

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, October 17, 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=MWFpR1RTUGk2bUFpY2F5S2BkU1VGQT09>

Members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on October 17, 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. 22-10-17 HELGESEN 26 CAVALRY HILL RD

Request variances of Section 29-5.D to allow construction of a front porch with a side yard setback of 33 feet, and a deck with a 39.3-foot side yard setback; in lieu of the required 40 feet for both. Said property is owned by Eric & Alissa Helgesen and consists of 2.016+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #1, Lot #24.

See the following link for application materials:

[ZBA 22-10-17 - 26 Cavalry Hill Rd - FILE DOCUMENTS | Wilton CT](#)

2. 22-10-18 CT DOT/FOLTZ 80 RIDGEFIELD RD

Request a variance of Section 29-5.D to allow acquisition of 3,751+/- sq. ft from the subject property, resulting in the reduction of a nonconforming lot from the existing 58,370+/- sq. ft. to 54,619+/- sq. ft in lieu of the required 2 acres (=87,120 sq. ft); in connection with State Project 161-142, replacement of Bridge No. 04975 Lovers Lane over Comstock Brook. Said property is owned by Jonathan & Isabel Foltz and consists of 1.34+/- acre in a Residential (R-2A) Zoning District as shown on Assessor’s Map #74, Lot #5.

See the following link for application materials:

[ZBA 22-10-18 - 80 Ridgefield Rd - Lovers La Bridge Replacement - FILE DOCUMENTS | Wilton CT](#)

3. 22-10-19 SMITH 6 EVERGREEN AVE

Request variances of Section 29-5.D to allow a building addition 6.2 feet at the eave line/7.2 feet at foundation side yard setback, a bilco door with a 22.5 foot side yard setback, and shed with an 8.5 foot side yard setback in lieu of the required 40 feet on the south side; and to allow 15.2% building coverage where 10% maximum is permitted; and to allow an asphalt driveway resulting in site coverage of 22.2% where 15% maximum is permitted. Said property is owned by Jeffrey & Ngan Smith and consists of 0.3+/- acres in a Residential (R-1A) Zoning District as shown on Assessor’s Map #57, Lot #52.

See the following link for application materials:

[ZBA 22-10-19 - 6 Evergreen Ave - FILE DOCUMENTS | Wilton CT](#)

4. 22-10-20 FERNANDEZ 167 SHARP HILL RD

Request variances of Section 29-5.D to allow a patio with a 1-foot side yard setback in lieu of the required 20 feet; and a gazebo with a side yard setback of 2 feet from the roof in lieu of the required 40 feet. Said property is owned by Noelia Fernandez & Andy Aleksiejczyk and consists of 1.38+/- acres in a Residential (R-2A) Zoning District as shown on Assessor’s Map #44, Lot #7.

See the following link for application materials:

[ZBA 22-10-20 - 167 Sharp Hill Rd - FILE DOCUMENTS | Wilton CT](#)

D. APPLICATIONS READY FOR REVIEW/ACTION

- | | | | |
|-----------|-----------------|---------------------|---------------------------|
| 1. | 22-10-17 | HELGESEN | 26 CAVALRY HILL RD |
| 2. | 22-10-18 | CT DOT/FOLTZ | 80 RIDGEFIELD RD |
| 3. | 22-10-19 | SMITH | 6 EVERGREEN AVE |
| 4. | 22-10-20 | FERNANDEZ | 167 SHARP HILL RD |

ZBA Agenda – October 17, 2022

E. OTHER BUSINESS

Approval of Minutes – September 19, 2022

F. ADJOURNMENT