

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
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OTHER MATTERS

**** Agendas published prior to start of the meeting are for information only and the Zoning Board of Appeals reserves the right to modify in whole or in part any item(s) up to and including the meeting itself. ****