PLANNING & ZONING COMMISSION Telephone (203) 563-0185 Fax (203) 563-0284



TOWN HALL ANNEX 238 Danbury Road Wilton, Connecticut 06897

### WILTON ZONING BOARD OF APPEALS REGULAR MEETING AGENDA

DATE:Monday, December 18, 2023TIME:7:15 PMPLACE:Electronic Meeting

#### **Special Notice About Procedures For This Electronic Meeting:**

Pursuant to Public Act No. 22-3, Remote Meetings, there is no physical location for this meeting, as it will be held electronically. To view a live stream of this meeting, go to the Town of Wilton website and follow the link:

https://us02web.zoom.us/j/84560806225?pwd=djVFRjNWRVV1UitKa2pnTkt1eTJyUT09

Members of the public can submit written comments to <u>Michael.Wrinn@wiltonct.org</u> by noon on December 18, 2023. To participate in the public hearing, public comments can be made by Zoom at the appropriate time by raising one's hand to notify the host of the intent to provide comments. Public participants will be promoted one at a time to provide comments live on Zoom.

#### **REGULAR MEETING**

- A. CALL TO ORDER
- B. ELECTION OF BOARD MEMBERS & APPROVAL OF PROPOSED 2024 CALENDAR
- C. PUBLIC HEARINGS
  - 1. #23-12-20 Schenk

51 Blue Ridge Road

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