

ZONING BOARD OF APPEALS OF RIDGEFIELD

MINUTES OF MEETING

May 13, 2019

NOTE: These minutes are intended as a rough outline of the proceedings of the Board of Appeals on Zoning of Ridgefield held on May 13, 2019 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 special meeting to order at approximately 7:30 p.m. Sitting on the Board for the evening were: Glenn Smith (Chairman), Carson Fincham (Vice Chairman) Terry Bearden-Rettger, Sky Cole, and Robert Byrnes.

ROTATION OF ALTERNATES

The rotation for the meeting was: first, Mr. McNicholas; second Mr. Byrnes; third Mr. Stenko. Mr. Byrnes continued to sit for the continued petition for Mr. Seavy. Thus, the rotation for the next meeting will be: first, Mr. McNicholas; second Mr. Stenko; third Mr. Byrnes.

Appeal No. 19-010
Frank & Sarah Genova
20 Dowling Drive

Owner Frank Genova represented himself again for this continued petition. Mr. Genova stated he worked with his architect to revise the plans originally submitted at the April 29 meeting. New numbers for FAR and lot coverage were submitted but not a full set of plans. The original proposed 3rd bay garage was removed, thus eliminating the need for a setback variance. Square footage was removed from the right side of the house, eliminating the need for a FAR variance. However, the new plans were still over by 360 ft for lot coverage, mainly from the proposed front and screened porches. Now only a lot coverage variance was requested. The newly submitted plans and the former plans were compared by the Board along with former variances granted to the property. Board members questioned what the hardships was. Mr. Smith replied the possible hardship could be the coverage regulation, created in 1999, created a hardship as the house was built long before the regulation was enacted. The majority of coverage for this property was contained on large first floor. Also, the proposed plans are in harmony with the neighborhood. Mr. Fincham stated that the coverage variance was primarily for porches, that happen to have roofs, thus increasing lot coverage. Mr. Cole stated the Board should be voting on specific plans, not just numbers.

No one appeared to speak for or against the petition. The hearing was continued to the June 3 ZBA meeting to allow the applicant to submit revised plans for approval.

Appeal No 19-003
William & Patricia Garland & PTD Properties LLC
352 West Lane

Prior to the meeting, the applicants asked for a continuation to the June 3 ZBA meeting.

As there was no further business before the Board, the Chairman adjourned the hearing at approximately 8:22 pm.

Respectfully submitted,

Kelly Ryan
Administrator