

**Zoning Board of Appeals**  
**3<sup>rd</sup> Agenda**  
**February 19, 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**

Approve minutes for October 2, November 6, November 20, and December 4, 2025, meetings