2 acre | 2.0+ | |
| Min. Rectangle | 321.5 | 170' x 200' | YES | |
| Min. Lot Frontage | 321.5 | 170' | YES | |
| Setbacks | 321.6 | — | — | |
| Front | 321.6 | 50' | 11' | |
| Side | 321.6 | 30' | 30'+ | |
| Rear | 321.6 | 30' | 30'+ | |
| Farming Structures | 321.1 | 100' | — | |
| Max. Bldg. Coverage | 321.7 | 15% | 4.0% | |
| Max. Bldg. Height | 321.8 | 35' | 23.5' | |

REFER TO FILED MAP NO. 2531.

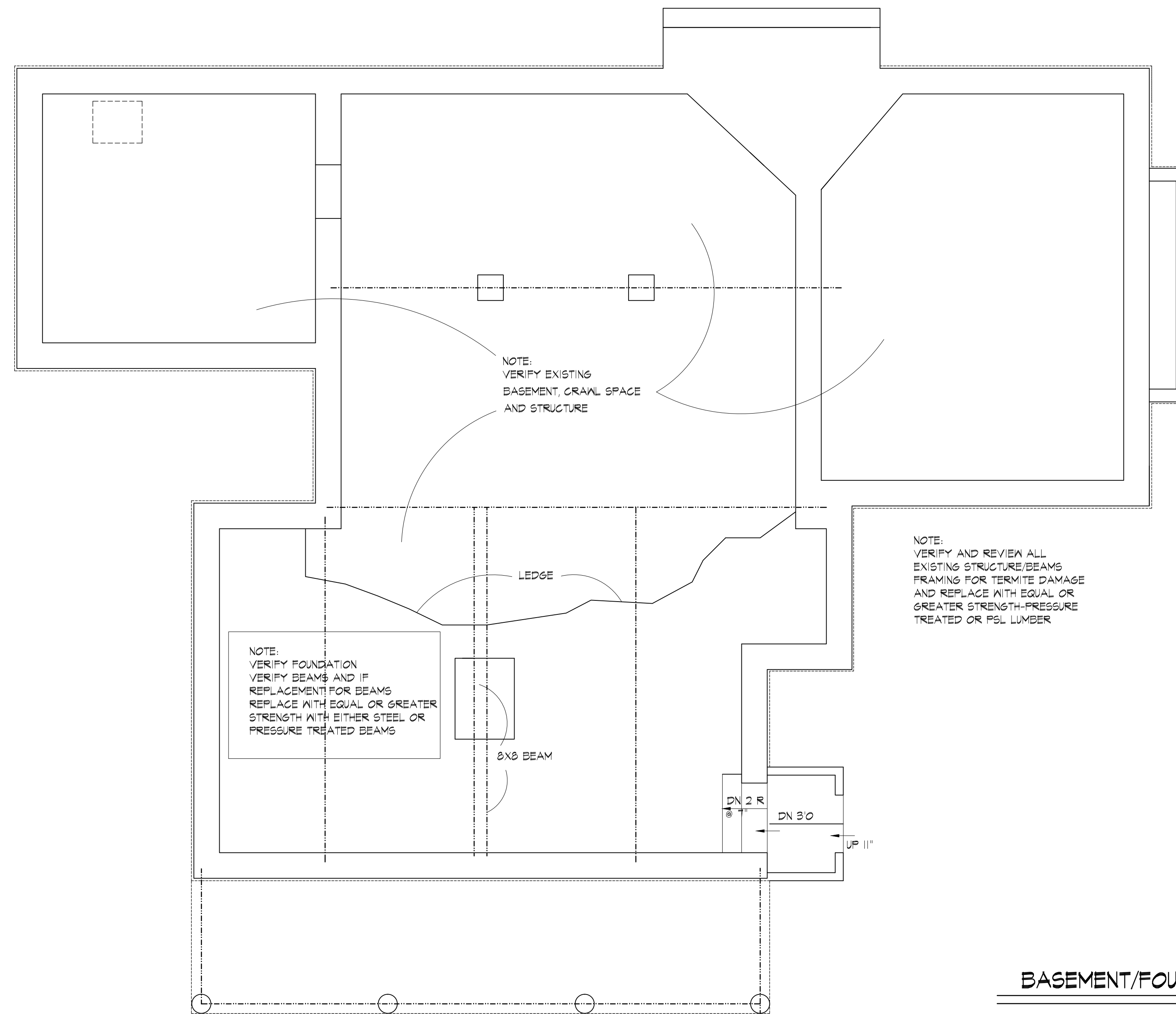
THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THRU 20-300B-20 OF THE REGULATIONS OF CONN. STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONN." AS ENDORSED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC. THIS SURVEY IS A ZONING LOCATION SURVEY AND IS BASED UPON A DEPENDENT RESURVEY BOUNDARY DETERMINATION CONFORMING TO A HORIZONTAL ACCURACY OF A CLASS 1A-2 SURVEY.

10/21/22
 REV. 1-2-23

SURVEYOR'S EMBOSSED SEAL REQUIRED TO VALIDATE SURVEY

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

 ROLAND H. GARDNER, JR. 203762-3248
 CT. LAND SURVEYOR LIC. NO. 12876



BASEMENT/FOUNDATION

1/4"=1'-0"

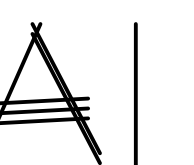
153 VALLEY FORGE
WESTON, CONNECTICUT

ZIMMERMAN ARCHITECTURE

28 Adams Ave. 1st Fl.
Norwalk, Ct. 06851
(203) 849-8385
LANCE E. ZIMMERMAN R.A.

**BASEMENT
FOUNDATION PLAN**

Drawing no.

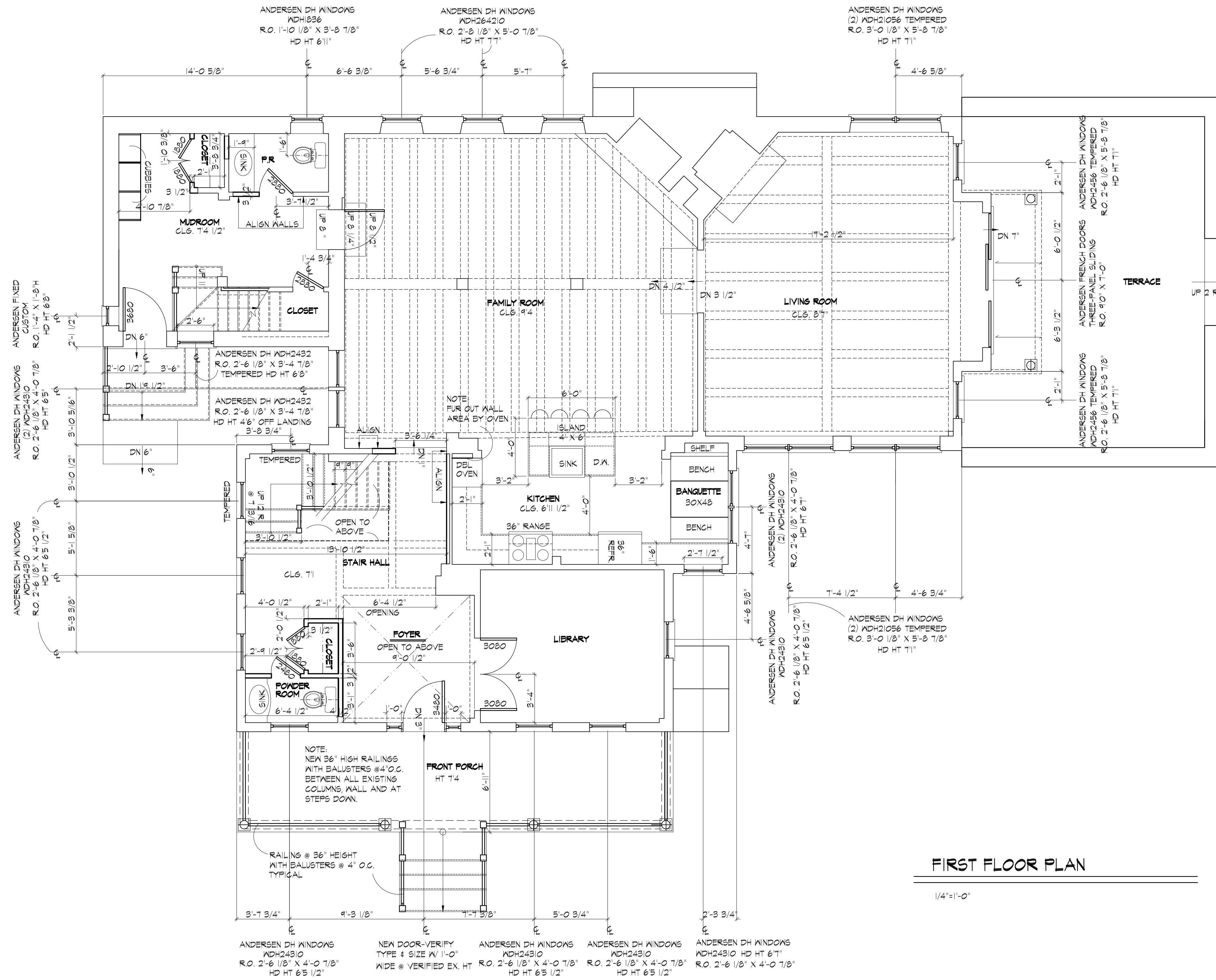


Date 4-16-22

Revision

Scale 1/4"=1'-0"
± NOTED

Drawn by SBD



FIRST FLOOR PLAN

1/4"=1'-0"

153 VALLEY FORGE
WESTON, CONNECTICUT

ZIMMERMAN ARCHITECTURE

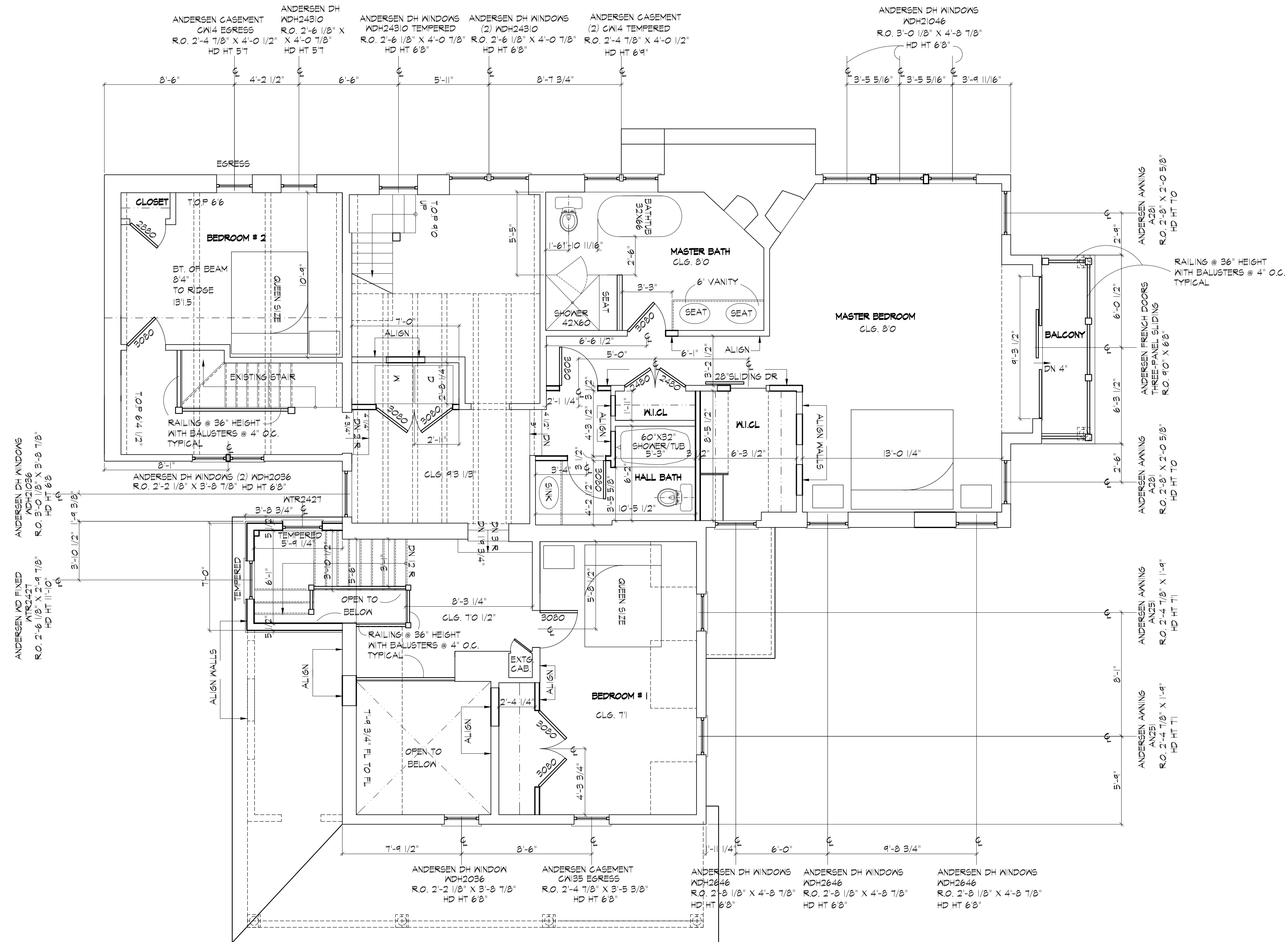
28 Adams Ave. 1st Fl.
Norwalk, Ct. 06851
(203) 849-8385
LANCE E. ZIMMERMAN R.A.

FIRST FLOOR PLAN

| | | | |
|-------|-----------------------|----------|-----|
| Date | 4-12-22 | Revision | |
| Scale | 1/4"=1'-0" & NOTED | Drawn by | SBD |

Drawing no.

A2



SECOND FLOOR PLAN

1/4"=1'-0"

153 VALLEY FORGE
WESTON, CONNECTICUT

ZIMMERMAN ARCHITECTURE

28 Adams Ave. 1st Fl.
Norwalk, Ct. 06851
(203) 849-8385

LANCE E. ZIMMERMAN R.A.

SECOND FLOOR PLAN

| | | | |
|-------|-----------------------|----------|-----|
| Date | 9-15-22 | Revision | |
| Scale | 1/4"=1'-0" & NOTED | Drawn by | SBD |

Drawing no.

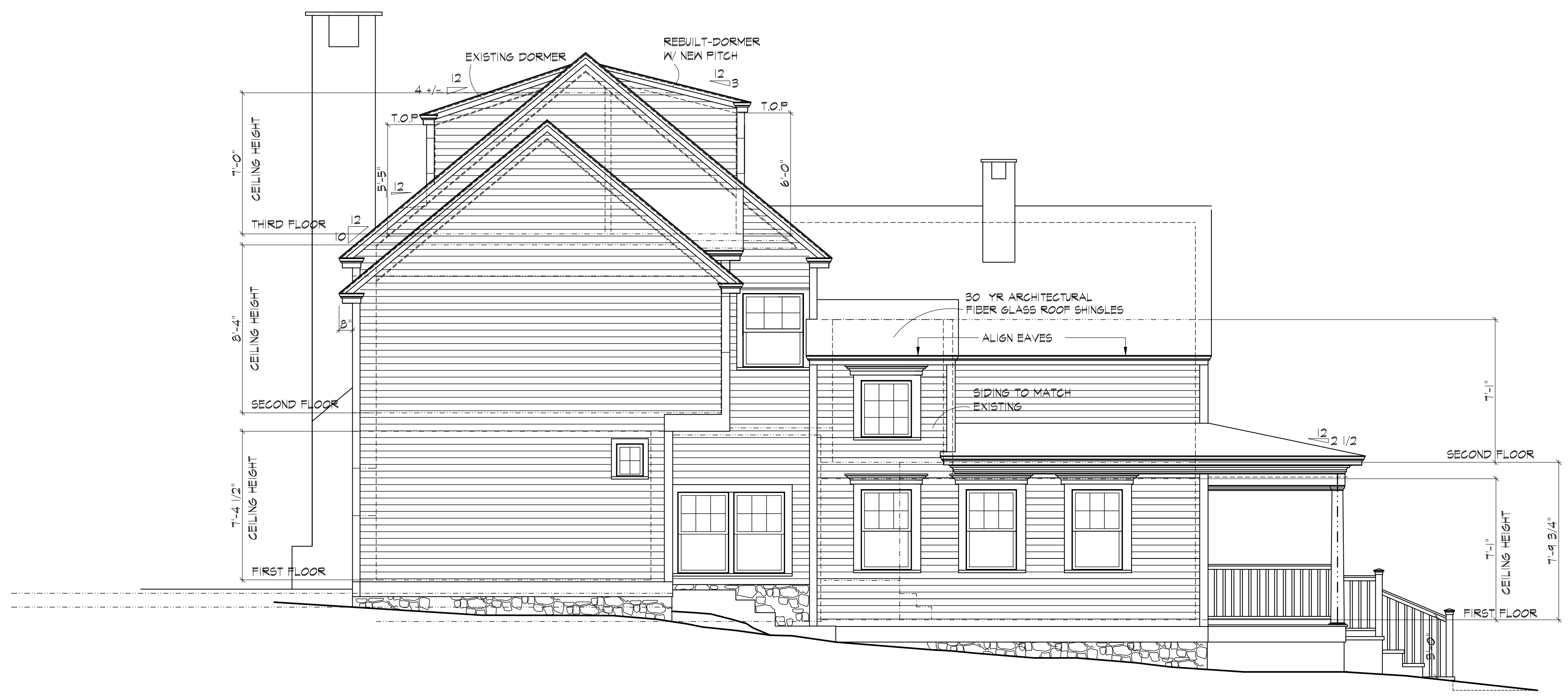
A3



FRONT ELEVATION

1/4"=1'-0"

NOTE:
ADD RAILINGS TO CODE
OR RAISE GRADE TO 30"
MINIMUM BELOW DECK



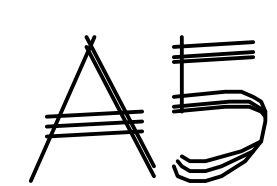
DRIVEWAY SIDE ELEVATION

1/4"=1'-0"

153 VALLEY FORGE
WESTON, CONNECTICUT

ZIMMERMAN ARCHITECTURE

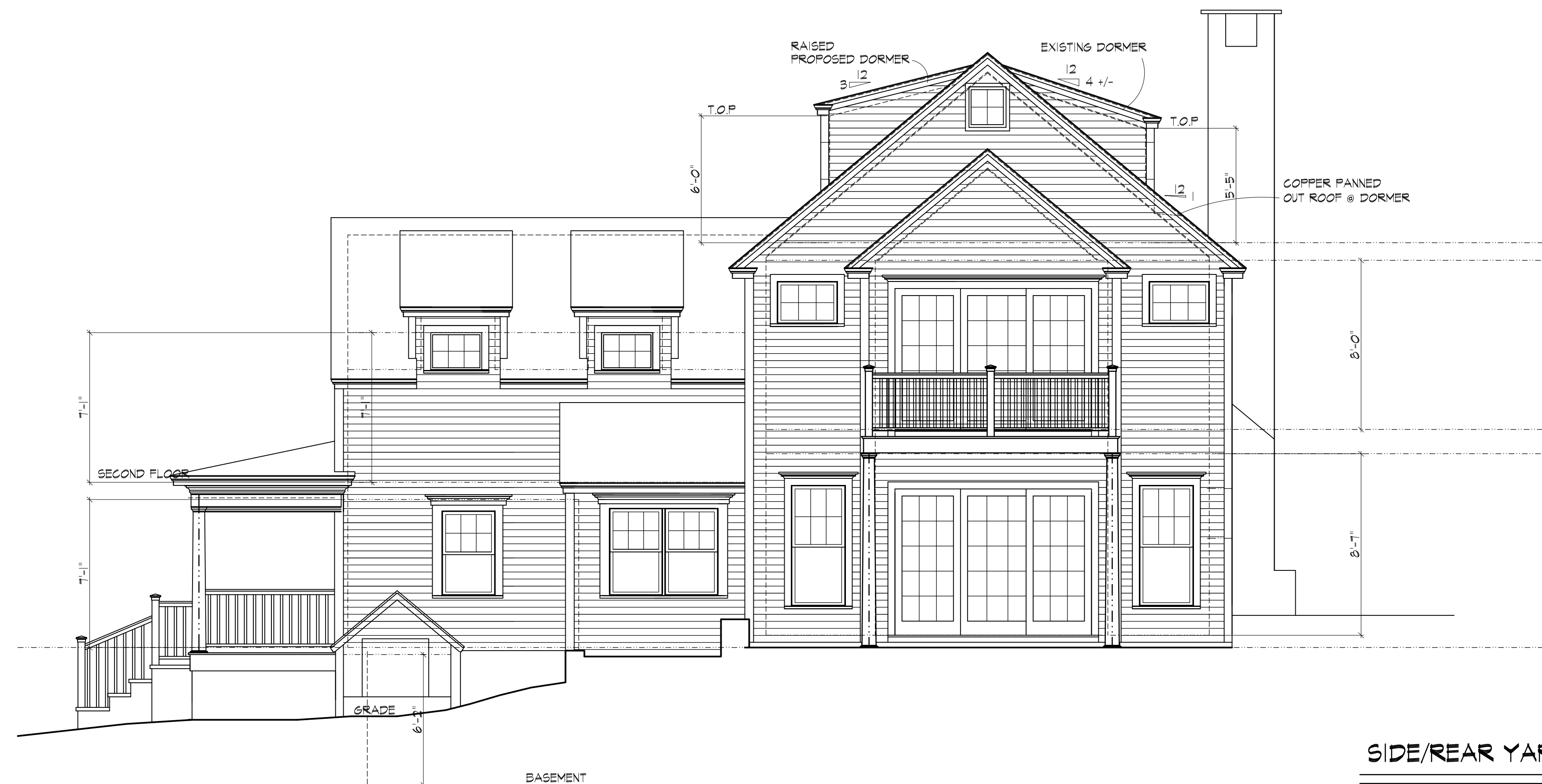
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LANCE E. ZIMMERMAN R.A.

| | | | |
|------------|-----------------------|--|----------|
| ELEVATIONS | | Drawing no.  | |
| Date | 9-16-22 | | Revision |
| Scale | 1/4"=1'-0" & NOTED | | Drawn by |



REAR ELEVATION

1/4"=1'-0"



SIDE/REAR YARD ELEVATION

1/4"=1'-0"

153 VALLEY FORGE
WESTON, CONNECTICUT

ZIMMERMAN ARCHITECTURE

28 Adams Ave. 1st Fl.
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LANCE E. ZIMMERMAN R.A.

ELEVATIONS

Date 4-15-22

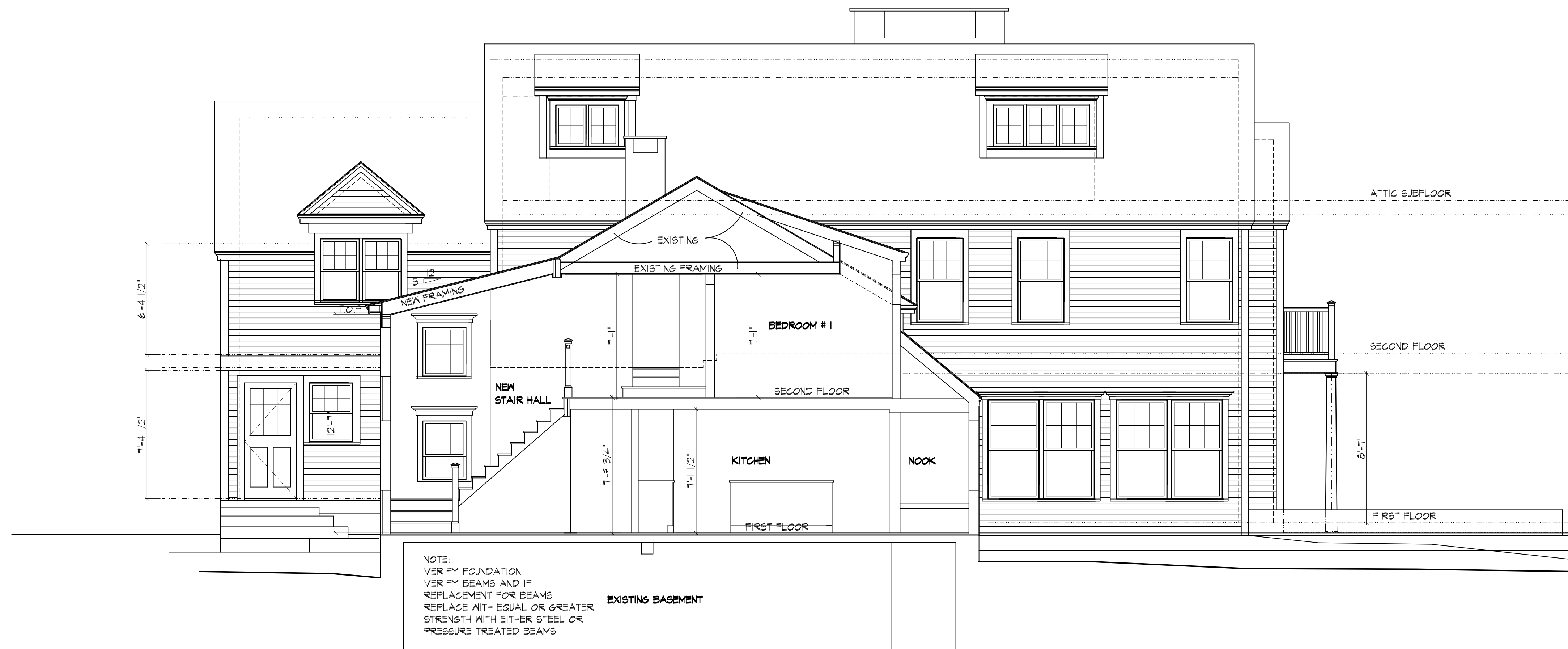
Revision

Scale 1/4"=1'-0"
& NOTED

Drawn by SBD

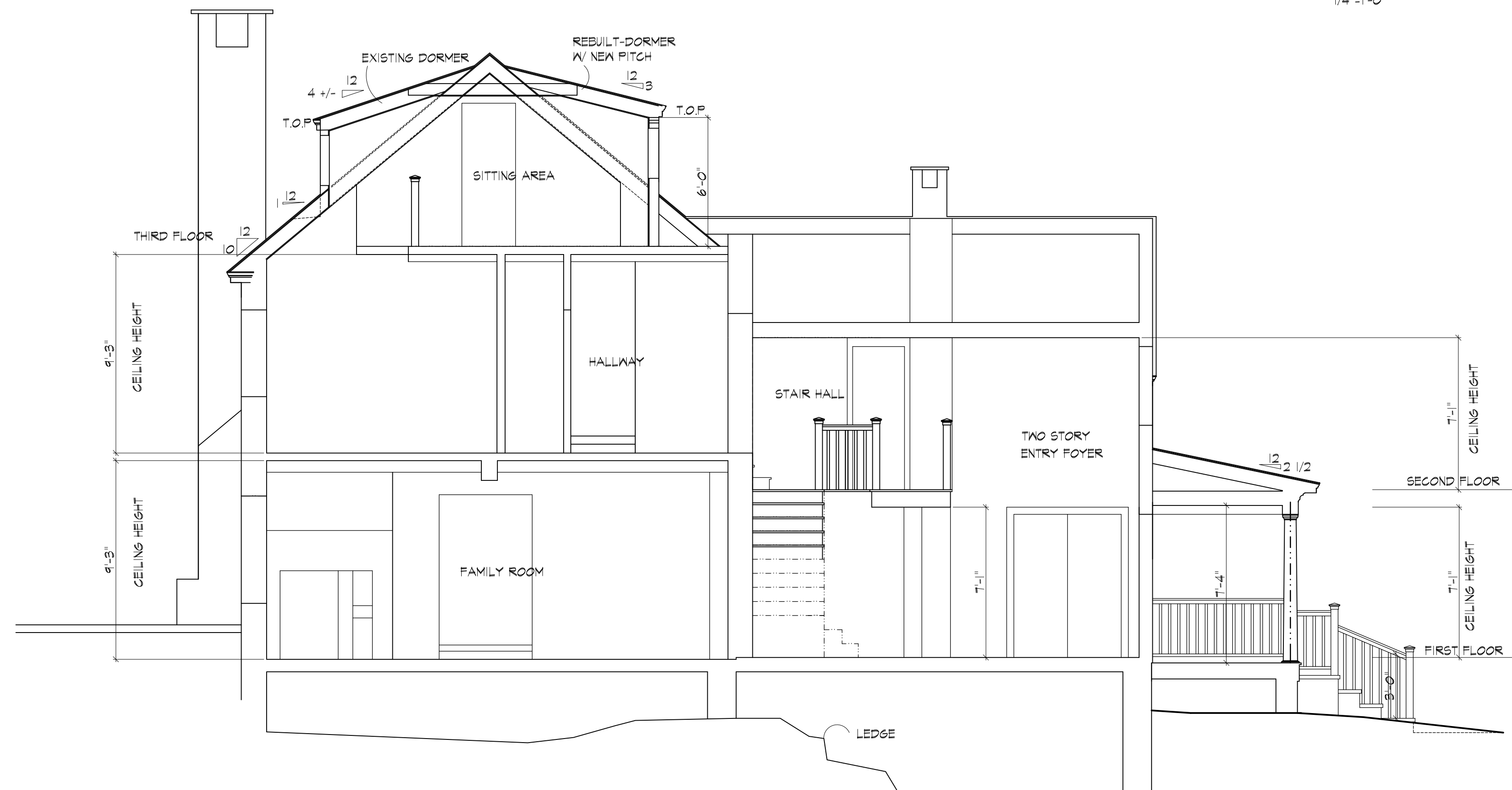
Drawing no.

A6



CROSS SECTION @ ENTRY

1/4"=1'-0"



CROSS SECTION

1/4"=1'-0"

153 VALLEY FORGE
 WESTON, CONNECTICUT

ZIMMERMAN ARCHITECTURE

28 Adams Ave. 1st Fl.
 Norwalk, Ct. 06851
 (203) 849-8385
 LANCE E. ZIMMERMAN R.A.

SECTIONS

| | | | |
|-------|-----------------------|----------|-----|
| Date | 4-15-22 | Revision | |
| Scale | 1/4"=1'-0" & NOTED | Drawn by | SBD |

Drawing no.

