

ZONING BOARD OF APPEALS OF RIDGEFIELD

MINUTES OF MEETING

March 2, 2020

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on March 2, 2020 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), Sky Cole, (Vice Chairman) Terry Bearden-Rettger, Mark Seavy and Aaron Lockwood.

ROTATION OF ALTERNATES

The rotation for the meeting was first Mr. Lockwood, second Mr. Stenko, third Mr. Brynes. Mr. Lockwood continued to sit since agenda had only continued petitions. Thus, the rotation for the next meeting will be first Mr. Stenko, second Mr. Brynes, third Mr. Lockwood.

CONTINUED PETITIONS:

Appeal No. 20-001
Gerald Hauck
29 Fire Hill Road

Mr. Hauck again represented himself for the petition. He submitted to the Board a written explanation of his revised plans which included moving the front setback for the arrays to the allowed 35 ft and 6 ft from the side setback. Mr. Hauck was withdrawing his request for a front setback, as the setback allowed in the front was 35 ft in the RAA zone. The Board members agreed that the revised setback numbers were a good effort by the applicant to avoid additional nonconformity. Mr. Smith stated that the closest neighbor, the State of Connecticut, was unlikely to be impacted by the solar array.

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

Appeal No. 20-003
360 Main Street Ridgefield LLC
360 Main Street

Attorney Robert Jewell again represented the applicant. Mr. Jewell confirmed he spoke with the zoning enforcement officer and the portion of the proposed sign that states *360 Main Street* was not considered in the calculations. The newly proposed sign dimensions showed the signs at 6 sq. ft each, with 4 sides, a total of 24 sq. ft. The variance request for hanging signs on the porch has been withdrawn. Only the additional freestanding sign variance was requested. According to the zoning enforcement officer one sign use was grandfathered in the property. The Board agreed that the addition of scrolls to the sign design was an improvement to the overall look of the sign. Mr. Jewell stated that the hardships were the historical commercial use in the residential zone and the addition of signage was a safety issue.

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

Appeal No. 20-001

Gerald Hauck

29 Fire Hill Road

REQUESTED: a variance of Section 3.5.H., setbacks, to allow an accessory structure to be closer than permitted to the front and side property lines; for property in the RAA zone located at 29 Fire Hill Road.

DATES OF HEARING: February 3, 2020 and March 2, 2020

DATE OF DECISION: March 2, 2020

VOTED: To Grant, a variance of Section 3.5.H., setbacks, to allow an accessory structure to be closer than permitted to the side property lines; for property in the RAA zone located at 29 Fire Hill Road.

VOTE: To Grant: 5 To Deny: 0

In favor

Opposed

Bearden-Rettger, Cole
Lockwood, Seavy and Smith

CONDITION:

This action is subject to the following condition that is an integral and essential part of the decision. Without this condition, the variance would not have been granted:

1. The structure shall be located exactly as shown on the revised plans and drawings presented to the Board during the hearing and made part of this decision, and the plans submitted for the building application shall be the same as those submitted and approved with the variance application.

The Board voted this action for the following reasons:

1. The undersized lot combined with topography issues, represent an unusual hardship that justifies the granting of a variance. It is noted that the neighboring property is owned by the state of Connecticut and is unlikely to be developed.
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. 20-003

360 Main Street Ridgefield LLC

360 Main Street

REQUESTED: variances of Sections 7.2.D.2., signs permitted in residential districts and 7.2.D.2.C., type of sign, to allow two free standing and building advertising signs; for property in the RA zone located at 360 Main Street.

DATES OF HEARING: February 3, 2020 and March 2, 2020

DATE OF DECISION: March 2, 2020

VOTED: To Grant, a variance of Section 7.2.D.2.C., type of sign, to allow two free standing advertising signs; for property in the RA zone located at 360 Main Street.

VOTE: To Grant: 5 To Deny: 0

In favor

Opposed

Bearden-Rettger, Cole
Lockwood, Seavy and Smith

CONDITION:

This action is subject to the following condition that is an integral and essential part of the decision. Without this condition, the variance would not have been granted:

1. The sign shall be exactly as shown on the modified drawings presented to the Board during the hearing and made part of this decision, and the drawings submitted for the sign application shall be the same as those approved with the variance application.

The Board voted this action for the following reasons:

1. Though it is now located in the residential zone, this property has a long history of commercial use predating the enactment of zoning regulations in 1946. The additional sign is necessary for the safety, health and welfare of citizens looking for the business. It is noted that other institutions in the area have similar signage.
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.

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

Respectfully submitted,

Kelly Ryan
Administrator