

PLANNING & ZONING
COMMISSION
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**WILTON ZONING BOARD OF APPEALS
REGULAR MEETING AGENDA**

DATE: **Monday, July 17, 2023**
TIME: **7:15 PM**
PLACE: **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 Michael.Wrinn@wiltonct.org by noon on July 17, 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. PUBLIC HEARINGS

1. 23-06-12 89 WILLIAM STREET, LLC 8 GAYLORD DRIVE

Request a variance of Section 29-5.D to allow for rear deck with 31.0' rear setback in lieu of the required 40'. Said property is owned by 89 William Street, LLC, and consists of 0.73+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #56, Lot #24.

See the following link for application materials:

[8 Gaylord Drive - File Documents | wiltonct](#)

2. 23-06-10 ONTHANK 20 OLD BOSTON ROAD

Request a variance of Section 29-5.D to allow for second floor addition with 5.8' front setback in lieu of the required 50'. Said property is owned by Christopher Onthank, and consists of 3.406+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's May #111, Lot #26.

See the following link for application materials:

[20 Old Boston Road - File Documents | wiltonct](#)

3. 23-06-11 ANDRUSYSHYN/SENKO 175 OLD KINGS HIGHWAY

Request a variance of Section 29-4.C.5 for a bay window with 33.3' front setback in lieu of required 40'. Also requesting a variance of Section 29-5D for a 29.2' front setback to the eave of the roof in lieu of the required 40'. Said property is owned by Aleksandra Andrusyshyn and Pavol Senko, and consists of 0.98+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #141, Lot #6.

See the following link for application materials:

[175 Old Kings Highway - File Documents | wiltonct](#)

4. 23-06-13 APPLE TREE PROPERTIES CORP. 190 RANGE ROAD

Request a variance of Section 29-5.D for an addition to a garage with 10' side yard setback to the eaves of the garage in lieu of the required 40'. Said property is owned by Apple Tree Properties Corp. and consists of 3.52+/- acres in a Residential (R-2A) Zoning District as shown of Assessor's Map #98, Lot #18.

See the following link for application materials:

[190 Range Road - File Documents | wiltonct](#)

5. 23-07-14 WELLY 4 Borglum Road

Request a variance of Section 29-4.D.1.a. to allow a 1,124 square foot accessory dwelling unit, in lieu of the 750 square foot maximum size allowed (the structure is pre-existing non-conforming); and of Section 29-4.D.1.g. to allow an accessory dwelling unit with a front-yard setback of 21', in lieu of 40', (on Old King's Highway), and a front-yard setback of 12', in lieu of 40' (on Borglum Road). Said property is owned by Burton and Kinley Welly, and consists of 1.46+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #123, Lot #34.

See the following link for application materials:

[4_borglum_road_-_variance_application_-_07.05.2023.pdf\(wiltonct.org\)](#)

6. 23-07-15 GILL 73 Cherry Lane

Request a variance of Section 29-5.D to allow a 17' front-yard setback, in lieu of the required 50'; and of Section 29-5.D to allow a 15' side-yard setback, in lieu of the required 40'; and a variance of Section 29-5.D to allow 23.8' in the building height to the highest ridge, within the front-yard setback and the side-yard setback. Said property is owned by John and Mary Ellen Gill, and consists of 1.74+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #43, Lot #35.

See the following link for application materials:

[73_cherry_lane_zba_application_7.5.2023_1.pdf\(wiltonct.org\)](#)

C. APPLICATIONS READY FOR REVIEW/ACTION

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|--------------------|-----------------------------------|------------------------------|
| 1. 23-06-12 | 89 WILLIAM STREET, LLC | 8 GAYLORD DRIVE |
| 2. 23-06-10 | ONTHANK | 20 OLD BOSTON ROAD |
| 3. 23-06-11 | ANDRUSYSHYN/SENKO | 175 OLD KINGS HIGHWAY |
| 4. 23-06-13 | APPLE TREE PROPERTIES CORP | 190 RANGE ROAD |
| 5. 23-07-14 | WELLY | 4 BORGLUM ROAD |
| 6. 23-07-15 | GILL | 73 CHERRY LANE |

D. OTHER BUSINESS

Approval of Minutes – May 15, 2023

E. ADJOURNMENT