

ZONING BOARD OF
APPEALS 238
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL
Danbury Road
Wilton, Connecticut 06897

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

DATE: Monday, March 20, 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 Zoom link:

<https://us02web.zoom.us/j/85136993383>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on March 20, 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.

A. CALL TO ORDER

B. PUBLIC HEARINGS

1. 23-03-04 LASKY 86 OLD MILL ROAD

Request a variance of Section 29-5.D to construct a hot tub/spa, 18' x 7'6" with a 21.2' front-yard setback in lieu of the required 40', in an R1-A zone. Said property is owned by Mitchell and Iris Lasky and consists of 2.126 +/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #11, Lot #9-4.

See the following link for application materials:

[ZONING BOARD OF APPEALS \(wiltonct.org\)](http://wiltonct.org)

2. 23-03-05 HARRELL 39 WARNCKE ROAD

Request a variance of Section 29-5.D to construct a sport court, with a 4.5' side-yard setback in lieu of the required 40', in an R2-A zone. Said property is owned by Benjamin and Ruth Harrell and consists of 2.104 +/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #60, Lot #30.

See the following link for application materials:

[ZONING BOARD OF APPEALS \(wiltonct.org\)](http://wiltonct.org)

3. 23-03-06 PHELAN 110 DUDLEY ROAD

Request a variance of Section 29-8.B.8.e (3) to allow driveways serving the same lot to be 96 feet apart in lieu of the required 150' and for a variance of Section 29-8.B.8.b.(3) to allow a driveway to have a grade in excess of 5% at 30' from the centerline of the road, in lieu of the required 35'. Said property is owned by Kay Phelan and consists of 1.009 +/- acre in a Residential (R-2A) Zoning District as shown on Assessor's Map #43, Lot #21.

See the following link for application materials:

[zba_110_dudley_rd_23-03-06.pdf \(wiltonct.org\)](http://wiltonct.org)

C. APPLICATIONS READY FOR REVIEW/ACTION

- 1. 23-03-04, LASKY, 86 OLD MILL ROAD**
- 2. 23-03-05, HARRELL, 39 WARNCKE ROAD**
- 3. 23-03-06, PHELAN, 110 DUDLEY ROAD**

D. OTHER BUSINESS

Approval of Minutes - February 21, 2023

E. ADJOURNMENT