

ZONING BOARD
OF
APPEALS
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TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

WILTON ZONING BOARD OF APPEALS MINUTES *
APRIL 15, 2024 – REGULAR ELECTRONIC MEETING (VIA ZOOM)

PRESENT: Chairman Tom Gunther, Vice-Chairwoman Jaclyn Coleman, Secretary Mohammed Ayoub, Jeff Turner, Lily Zoruba, and Town Planner Michael Wrinn

A. CALL TO ORDER

The meeting was called to order at approximately 7:15 PM

B. PUBLIC HEARINGS

1. #24-4-6 Kruk 46 Grumman Hill Road

Request a variance of Section 29-5.D to allow a garage addition with a 28.1' rear-yard setback in lieu of the required 40', a side-yard setback of 23.4' for a garage addition in lieu of the 30' setback, a side-yard setback of 26.1' for a one-story addition in lieu of the required 30', and a side-yard setback of 27.6' for an increase in roof height of 6" over part of existing residence in lieu of the required 30'. Said property is owned by Wojciec Kruk and consists of 1.22+/- acres in a Residential (R-1A) Zoning District as shown on Assessor's Map #69, Lot #65.

Hearing was called to order at approximately 7:15 PM.
Members seated were Gunther, Coleman, Ayoub, Turner, and Zoruba

Present were Wojciec and Marta Kruk, applicants/owners, and their architect

The architect provided details of the proposed work, which would combine an existing shed and existing two car garage, creating a three-car garage which would be lengthened by ~2 feet. A one-story addition would connect the garage and main house where there is currently a patio. Alternatives were presented by board members, including 1) removing the shed, which would remove a non-conformity, and create a wider two-car garage instead of three-car, and 2) moving the proposed garage to the south, decreasing the patio area, but removing a non-conformity. It was suggested to the applicant that a vote be delayed, and the applicant revise the plan and present revisions at the next meeting. The applicant chose to proceed with the vote.

No public comment was received.

MOTION was made to close the public hearing, which closed at approximately 8:10 PM.

2. #24-4-7 Jones & Hilgeman 14 Nutmeg Lane

Request a variance of Section 29-5.D to allow a new roof overhang/eave over second floor with a 35.5' 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 Assessors Map #118, Lot #8.

Hearing was called to order at approximately 8:10 PM.
Members seated were Gunther, Coleman, Ayoub, Turner, and Zoruba

Present were Gregg Jones and Jan Hilgeman, applicants/owners, and Duncan Fox, architect.

Mr. Fox detailed changes to the proposed plan based on input from the Board during the March meeting. There were no questions/comments from the Board.

No public comment was received.

MOTION was made to close the public hearing, which closed at approximately 8:20 PM.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. #24-4-6 Kruk 46 Grumman Hill Road

The Board discussed and agreed that there are options that the applicant should consider to increase the chance of an approval of their application. It was stated that the hardship presented for this application was based on convenience versus hardship.

MOTION was made by Mr. Gunther to decline the application. The motion was seconded by Mr. Turner, and the motion to decline the application carried unanimously (5-0-0).

2. #24-4-7 Jones & Hilgeman 14 Nutmeg Lane

The board felt that the applicants did a very good job of incorporating the changes suggested at the previous meeting.

MOTION was made by Mr. Gunther to approve the application. The motion was seconded by Mr. Turner, and the motion to approve the application carried unanimously (5-0-0).

D. OTHER BUSINESS

1. Minutes – March 18, 2024

MOTION was made to approve the March 18th meeting minutes and carried unanimously (5-0-0).

2. Mr. Turner volunteered to be the ZBA representative to the POCD Implementation Committee (PIC).

F. ADJOURNMENT

MOTION was made to adjourn at approximately 8:34 PM and carried unanimously (5-0-0).

Respectfully submitted,

Rich Callahan
Recording Secretary

***MINUTES HAVE NOT BEEN REVIEWED BY THIS COMMISSION AND MAY
BE SUBJECT TO REVISION IN FUTURE MINUTES. FULL AUDIO
RECORDING OF MEETING IS AVAILABLE AT:
<https://www.wiltonct.org/node/91/minutes-agendas>**