

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 18, 2021  
**TIME:** 7:15 PM  
**PLACE:** **ELECTRONIC MEETING**

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

Pursuant to CT Senate Bill 1202, Sections 163-167, 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/85135694294?pwd=MWFpR1RTUGk2bUFPY2F5SzBkU1VGQT09>

Members of the public can submit written comments to [Michael.Wrinn@wiltonct.org](mailto:Michael.Wrinn@wiltonct.org) by noon on October 18, 2021. 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. 21-09-19 O'BRIEN/RING'S END INC. 53 DANBURY ROAD**

Request a variance of Section 29-5.D to allow a mini split A/C condenser with a 38-foot side yard setback in lieu of the required 50 feet. Said property is owned by Ring's End Incorporated and consists of 0.825+/- acre in a Design Enterprise (DE-5) Zoning District as shown on Assessor's Map #84, Lot #39.

See the following link for application materials:

[ZBA 21-09-19 FILE DOCUMENTS | Wilton CT](#)

ZBA Agenda – October 18, 2021

**2. 21-10-20 ZIEGLER 20 FULLIN LN**

Request variances of Section 29-4.D.1.g & 29-5.D for a 2<sup>nd</sup> floor addition to allow an accessory dwelling unit on a 0.758-acre lot where a minimum lot size of 2 acres is required; with a rear yard setback of 31.3 feet where minimum 50 feet is required; with front yard setback of 49 feet where minimum of 50 feet is required; and with building coverage of 9.5% where maximum 7% is permitted. Said property is owned by Richard & Jiraporn Ziegler and consists of 0.758+/- acre in a Residential (R-2A) Zoning District as shown on Assessor’s Map #109, Lot #11.

See the following link for application materials:  
[ZBA #21-10-20 FILE DOCUMENTS | Wilton CT](#)

**3. 21-10-21 DAMATO 96 OLD MILL RD**

Request a variance of Section 29-4.D.1.g to allow an accessory dwelling unit in an existing barn, on a 0.697-acre lot where a minimum 1 acre is required; with a side yard setback of 10.2 feet & 11.4 feet where a minimum of 30 feet is required; and with site coverage of 15.48%, where 15% is permitted. Said property is owned by Jonathan & Jessica Damato and consists of 0.697+/- acre in a Residential (R-1A) Zoning District as shown on Assessor’s Map #11, Lot #8.

See the following link for application materials:  
[ZBA #21-10-21 - FILE DOCUMENTS | Wilton CT](#)

**C. APPLICATIONS READY FOR REVIEW/ACTION**

- |           |                 |                                |                        |
|-----------|-----------------|--------------------------------|------------------------|
| <b>1.</b> | <b>21-09-19</b> | <b>O’BRIEN/RING’S END INC.</b> | <b>53 DANBURY ROAD</b> |
| <b>2.</b> | <b>21-10-20</b> | <b>ZIEGLER</b>                 | <b>20 FULLIN LN</b>    |
| <b>3.</b> | <b>21-10-21</b> | <b>DAMATO</b>                  | <b>96 OLD MILL RD</b>  |
| <b>4.</b> | <b>21-09-18</b> | <b>PERESE (APPEAL)</b>         | <b>235 CANNON ROAD</b> |

Appeal by Dogan Perese of Zoning Permit #2021-70321 issued on July 14, 2021 for a new single-family residence with 3-car garage, patio with outdoor kitchen, and screened porch. Said property is owned by Kara Kuchar and consists of 3.195+/- acres in a Residential (R-2A) Zoning District as shown on Assessor’s Map #7, Lot #23-1.

**D. OTHER BUSINESS**

- 1. Approval of Minutes – September 20, 2021**

**E. ADJOURNMENT**