

members present: Greg Bohosiewicz, Alex McMartin, Tom Mitchell

Wilton zoning board of adjustment minutes for April 11, 1984

Case 1-84:

David Glines request for a special exception to operate a home occupation in a agricultural/residential zone, article VI, B, 1 & 2 of the zoning rules.

The board reviewed requirements of the home occupation with the applicant and found most all of the requirements to be met. The board considered the fact that exterior storage of materials would violate the article. Large equipment that was to be sold at the business would have to be stored outside. Mr. Glines argued that this equipment was already there and he would not be altering the situation or the nature of the surrounding area. After much discussion, it was discovered, looking at the town tax map, that the property was in an industrial zone. This meant that the application had to be changed to grant a special exception for a commercial use in an industrial zone, article VIII section h 1. After reviewing this article it was found that the business met all the qualifications of the article. A motion was made to grant the special exception and seconded. A unanimous vote was recorded to give David Glines a special exception to operate a commercial business in an industrial zone.

Case 2-84:

Earl Robinson of Gage road, Wilton requested a variance from the set back regulation of 35 feet as stated in Article VI, section D. The applicant is under a hardship because the contour of his land does not allow him to build a porch unless he is closer than 35 feet to the boundry. The applicant also has the unique situation of have all the plans of his new home drawn up to meet the zoning laws before the change that occured last month, where the set back was changed from 25 feet to 35 feet. This brought him in violation of the zoning laws. The board considered this an injustice. Th applicant was in the spirit of the zoning and only a quirk of timing put him in violation. All other requirements of the variance procedure were reviewed and satisfied. A motion was made to grant this variance and allow Mr. Robinson a set back of 25 feet for his porch. It was seconded and the vote was cast in the affirmative 3-0.

No further business was conducted and the meeting was ajourned at 9:05.

Recording Sec'y
Thomas Mitchell