

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

WILTON ZONING BOARD OF APPEALS MINUTES *
MARCH 18, 2024 – REGULAR ELECTRONIC MEETING (VIA ZOOM)

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

A. CALL TO ORDER

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

B. PUBLIC HEARINGS

1. #24-3-5 Mambarambath/Sreejith 6 Pine Ridge Road

Request a variance of Section 29-5.D to allow the existing second floor to be removed and replaced by a new, taller second floor (28'4" to the ridgeline) with a 41.6' front-yard setback in lieu of the required 50'; to allow an existing front deck to be removed and replaced by a front porch with a 35.5' front-yard setback in lieu of the required 50'; and to request a variance of Section 29-4.E.4 to allow a porch staircase with a bottom step of 33.9' in lieu of the required 47' front-yard setback. Said property is owned by Sreejith Mambarambath and Savita Sreejith and consists of 2.15+/- acres in a Residential (R-2A) Zoning District as shown on Assessor's Map #18, Lot #58.

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

Present were Sreejith Mambarambath, applicant/owner, and Kathleen Royle, attorney

The hardship, as stated by Ms. Royle, is that the applicant would like to upgrade a home that was built in 1951, pre-dating one- and two-acre zoning, making the existing structure non-conforming. Ms. Royle exhibited the survey, elevations, and a photograph of the property, detailing existing conditions and proposed work.

No public comment was received.

MOTION was made to close the public hearing closed at approximately 7:25 PM.

C. APPLICATIONS READY FOR REVIEW AND ACTION

1. #24-3-5 Mambarambath/Sreejith 6 Pine Ridge Road

Comments supporting an approval included 1)that enlarging the second floor would not bring the home out of character with other homes on Pine Ridge Road, and would provide greater appeal to the area, 2) that the massing created by raising the second floor would be in line with other nearby homes, and 3) there would be no footprint change other than the second-floor overhangs.

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 – February 20, 2024

MOTION was made to approve the February 20th meeting minutes passed (5-0-0).

A tentative date of Tuesday, March 26 was set for a meeting of the ZBA and the Town Council, who will present an overview of recent case law relating to zoning issues. Mr. Wrinn will confirm the date of the meeting.

F. ADJOURNMENT

MOTION was made to adjourn at approximately 7:35 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>**