

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



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**LEGAL NOTICE OF ACTIONS TAKEN
AT REGULAR MEETING (ELECTRONIC) OF FEBRUARY 20, 2024**

At a REGULAR (electronic) meeting of the Zoning Board of Appeals on February 20, 2023, the following actions were taken:

1. #24-1-1 Price 166 Old Huckleberry Road

APPROVED a variance of Section 29-5.1.5.d to allow five stepped retaining walls in a series, in lieu of the maximum number of three stepped retaining walls, and to allow a 4' wide shelf for each shelf in lieu of a 10' wide shelf minimum. Said property is owned by Barry and Jennifer Price and consists of 4.282+/- acres in a Residential (R-2A) Zoning District, as shown on Assessor's Map #126, Lot #6.

2. #24-1-2 Perry 1 Dudley Road

APPROVED a variance of Section 29-4.D.1.g and for Section 29-5.D to allow an accessory dwelling unit with a 0.1' front-yard setback of in lieu of the required 40', and to allow a variance of Section 29-4.D.1.a to allow an accessory dwelling unit of 1,237 SF in lieu of one-fourth of the gross floor area of the primary building, which is greater than the 3,017 SF building. Said property is owned by Elizabeth B. Perry and consists of 1.0+/- acres in a Residential (R-1A) Zoning District, as shown on Assessor's Map #55, Map#25.

3. #24-2-4 Brewster and Soyland 1086 Ridgefield Road

APPROVED a variance of Section 29-5.D to allow an oil tank with a 4.16' side-yard setback in lieu of the required 40'. Said property is owned by Victoria Brewster and Kristopher Soyland, and consists of 0.53+/- acres in a Residential (R-2A) Zoning District, as shown on Assessor's Map #109, Lot #22.

4. #24-1-3

Jones and Hilgeman

14 Nutmeg Lane

DENIED with a vote of two affirmative and two negative votes (where four affirmative votes are required for approval) a variance of Section 29-5.D. to allow a building addition with a roof overhang/eave with a 34.6' side-yard setback in lieu of the required 40', to allow a variance of Section 29-5.D to allow a roof overhang/eave over second floor with a 35.5' side-yard setback in lieu of the required 40' and to allow a variance of Section 29-5.D to allow an awning/overhang over a garage with a 37.5' side-yard setback in lieu of the required 40'. Said property is owned by Gregg Jones and Jan Hilgeman, and consists of 3.39+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #118, Lot #8.

ZONING BOARD OF APPEALS
Jaclyn Coleman, Secretary

Dated at Wilton, CT 06897
February 23, 2024

Publish **ONCE** in The Wilton Bulletin on **Thursday, February 29, 2024.**

Invoice and Certification of Publications to be mailed to:

Zoning Board of Appeals
238 Danbury Road
Wilton, CT 06897

Published on Town of Wilton Website: February 23, 2024