

**ZONING BOARD OF APPEALS OF RIDGEFIELD**

**MINUTES OF MEETING**

**November 6, 2017**

**NOTE:** These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on November 6, 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), Duane Barney (Vice Chairman), David Choplinski, Sky Cole, and Carson Fincham. Alternate Mark Sealy was also present but did not participate in any decisions.

**ROTATION OF ALTERNATES**

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

**ADMINISTRATIVE**

The first item on the agenda was adoption of the meeting schedule for calendar year 2018. The following dates were approved on a motion by Mr. Barney, seconded by Mr. Cole, and passed unanimously.

January	8 <sup>th</sup>
February	5 <sup>th</sup>
March	5 <sup>th</sup>
April	2 <sup>nd</sup> and 30 <sup>th</sup>
May	21 <sup>st</sup>
June	4 <sup>th</sup> and 18 <sup>th</sup>
July	9 <sup>th</sup> and 23 <sup>rd</sup>
September	10 <sup>th</sup>
October	1 <sup>st</sup>
November	5 <sup>th</sup>
December	3 <sup>th</sup>

**NEW PETITIONS:**

**Appeal No. 17-017**  
**Petition of Patricia Valentino**  
**83 Silver Spring Lane**

Ms. Valentino represented herself for the petition. Ms. Valentino explained to the Board that she wished to construct a detached garage with a breezeway attached to her house. Her house was very close to the street in the front of the house. The house was located in the RAA zone with 35 setbacks. The proposed garage would be built at approximately 1 ft. from the setback, the same setback as the house. She further explained that in 2009 she purchased the neighboring parcel, listed as Parcel A on the site plan, to increase the lot coverage and FAR for her property. Mr. Smith asked if she considered building the garage on Parcel A, she relied that the garage could not be attached to her house if she

built on Parcel A. Mr. Choplinski asked if she considered moving the proposed garage back further from the side setback. Ms. Valentino replied that moving the structure back would then impose of the side setback of 35 ft. Mr. Smith stated that a 1 ft. variance was very rare and he would prefer to grant a side setback variance instead of the proposed 1 ft. in the front. Mr. Smith asked if Ms. Valentino would alter her plans by squaring off the proposed garage with the house and moving it further back. She replied that she would consider that. Mr. Cole asked if the detached cottage on the property near Parcel A could be converted to a garage. Ms. Valentino replied it could not be attached to her house at that location and there would be issues since the septic system was close to that structure.

Neighbor Daniel Hanson of 77 Silver Spring Lane spoke in favor of not granting the petition. Mr. Hanson stated that the Valentino house already obstructs his sight line when turning southbound out of his driveway due to a snake in the road. Mr. Hanson submitted for the record a photo of Google maps that showed the road and the location of the houses. Mr. Smith asked Mr. Hanson if he would have any objections to Ms. Valentino moving the garage backwards into the setback closer to his property line. Mr. Hanson stated that he understood the proposal and did not have any concerns.

Mr. Choplinski and Mr. Fincham stated that they would prefer the garage be built where the cottage was located and not needing a variance. Mr. Fincham also stated, using the former dropdown provision, that he would accept other plans showing at least a 20 ft. setback required for R20 zone, explaining that Ms. Valentino's lot was only .762 acres in the RAA zone. Mr. Cole and Mr. Choplinski stated that they could not vote for a variance based on the proposed plans. Ms. Valentino stated that she would revise her proposed plans and asked for a continuance.

A continuance was granted to the December 4<sup>th</sup> meeting.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 7:40 pm.

Respectfully submitted,

Kelly Ryan  
Administrator