

**Zoning Board of Appeals
1st Agenda
January 15, 2026**

PUBLIC HEARING

Request of Hekmat Antar – 113 Washburns Ln – App. #25-11 (Area Variance)

Residential Addition - add a “mud room” to the front of the house

Town Zoning Code chapter 215-15 A Bulk Table, attachment 16 part II

Use group h.1, column 4, Required front setback:

Minimum front yard setback required = 35'

Existing front yard setback = 25.2'

Proposed front yard setback = 15.4'

Front yard setback variance required = 19.6'

Section: 20.06

Block: 2

Lot: 23

Zone: R1

OTHER MATTERS