

PLANNING & ZONING
COMMISSION
Telephone (203) 563-0185
Fax (203) 563-0284



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

**LEGAL NOTICE – POSTED ON TOWN WEBSITE – FEBRUARY 5, 2024
SPECIAL NOTICE ABOUT PROCEDURES FOR THIS REGULAR (ELECTRONIC)
MEETING**

The Wilton Zoning Board of Appeals will hold a Public Hearing on Tuesday, February 20, 2024 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 the following link or paste it into your browser:

<https://us02web.zoom.us/j/84560806225?pwd=djVFRjNWRVV1UitKa2pnTkt1eTJyUT09>

To participate in the public hearing, members of the public can submit written comments to Michael.Wrinn@wiltonct.org by noon on Tuesday, February 20, 2024. Public comments can be made by Zoom at the appropriate time by raising one's hand to notify the hosts 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:

#24-1-1	Price	166 Old Huckleberry Road
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Request a variance of Section 29-9.1.5.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 four-foot wide shelf for each shelf in lieu of a 10-foot 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.

#24-1-2	Perry	1 Dudley Road
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Request a variance of Section 29-4.D.1.g and for Section 29-5.D to allow an accessory dwelling unit, with front yard setback of 0.1 feet in lieu of the required 40 feet, and allow a variance of Section 29-4.D.1.a to allow an accessory dwelling unit of 1,237 square feet in lieu of one fourth of the gross floor area of the primary building, which is greater than the 3,017 square foot 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, Lot #25.

#24-1-3

Jones & Hilgeman

14 Nutmeg Lane

Request 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.

#24-2-4

Brewster & Soyland

1086 Ridgefield Road

Request a variance of Section 29-5.D to allow an oil tank with a 4.16 foot side-yard setback in lieu of the required. 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.

Dated this 5th day of February, 2024

Zoning Board of Appeals

Jaclyn Coleman, Secretary

Publish ONCE in the Wilton Bulletin on Thursday, February 8, 2024

Publish ONCE in the Wilton Bulletin on Thursday, February 15, 2024

Invoice and Certification of Publications to be mailed to :

Zoning Board of Appeals

Town Hall Annex

238 Danbury Road

Wilton, CT 06897