

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

LEGAL NOTICE – POSTED ON TOWN WEBSITE - SEPTEMBER 30, 2022
SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING

The Wilton Zoning Board of Appeals will hold a Public Hearing on Monday, October 17, 2022 beginning at 7:15 P.M. Pursuant to Public Act 22-3, it will be held electronically. To view a live stream of this meeting, click on the link or paste into your browser:

<https://us02web.zoom.us/j/85135694294?pwd=MWFpR1RTUGk2bUFPY2F5SzBkU1VGQT09>

To participate in the public hearing, members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on October 17, 2022. 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.

The following application(s) will be considered:

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.

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.

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.

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.

Dated this 30th day of September, 2022

Zoning Board of Appeals

Jaclyn Coleman, Secretary

Publish ONCE in the Wilton Bulletin on Thursday, October 6, 2022.

Publish ONCE in the Wilton Bulletin on Thursday, October 13, 2022.

Invoice and Certification of Publications to be mailed to:

Zoning Board of Appeals

Town Hall Annex

238 Danbury Road

Wilton, CT 06897