

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



TOWN HALL ANNEX
238 Danbury Road
Wilton, Connecticut 06897

WILTON ZONING BOARD OF APPEALS MINUTES *
DECEMBER 18, 2023 – REGULAR ELECTRONIC MEETING (VIA ZOOM)

PRESENT: Jaclyn Coleman, Justin Anderson, Jeff Turner, Lily Zoruba, Michael Wrinn

Mohammed Ayoub arrived late during first presentation.

A. CALL TO ORDER

The meeting was called to order at approximately 7:15 P.M.

B. ELECTION OF BOARD MEMBERS & APPROVAL OF PROPOSED 2024 CALENDAR

Mr. Wrinn briefly reviewed the proposed 2024 meeting schedule. Ms. Coleman made a motion to approve the 2024 Meeting Schedule as proposed, seconded by Mr. Anderson. The vote to approve was unanimous. Mr. Wrinn recommend the election of officers be delayed until the January meeting when there will be a full slate of commissioners.

C. PUBLIC HEARINGS

1. 23-12-20 SCHENK 51 BLUE RIDGE ROAD

Request a variance of Section 29-5.D to allow a second-story addition of the house and for the raising of the first floor of the house with a front yard setback of 47.0' in lieu of the required 50', (for a combined height of 23' 10 ¼" at the front façade), for a front porch with a front yard setback of 38.3', in lieu of the required 50', for a garage addition with a front yard setback of 44.5', in lieu of the required 50' and for a garage addition with a side yard setback of 33.7', in lieu of the required 40'. Said property is owned by Matthew Schenk and consists of 1.337+/- acres, in a Residential (R-2A) Zoning District, as shown on Assessor's Map #35, Lot # 57.

Hearing was called to order at approximately 7:20 P.M.
Members seated were Coleman, Anderson, Turner, Zoruba

Present was Matthew Schenk, applicant/owner.

Hardships were cited, including the pre-existing, non-conforming nature of the undersized 1.337-acre, 1955-built property, and a lot size of 1.337+/- acres in an R-2A zoning district. No hardship was cited for the side yard setback accommodating the garage addition, which would add a third bay to the existing two bays.

No public comment was received.

Hearing closed at approximately 7:35 P.M.

2. 23-12-21 STARK AND FLETCHER 68 GREY ROCKS ROAD

Request a variance of Section 29-5.D. to allow a generator with a side-yard setback of 32.5' in lieu of the required 40' and for four (4), above-ground propane tanks with a side yard setback of 16.0', in lieu of the required 40'. Said property is owned by Philip Stark and Linda Fletcher and consists of 2.058+/- acres in a Residential (R-2A) Zoning District, as shown on Assessor's Map #94, Lot # 25.

Hearing was called to order at approximately 7:36 P.M.

Members seated were Coleman, Anderson, Turner, Zoruba, Ayoub

Present were Philip Stark and Linda Fletcher

The primary hardship, as stated by Mr. Stark, is that the only location on the property that could accommodate the generator and tanks fall within the side yard setback.

The generator would be placed behind the garage, while the tanks would be visible from the road. Phillip said that they plan to screen the tanks from view.

No public comment was received.

Hearing closed at approximately 7:50 PM.

3. 23-12-22 WANG AND FANG 17 GAYLORD DRIVE NORTH

Request a variance of Section 29-5.D. to allow a partial second-story addition with a front-yard setback of 30.3' in lieu of the required 40' and a bay window with a front yard setback of 38.8', in lieu of the required 40'. Said property is owned by Dawei Wang and Wei Fang and consists of 0.4459+/- acres in a Residential (R-1A) Zoning District, as shown on Assessor's Map #57, Lot #52.

Hearing was called to order at approximately 7:50 P.M.

Members seated were Coleman, Anderson, Turner, Zoruba, Ayoub

Present were Wei Fang and Dawei Wang, owners; and Sergei Zhits, architect.

Hardships were cited, including the pre-existing, non-conforming nature of the undersized 0.449+/- acre, 1967-built property in an R-A zoning district, and the constraints of being a corner lot.

No public comment was received.
Hearing closed at approximately 8:00 PM.

D. APPLICATIONS READY FOR REVIEW AND ACTION

1. 23-12-20 SCHENK 51 BLUE RIDGE ROAD

There was agreement that the addition of a third garage bay could not be supported by a hardship. The front porch hardship was also questioned. While it encroaches further into the setback, it was noted that the encroachment would be the minimum necessary, and that it would be an upgrade to the appearance of the home. The application was approved as follows:

MOTION was made by Ms. Coleman to approve the front porch and second floor additions, and deny the garage addition. The motion was seconded by Mr. Anderson. The motion carried unanimously (4-0, with Mr. Ayoub abstaining) to **grant** the second-floor addition and front porch variances as requested, on grounds that sufficient hardship was demonstrated per hearing testimony. The garage application was denied, as no elements of hardship were demonstrated.

2. 23-12-21 STARK AND FLETCHER 68 GREY ROCKS ROAD

Mr. Turner suggested a condition to install a screening buffer in front of the tank to obscure the view from the road. It was also mentioned that the chosen placement on the property was the only location where the tanks could be placed. The application was ultimately approved as follows:

MOTION was made by Ms. Coleman to approve the application, with the condition that the tanks would be screened. The motion was seconded by Mr. Ayoub, and carried unanimously (5-0) to **grant with conditions** the variance as requested, on grounds that sufficient hardship was demonstrated per hearing testimony.

3. 23-12-22 WANG AND FANG 17 GAYLORD DRIVE NORTH

A brief discussion ensued, and it was determined that there were clear hardships, such as this being a pre-existing, non-conforming, corner lot. The application was approved as follows:

MOTION was made by Ms. Coleman to approve the application and was seconded and Mr. Anderson. The motion carried unanimously (5-0) to **grant** the variances as requested, on grounds that sufficient hardship was demonstrated per hearing testimony.

E. OTHER BUSINESS

1. Minutes – November 20, 2023

Tabled. It was noted by Mr. Wrinn that, per town counsel, new members will be allowed to vote on approval of minutes.

E. ADJOURNMENT

MOTION was made by Ms. Coleman, seconded by Mr. Anderson, and carried unanimously (5-0) to adjourn at approximately 8:30 P.M.

Respectfully submitted,

Rich Callahan
Recording Secretary