

ZONING BOARD
OF
APPEALS
Telephone (203) 563-0185
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**LEGAL NOTICE OF ACTIONS TAKEN
AT REGULAR ELECTRONIC MEETING OF OCTOBER 17, 2022**

At the regular (electronic) meeting of the Zoning Board of Appeals on October 17, 2022, the following action(s) were taken:

1. 22-10-17 HELGESEN 26 CAVALRY HILL RD
APPROVED 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.

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

3. 22-10-19 SMITH 6 EVERGREEN AVE
APPROVED 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.

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

ZONING BOARD OF APPEALS
Jaclyn Coleman, Secretary

Dated at Wilton, CT 06897
October 17, 2022

Publish **ONCE** in The Wilton Bulletin on Thursday, **October 27, 2022**.

Invoice and Certification of Publications to be mailed to:
Zoning Board of Appeals
238 Danbury Road
Wilton, CT 06897

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