

Request a variance of Section 29-5.D to allow a second-story addition of the house and for the raising of the first floor of the house with a front yard setback of 47.0' in lieu of the required 50 feet, (for a combined height of 23' 10 ¼" at the front façade), for a front porch with a front yard setback of 38.3', in lieu of the required 50', for a garage addition with a front yard setback of 44.5', in lieu of the required 50' and for a garage addition with a side yard setback of 33.7', in lieu of the required 40'. Said property is owned by Matthew Schenk and consists of 1.337 acres, in a Residential (R-2A) Zoning District, as shown on Assessor's Map #35, Lot # 57.

See the following links for application materials:
[51 Blue Ridge Road - File Documents | wiltonct](#)

2. #23-12-21 Stark and Fletcher 68 Grey Rocks Road

Request a variance of Section 29-5.D. to allow a generator with a side-yard setback of 32.5' in lieu of the required 40' and for four (4), above-ground propane tanks with a side yard setback of 16.0', in lieu of the required 40'. Said property is owned by Philip Stark and Linda Fletcher and consists of 2.058 acres in a Residential (R-2A) Zoning District, as shown on Assessor's Map #94, Lot # 25.

See the following links for application materials:
[68 GREY ROCKS #2 Update \(wiltonct.org\)](#)

3. #23-12-22 Wang and Fang 17 Gaylord Drive North

Request a variance of Section 29-5.D. to allow a partial second-story addition with a front-yard setback of 30.3' in lieu of the required 40' and a bay window with a front yard setback of 38.8', in lieu of the required 40'. Said property is owned by Dawei Wang and Wei Fang and consists of 0.4459 acres in a Residential (R-1A) Zoning District, as shown on Assessor's Map #56, Lot #35.

See the following links for application materials:
[zba application - 11.22.2023.pdf \(wiltonct.org\)](#)

D. APPLICATIONS READY FOR REVIEW/ACTION

- | | | |
|--------------|--------------------|------------------------|
| 1. #23-12-20 | Schenk | 51 Blue Ridge Road |
| 2. #23-12-21 | Stark and Fletcher | 68 Grey Rocks Road |
| 3. #23-12-22 | Wang and Fang | 17 Gaylord Drive North |

E. OTHER BUSINESS

Approval of Minutes – November 20, 2023

E. ADJOURNMENT