

ZONING BOARD OF APPEALS OF RIDGEFIELD

MINUTES OF MEETING

March 20, 2017

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on March 20, 2017 in the Public Meeting Room, Town Hall Annex, 66 Prospect Street, Ridgefield. Copies of recordings of the meeting may be obtained from the Administrator at cost.

The Chairman called the meeting to order at approximately 7:00 p.m. Sitting on the Board for the evening were: Glenn Smith (Chairman), Dwayne Barney (Vice-Chairman), David Choplinski, Sky Cole, and Carson Fincham.

ROTATION OF ALTERNATES

The rotation for the meeting was: first, Mr. Stenko; second, Mr. Robbins; third, Mr. Aposporis. Since no alternate was used for this meeting, the rotation for the next meeting will stay the same.

NEW PETITIONS:

Appeal No. 17-004
Petition of Terry and Nora Suppers
259 Spring Valley Road

Mr. and Mrs. Suppers represented themselves for the petition. Mrs. Suppers explained to the Board that a variance to build an in-ground pool was granted in 2013, #13-018. The pool was to be built 38 ft. from the property line in the RAAA zone. After the final as-built survey was completed, the pool was found to be built 38.3 from the setback, a 9” difference from what was granted in 2013. Mrs. Suppers said that the pool was constructed by Pools by Murphy and the area the pool was built in was very wooded and likely difficult to survey. Mr. Smith asked if the area was staked by the surveyor prior to construction, Mrs. Suppers stated the area was not staked prior to construction. Mrs. Supper also stated that their representative from Pools by Murphy denied a suggestion from the ZBA board member in 2013 for an additional few inches into the setback.

Mr. Choplinski asked for the hardships listed in #13-018. Mr. Smith read the hardships into the record. Mr. Smith stated that the person or company who made the mistake should appear at the hearing to explain the discrepancy. Mr. and Mrs. stated that they had many issues with the company during construction and no longer use them for maintenance.

No one appeared to speak for or against the petition and the hearing was concluded. A decision can be found at the end of these minutes.

Appeal No. 17-005
Petition of Krystin Moonan
10 Stonecrest Road

Ms. Moonan represented herself for the petition. She explained to the Board that she wanted to construct a master bathroom addition off the master bedroom. Ms. Moonan listed her hardships as her lot being slightly over 1 acre in the RAA zone, the house being located in the rear of the lot and a hill located in the front yard.

Mr. Smith stated that the plans showed a very large bathroom addition. Ms. Moonan stated that the large addition was to square off the addition with the patio and the other side of the house. Mr. Cole stated that the addition could be built to the north side of the lot, up to 10 ft. instead of adding 4 ft. in the back requiring a variance. Ms. Moonan believed building in the northern side of the property would involve relocating a driveway drainage ditch. Mr. Smith stated that the bathroom addition would still be large without the additional 4 ft. requested into the setback. Mr. Smith explained that the ZBA was supposed to only offer minimum relief and he felt the addition was excessive. Mr. Fincham and Mr. Choplinski suggested the addition be at 31 ft. instead of 31.1 ft. so there would be no increase in the non-conformity. The current setback is 31 ft. Ms. Moonan stated she would agree to that condition.

No one appeared to speak for or against the petition and the hearing was concluded. A decision can be found at the end of these minutes.

ADMINISTRATIVE

Board members held a discussion on the increase in applications requesting alterations to previously granted variances for building errors committed by architects, surveyors and construction companies. No actions were voted during this discussion.

DECISIONS

The Board voted the following actions:

Appeal No. 17-004
Petition of Terry and Nora Suppers
259 Spring Valley Road

REQUESTED: A variance of Section 3.5.H., setbacks, to allow an in-ground pool to remain closer than permitted within the minimum yard setback; for property in the RAAA zone located at 259 Spring Valley Road.

DATES OF HEARING: March 20, 2017
DATE OF DECISION: March 20, 2017

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow an in-ground pool to remain closer than permitted within the minimum yard setback; for property in the RAAA zone located at 259 Spring Valley Road.

VOTE:	To Grant:	5	To Deny:	0
	<u>In favor</u>		<u>Opposed</u>	
	Barney, Choplinski, Cole,			
	Fincham and Smith			

The Board voted this action for the following reasons:

1. The same hardships that applied in ZBA variance #13-018 continue to apply in this petition.
2. The proposal is in harmony with the general scheme of development in the area and will have no negative impact on surrounding properties or on the Town’s Plan of Conservation and Development.

Appeal No. 17-005
Petition of Krystin Moonan
10 Stonecrest Road

REQUESTED: A variance of Section 3.5.H., setbacks, to allow construction of an addition to a single-family residence within the minimum yard setback; for property in the RAA zone located at 10 Stonecrest Road.

DATES OF HEARING: March 20, 2017
DATE OF DECISION: March 20, 2017

VOTED: To Deny, a variance of Section 3.5.H., setbacks, to allow construction of an addition to a single-family residence within the minimum yard setback; for property in the RAA zone located at 10 Stonecrest Road.

VOTE: To Grant: 3 To Deny: 2

<u>In favor</u>	<u>Opposed</u>
Barney, Choplinski,	Cole, Smith
Fincham	

The Board voted this action for the following reasons:

1. No unusual hardships were presented that would justify the grant of the variance requested in this case. Alternatives exist to expand in another direction that would not require a variance.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:45 pm.

Respectfully submitted,

Kelly Ryan
Administrator

Filed with the Town Clerk on March 23, 2017
Posted on Town's website March 23, 2017 at approximately 11:00am