

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



TOWN HALL
238 Danbury Road
Wilton, Connecticut 06897

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

DATE: Monday, September 19, 2022
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/85135694294?pwd=MWFpR1RTUGk2bUFPY2F5SzBkU1VGQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on September 19, 2022. 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. 22-09-12 NESSEL/KELLOGG 113 PORTLAND AVE.

Request a variance of Section 29-5.D to allow installation of air conditioning condensers with an 18.4 foot rear yard setback in lieu of the required 40 feet, a 25 foot front yard setback in lieu of the required 40 feet, a 22.2 foot side yard setback in lieu of the required 30 feet. Said property is owned by Paul Nessel and consists of 0.27+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #13, Lot #5.

See the following link for application materials:

[ZBA 22-09-12 - 113 Portland Ave - FILE DOCUMENTS | Wilton CT](#)

2. 22-09-13 COLE/SANDERS 14 OLD BELDEN HILL RD

Request variances as follows: of Section 29-4.D.1.a to permit construction of an Accessory Dwelling Unit with 1,191 sq. ft. in lieu of 750 sq. ft. allowed; of Section 29-4.D.1.g to permit construction of an Accessory Dwelling Unit on a parcel with an area of 1.307+/- acres in lieu of 2 acres as required in an R-2A zone; of Section 29-8.B.8 to permit construction of a driveway extension 8 ft from the front yard line in lieu of 25 feet required. Said property is owned by Loren & Candace Cole and consists of 1.307+/- acre in a Residential (R-2A) Zoning District as shown on Assessor’s Map #98, Lot #33.

See the following link for application materials:

[ZBA 22-09-13 - 14 Old Belden Hill Rd - FILE DOCUMENTS | Wilton CT](#)

3. 22-09-14 PENNIMAN 30 LIBERTY ST

Request a variance of Section 29-5.D to allow addition of shed with a rear yard setback of 3 feet in lieu of the required 50 feet, and building coverage of 8.9% in lieu of the permitted 7% maximum. Said property is owned by Nicole & Phil Penniman and consists of 0.454+/- acres in a Residential (R-2A) Zoning District as shown on Assessor’s Map #18, Lot #51.

See the following link for application materials:

[ZBA 22-09-14 - 30 Liberty St - FILE DOCUMENTS | Wilton CT](#)

4. 22-09-15 BELLINO 20 OLD DRIFTWAY

Request a variance of Section 29-5.D to allow a one-story accessory apartment addition with a 14.4 foot (to eave) and 15.7 foot (to building addition) side yard setback in lieu of the required 40 feet; and to allow an HVAC unit with a side yard setback of 10 feet in lieu of the required 40 feet. Said property is owned by Scott & Stephanie Bellino and consists of 2.466+/- acres in a Residential (R-2A) Zoning District as shown on Assessor’s Map #116, Lot #6.

See the following link for application materials:

[ZBA 22-09-15 - 20 Old Driftway - FILE DOCUMENTS | Wilton CT](#)

D. APPLICATIONS READY FOR REVIEW/ACTION

- | | | | |
|-----------|-----------------|-----------------------|------------------------------|
| 1. | 22-09-12 | NESSEL/KELLOGG | 113 PORTLAND AVE. |
| 2. | 22-09-13 | COLE/SANDERS | 14 OLD BELDEN HILL RD |
| 3. | 22-09-14 | PENNIMAN | 30 LIBERTY ST |
| 4. | 22-09-15 | BELLINO | 20 OLD DRIFTWAY |

ZBA Agenda – September 19, 2022

E. OTHER BUSINESS

Approval of Minutes – July 18, 2022

F. ADJOURNMENT